REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY Technical Review Committee

MEETING DATE: TRC 3-16-21

SUBJECT: Major Site Plan Review for King Automotive at PIN: 9650-89-7034 off Asheville

Hwy

PRESENTER: Matt Champion, Zoning Administrator

ATTACHMENTS:

- 1. Staff Report
- 2. Photographs
- 3. Site Plan

SUMMARY OF REQUEST:

Staff requests that the TRC review and take the appropriate action on the application.

Suggested Motion:

I move that the TRC approve/deny the major site plan for King Automotive

Henderson County, North Carolina Code Enforcement Services



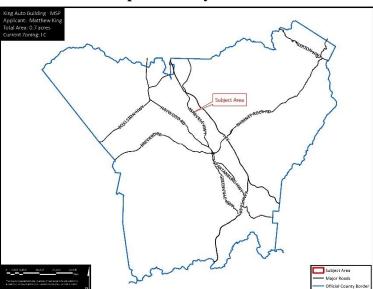
1. Committee Request

- 1.1. **Applicant:** Matthew King
- 1.2. **Request:** Major Site Plan Review
- 1.3. **PIN:** 9650-89-7034 1.4. **Size:** 0.7 acres +/-
- 1.5. **Location:** The subject area is located at the intersection of Asheville Hwy and Pinellas St.
- 1.6. Supplemental Requirements:

SR 6.2. Automobile and Equipment Service (Including all car service related uses with bays)

- (1) Site Plan. Major *Site Plan* required in accordance with §42-331 (Major Site Plan Review).
- (2) Lighting. *Adequate lighting* shall be placed in areas used for vehicular/pedestrian access including, but not limited to: stairs, sidewalks, crosswalks, intersections, or changes in grade. *Lighting mitigation* required.
- (3) Separation. An *automobile and equipment service* shall not be constructed or newly located within 50 feet of an existing *dwelling unit* (located in a *residential zoning district* and not located on the same property as the *use*), *school*, *library*, day care facility, healthcare facility, *park*, and/or *religious institution*.
- (4) Operations. Auto inspection stations and tire recapping shall be permitted as *accessory uses* provided each is conducted within an enclosed *structure* and that neither is the principal business.

Automobile and Equipment Service. An establishment primarily engaged in providing service to automobiles and equipment. An automobile and equipment service may include auto inspection stations and/or tire recapping as accessory uses provided each is conducted within an enclosed *structure* and that neither is the principal business.



Map A: County Context

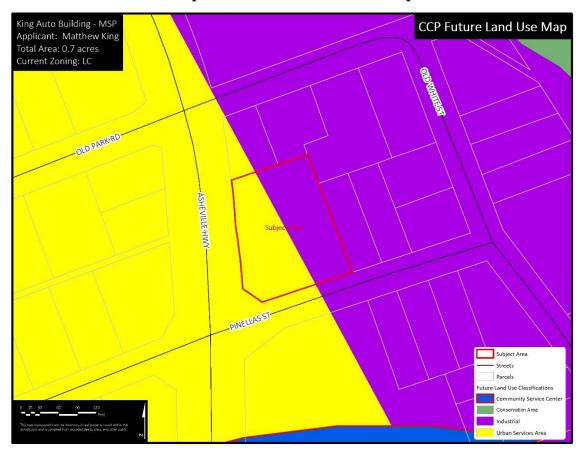
Map B: Aerial



Map C: Current Zoning



Map D: CCP Future Land Use Map



2. <u>Current Conditions</u>

- **2.1 Current Use:** This parcel is currently vacant.
- **2.2 Adjacent Area Uses:** The surrounding properties consist of residential, commercial, and governmental.
- **2.3 Zoning:** The subject area is zoned Local Commercial (LC). Surrounding properties are also zoned Local Commercial (LC).
 - a. Local Commercial (LC): The purpose of the Local Commercial District (LC) is to foster orderly growth where the *principal use* of land is commercial and residential. The intent of this district is to allow for *commercial development* consistent with the recommendations of the *Comprehensive Plan*. In accordance with the *Comprehensive Plan*, the district will allow for and provide *commercial* and *residential development* that: (1) includes a variety of retail sales and services, public and private administrations, offices and all other uses done primarily for sale or profit on a local or *neighborhood* scale; (2) is directed largely to Community Service Centers as defined in the *Comprehensive Plan*; (3) is compatible with adjacent development and the surrounding community; and (4) will minimize congestion and sprawl. (LDC §42-33)
- **3.** <u>Floodplain /Watershed Protection:</u> The subject area is not located in a Special Flood Hazard Area. The parcel is not in Water Supply Watershed district.
- **4.** Water and Sewer: This property will be served by combination of public water and septic.

Public Water: City of Hendersonville **Public Sewer:** Individual Septic System

5. Staff Comments

- **5.1. Henderson County Comprehensive Plan (CCP)**. The Future Land Use Map of the CCP shows the Subject Area as being located within the Industrial and Urban Service Area (USA) future land use classifications.
 - a. **Industrial:** "Parcels containing facilities wherein raw or pre-processed resources, materials, substances, or components are mechanically, physically, chemically, or otherwise transformed into new products; waste materials are collected, treated, or disposed of; subsurface natural resources are extracted and/or processed; Livestock, cargo, merchandise, materials or hazardous substances are transferred, stored or warehoused for wholesale or other distribution; passengers or passenger vehicles are collected or transferred; water, fuel, or electricity is produced, processed, stored, transferred or transmitted." (CCP, Appendix IV pg. 12).
 - b. **Urban Service Area (USA):** The CCP states that, "the USA will contain considerable commercial development at a mixture of scales," and further, "all regional commercial development should be concentrated here. Commercial development will exist within predefined zoning districts whose standards and configuration are in keeping with the surrounding community. The USA will essentially contain all existing and future industrial developments, which will be the future focus of economic development activities" (CCP, Pg. 129).
- **6. Proposal:** The major site plans shows a 2,121sqft building, 9 gravel parking spaces, 1 paved ADA accessible parking space, Type B1 Buffer along the north and east property

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lines, and an existing septic system. The total proposed impervious surface area is 18,771sqft.

7. Staff Recommendations

Staff's position currently, under the guidelines of current plans, policies and studies, is to recommend approval of the major site plan because it is consistent with the current surrounding land uses and future land use recommendations.

8. Photographs

View from East



View from North



View from South



View from West



HENDERSON COUNTY MAJOR SITE PLAN REVIEW APPLICATION

CONTACT INFOR	RMATION		
Property Owner:	11 11		
Name://	affhew King		Phone: 838-674-1978 Mills River NC 28759
Complete Ad	Idress: 3908 N	Mills River Rd	Mills River A/C 28759
Applicant:			
Complete Ad	ldress:	· · · · · · · · · · · · · · · · · · ·	
Agent:			
Name:	W.		Phone:
Complete Ad	ldress:		
	(Circle One): Yes		
Plan Preparer:			
Name:	Scott W. Rartho	Iomew Architecture	Phone: <u>838-713-1397</u>
Complete Ad	Idress: 75 Hayw	oad St. Suite 64	Asheville NC 28801
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PARCEL INFORM	: Macch 3 (Circle One): Yes IATION 897034		D. 674
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Location / Property to	o be developed: \(\lambda_c\)	cast Lot, Cor.	ner of Ashevilla Hishway
3804 Ashe	ville Highway	on septic per	mit
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		County Use Only	
Fee: \$	Paid:	Method:	Received by:

