

**REQUEST FOR COMMITTEE ACTION**

**HENDERSON COUNTY**

**TECHNICAL REVIEW COMMITTEE**

**MEETING: June 19, 2018**

**SUBJECT: Major Site Plan Review for Electronic Sign**

**PRESENTER: Toby Linville**

**ATTACHMENTS: Staff Report**

**SUMMARY OF REQUEST: Sign Application and special use permit**

**SUGGESTED MOTION:**

**I move to approve the sign application for Mountain Market.**

**I recommend forwarding the special use permit application to the Zoning Board of Adjustment.**



## Henderson County, North Carolina Code Enforcement Services

### 1. Committee Request

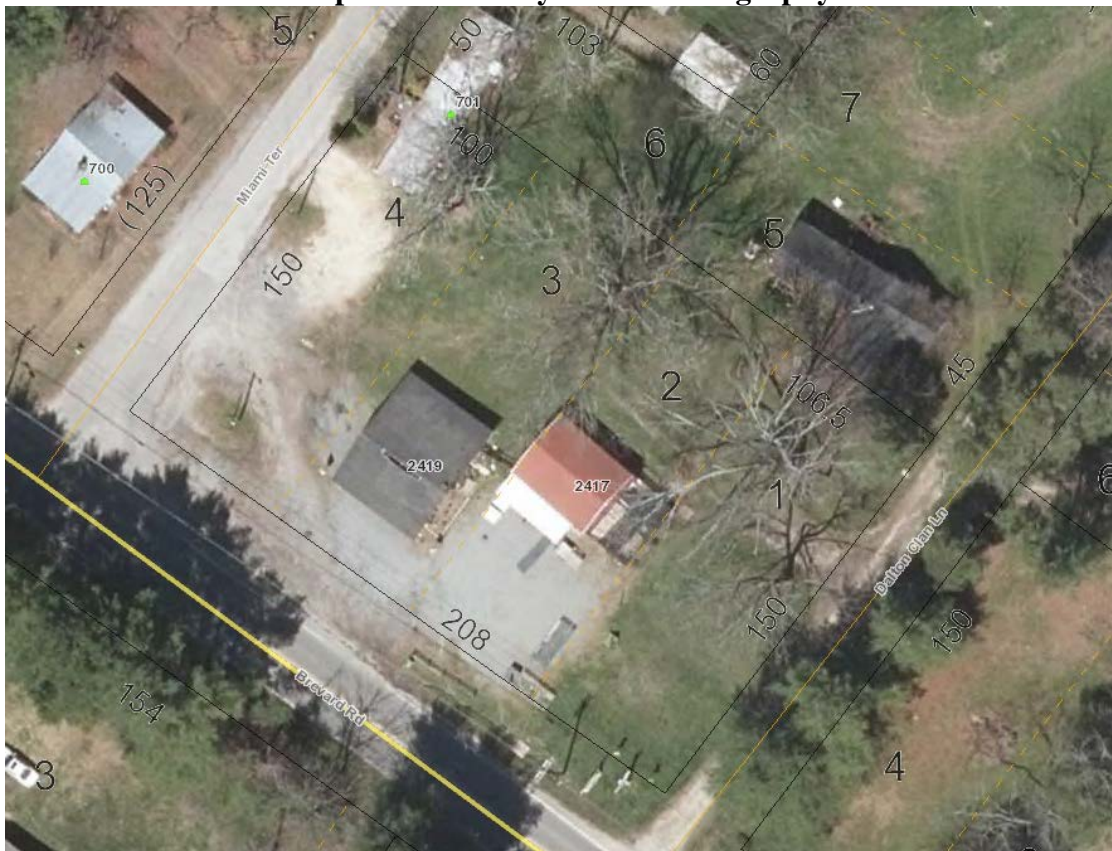
- 1.1. **Applicant:** Ryan Rowe
- 1.2. **Request:** Major Site Plan Review
- 1.3. **PIN:** 9559329720
- 1.4. **Size:** .68 acres +/-
- 1.5. **Location:** 2417 Brevard Rd.
- 1.6. **Supplemental Requirements:**

#### **§42-220. Residential and Local Commercial Zoning Districts**

C. Prohibited Signs. *Portable, animated and flashing signs* are prohibited.

D. Electronic Message Signs. *Electronic message signs* are allowed with a special use permit in the residential and local commercial zoning districts.

**Map A: Pictometry/Aerial Photography**



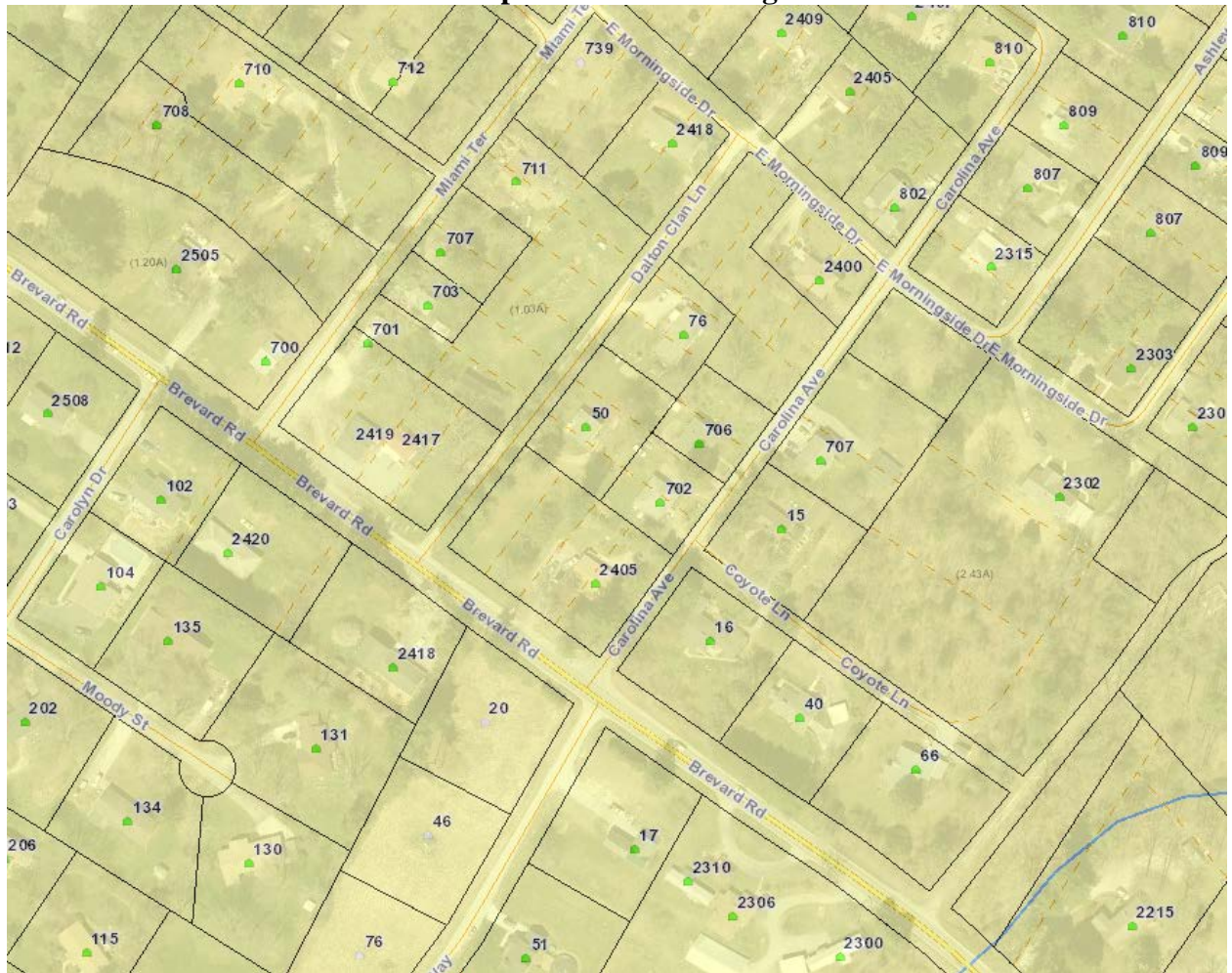
**2. Current Conditions**

**Current Use:** This parcel is currently a produce stand.

**Adjacent Area Uses:** The surrounding properties are residential.

**Zoning:** The surrounding properties are Residential Two.

**Map B: Current Zoning**



**3. Floodplain /Watershed Protection** The property is not located in a Special Flood Hazard Area. The property is in the WS-IV Water Supply Watershed district.

**4. Water and Sewer** This property is served by private well and septic.

**Public Water:** N/A

**Public Sewer:** N/A

### Map C: CCP Future Land Use Map



#### 5. Comprehensive Plan

**The 2020 CCP:** The CCP Future Land Use Map places the Subject Area in the Urban Services Area district. The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:

The Urban Services Area is that area within which most urban services and urban scale development is currently concentrated, and within which such development should generally be concentrated through the year 2020.

#### 6. Staff Recommendations

Staff's Position at this time, under the guidelines of current plans, policies and studies, is to approve the Major Site Plan because it is consistent with the current surrounding land uses and future land use recommendations.

#### 7. Photographs





OFFICE USE

Complete & Received Date: \_\_\_\_\_

Application/ Permit # \_\_\_\_\_

Application Approved Date: \_\_\_\_\_

Completed application, checklist, site plan, elevation drawings and fees are required at the time of submittal; failure to provide this information will delay the processing of this application

| # 1 SITE LOCATION & DESCRIPTION                                                                                      |                                                                                         |
|----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| Name of Business or Organization Requesting Sign Permit                                                              | Mountain Market                                                                         |
| Site Address: 2417 Brevard Rd                                                                                        | PIN #:                                                                                  |
| Zoning District                                                                                                      |                                                                                         |
| Tenancy:                                                                                                             | <input checked="" type="checkbox"/> Single Tenant <input type="checkbox"/> Multi-Tenant |
| <input type="checkbox"/> Variance applied    Yes / <input checked="" type="radio"/> No (circle one)    Date: 5-31-18 |                                                                                         |

| # 2 SIGN TYPE                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Temporary            | Start Date _____ End Date _____<br>Square footage _____<br>Height _____<br><i>If the sign is over 6 feet in height, engineered sealed drawings are required.<br/>If only applying for a temporary sign, skip to box #5.</i>                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input checked="" type="checkbox"/> Permanent | <input type="checkbox"/> Single-Face <input checked="" type="checkbox"/> Double-Face<br><input type="checkbox"/> Freestanding <input type="checkbox"/> Attached <input checked="" type="checkbox"/> LED <input type="checkbox"/> Other _____<br>Illuminated? <input type="checkbox"/> Yes <input type="checkbox"/> No<br>Encroachment agreement required? <input type="checkbox"/> Yes <input type="checkbox"/> No<br>If yes, submit <input type="checkbox"/> Insurance <input type="checkbox"/> Fee <input type="checkbox"/> Encroachment documents<br><i>If the sign is over 6 feet in height, engineered sealed drawings are required.</i> |

| # 3a SIGN DETAILS AND MEASUREMENTS                                                                     |                                                                                      |
|--------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <input type="checkbox"/> New                                                                           | <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Face Change* |
| Describe your project.<br>Added a double faced led message Board to a 40 year old existing Board/ Sign |                                                                                      |

\*Face change – the removal and replacement of an individual plastic panel from an existing sign (usually multi-tenant). A face change does not require the replacement or modification of the sign frame, structure, or electrical components.

### # 3b SIGN DETAILS AND MEASUREMENTS (cont.)

| SIGN 1                                       |       | SIGN 2                                       |        | SIGN 3                                       |    | SIGN 4                                       |    |
|----------------------------------------------|-------|----------------------------------------------|--------|----------------------------------------------|----|----------------------------------------------|----|
| Sign Type                                    | LED   | Sign Type                                    | Wood   | Sign Type                                    |    | Sign Type                                    |    |
| # of Faces                                   |       | # of Faces                                   |        | # of Faces                                   |    | # of Faces                                   |    |
| Horizontal Dimension                         | 8 FT  | Horizontal Dimension                         | 7.6 FT | Horizontal Dimension                         | FT | Horizontal Dimension                         | FT |
| Vertical Dimension                           | 19 FT | Vertical Dimension                           | 7.9 FT | Vertical Dimension                           | FT | Vertical Dimension                           | FT |
| Total Square Footage                         | SF    | Total Square Footage                         | SF     | Total Square Footage                         | SF | Total Square Footage                         | SF |
| Store Frontage (multi-tenant attached units) | FT    | Store Frontage (multi-tenant attached units) | FT     | Store Frontage (multi-tenant attached units) | FT | Store Frontage (multi-tenant attached units) | FT |
| Total Height Above Grade                     | FT    | Total Height Above Grade                     | FT     | Total Height Above Grade                     | FT | Total Height Above Grade                     | FT |
| Setback or projection (if required)          | FT    | Setback or projection (if required)          | FT     | Setback or projection (if required)          | FT | Setback or projection (if required)          | FT |

### #4 PERMITS REQUESTED

| Permit Request                                             | Contractor Name | Privilege License # | State License # | Cost of Work | Permit Fees |
|------------------------------------------------------------|-----------------|---------------------|-----------------|--------------|-------------|
| <input checked="" type="checkbox"/> Sign/Zoning            |                 |                     |                 |              | \$          |
| <input type="checkbox"/> Electrical                        |                 |                     |                 |              | \$          |
| <input type="checkbox"/> Building<br>(if value > \$30,000) |                 |                     |                 |              | \$          |
| <input type="checkbox"/> Encroachment                      |                 |                     |                 |              | \$          |
| <input type="checkbox"/> HRC                               |                 |                     |                 |              | \$          |
| <input type="checkbox"/> Flood                             |                 |                     |                 |              | \$          |
| <input type="checkbox"/> Fire                              |                 |                     |                 |              | \$          |
| Total Fee                                                  |                 |                     |                 |              | \$          |

STATEMENT OF CONFORMITY: As undersigned or authorized agent of the owner, I am applying for all construction specialty permits required to construct the project as described in this application. I agree to do the described work according to the attached plans and specifications and understand that the work is to be done in accordance with the Ordinances of Henderson County or the City of Hendersonville and State of North Carolina laws.

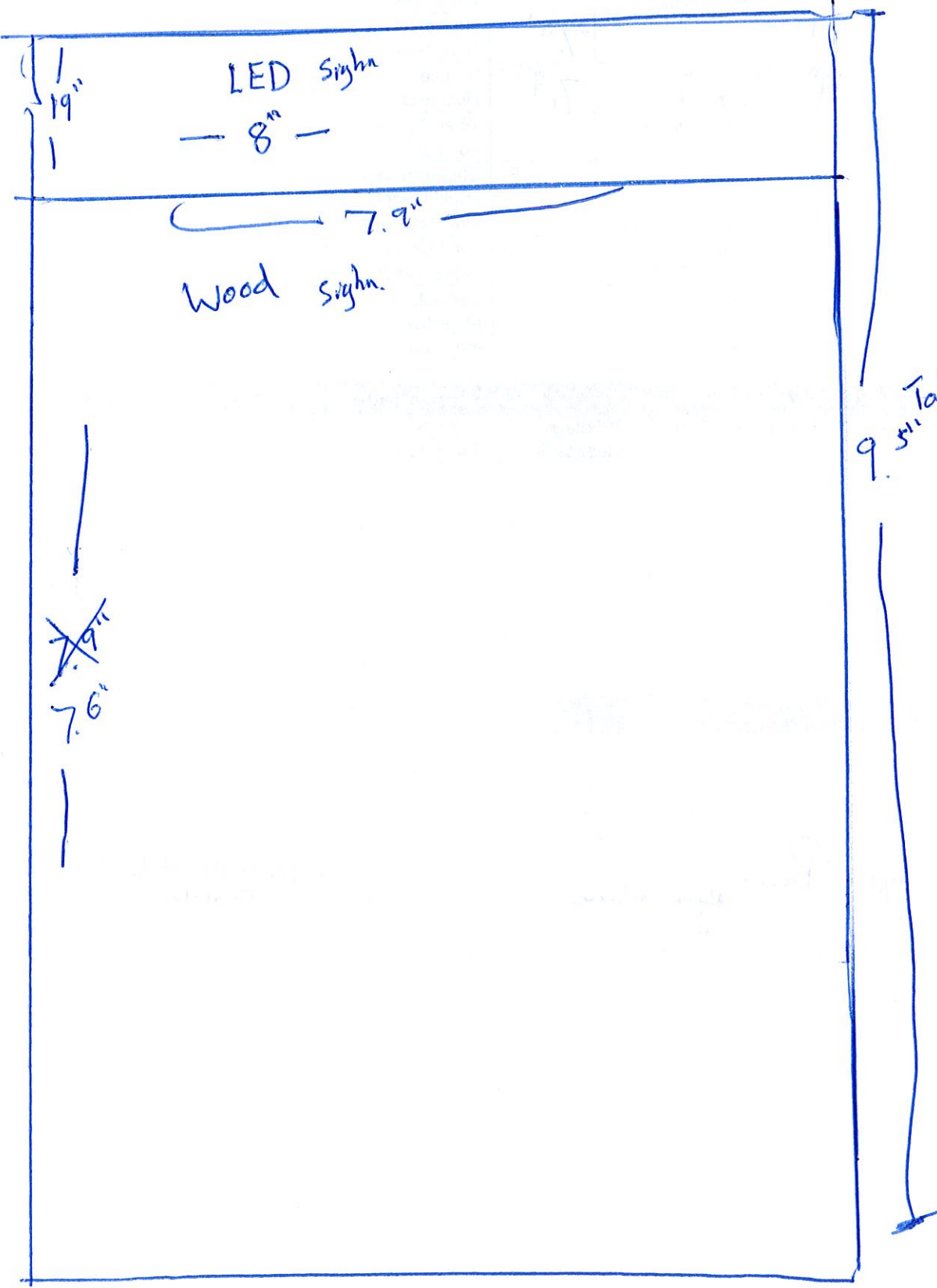
Print Name: Ryan Rowe Phone #: 828-699-4224  
 Signature: Ryan Rowe Date: 5-31-18

Notice to applicant: This is the person who will be contacted when the permit is approved.

Office Use Only

Review Notes \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_





19"

LED sign  
— 8" —

7.9"

Wood sign

~~9"~~  
7.6"

9.5" Total Height

**HENDERSON COUNTY  
SPECIAL USE PERMIT APPLICATION FORM**

**GENERAL INFORMATION**

Date of Application: 05/31/18  
 Previously Submitted (Circle One): Yes  No   
 Date of Pre-Application Conference: \_\_\_\_\_  
 Site Plan Attached (Circle One): Yes  No   
 Traffic Impact Study Required (Circle One): Yes  No

**SPECIAL USE PERMIT INFORMATION**

Type of use to be permitted: Electronic Sign SR #: \_\_\_\_\_  
 Existing Structures or Uses on property: \_\_\_\_\_  
 Road System (Circle):  Public  Private  
 Water System (Circle):  Individual  Community  Public (Municipal or County)  
 Sewer System (Circle):  Individual  Community  Public (Municipal or County)

**SITE PLAN REQUIREMENTS**

If a minor or major site plan is not specifically required, the applicant shall submit a site plan with the following items:

- Dimensions of property.
- Location of existing and proposed structures (including accessory structures), and general use thereof.
- Setbacks of existing and proposed structures from property lines and edge of right-of-way for roads (from centerline of roads for uses located in the R-40, WR, or SW districts).
- Separation of existing and proposed structures from one another.
- Parking and off/on loading areas
- Location of signs (including sign dimensions, height, type of material, lighting).
- Location and dimensions of existing and proposed roads / driveways and their entrance/exits.
- Location of dumpsters.
- Location and general description of any fences, landscaping or other buffering (proposed or existing).

Site plan not to exceed 11 X 17 size. Anything submitted larger than 11 X 17, the applicant must provide 12 copies with the application form.

**PARCEL INFORMATION**

PIN: 9559329720 Deed Book/Page: 1471/352 Tract Size (Acres): .68  
 Zoning District: R2 Fire District: Valley Hill Watershed: WS-1V Floodplain: No  
 Location of property to be developed: \_\_\_\_\_

**CONTACT INFORMATION****Property Owner:**

Name: Richard McCombs Phone: (828) 208-5014  
 Address: 2417 Breward Rd City, State, and Zip: Hendersonville, NC 28791

**Applicant:**

Name: Ryan Powe Phone: (828) 609-4224

Address: \_\_\_\_\_ City, State, and Zip: \_\_\_\_\_

**Agent:**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ City, State, and Zip: \_\_\_\_\_

Agent Form (Circle One):    Yes    No

**Plan Preparer:**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ City, State, and Zip: \_\_\_\_\_

**STANDARDS FOR REVIEW**

The Land Development Code imposes the following GENERAL REQUIREMENTS on the use requested by the applicant. Under each requirement, the applicant should explain, where applicable, how the proposed use satisfies these requirements:

A. General Requirement #1: The use will not materially endanger the public health, safety or welfare:

The original sign has been there for 40+ years  
we only added 2 LED message boards to the top of  
the existing sign.

B. General Requirement #2. The use will not substantially injure the value of property or improvements in the area.

It is a added on sign that can be removed  
at any time

C. General Requirement #3. The use will be in harmony with the surrounding area.

yes; just another sign added to another  
sign.

The Land Development Code also imposes the following SPECIFIC REQUIREMENTS on the use requested by the applicant. The applicant should be prepared to demonstrate that satisfactory provisions have been made for the following, where applicable.

The proposed use shall be located and developed in such a manner as to:

a. Comply with all applicable local, state and federal statutes, ordinance and regulations.

Yes, just a addition to a existing sign.

b. Be in accordance with the Comprehensive Plan, Long Range Transportation Plans and Comprehensive Transportation Plans of the county and/or Long Range Transportation Plans and comprehensive Transportation Plans of nay municipality of the County.

- c. Minimize the effects of noise, glare, dust, solar access and odor on those persons residing or working in the neighborhood of the proposed use.

*There is no noise, odor, and shut off at night.*

- d. Minimize the environmental impacts on the neighborhood including the following groundwater, surface water, wetlands, endangered/threatened species, archeological sites, historic preservation sites and unique natural areas.

*There are none of the above impacts*

Show that satisfactory provision/arrangement has been made (where applicable or required) concerning:

- a. Ingress and egress to property and proposed structures thereon (with particular reference to automotive/pedestrian safety/convenience and traffic flow/control).

*It would not interfere with either.*

- b. Off-street parking and loading areas.

*We have a large parking lot*

- c. Utilities (with particular reference to locations, availability and compatibility).

*would not effect utilities*

- d. Buffering and landscaping (with particular reference to type, location and dimensions).

*we maintain our own property*

- e. Structures (with particular reference to location, size and use).

*ITS compliant.*

I certify that the information shown above is true and accurate and is in conformance with the Land Development regulations of Henderson County.

*Ryan Rowe*

Print Applicant (Owner or Agent)

*Ryan Rowe*

Signature Applicant (Owner or Agent)

*5-31-18*

Date

**County Use Only**

Fee: \$ \_\_\_\_\_ Paid: \_\_\_\_\_ Method: \_\_\_\_\_ Received by: \_\_\_\_\_

Authority to grant the requested permit is contained in the Land Development Code, Sections: \_\_\_\_\_

Community Planning Area: \_\_\_\_\_

JESUS

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SC 09

MOUNTAIN  
MARKET

FRESH LOCAL PRODUCE

PUBLIC NOTICE

OPEN  
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Pea

**PRODUCE**

**PUBLIC NOTICE**

THE HENDERSON COUNTY  
**ZONING BOARD**  
WILL HOLD A PUBLIC HEARING/MEETING  
TO CONSIDER A

SUBDIVISION \_\_\_\_\_ VARIANCE \_\_\_\_\_  
VESTED RIGHTS \_\_\_\_\_  SPECIAL USE \_\_\_\_\_  
REZONING (FROM \_\_\_\_\_ TO \_\_\_\_\_)

**SUP-18-04**

MEETING SCHEDULED FOR:

DATE: **6-27-18**

TIME: **4:00 pm**

LOCATION: **100 N KING ST**

For more information, call  
Zoning Dept. (828) 697-4857 or  
Planning Dept. (828) 697-4819



**OPEN**

**S.C.  
Peaches**





PRODUCE

GIBBEN Center

Yellow sign with a logo