

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY
Technical Review Committee

MEETING DATE: TRC 6-6-23

SUBJECT: Combined Master & Development Plan (2023-01-M) and Major Site Plan Review for Fletcher EMS Station on PIN: 9652-82-0158

PRESENTER: Matt Champion, Zoning Administrator

ATTACHMENTS:

1. Staff Report
2. Oblique Photographs
3. Combined Master & Development Plan

SUMMARY OF REQUEST:

Will Buie, plan preparer and agent, on behalf of Henderson County, applicant, submitted a Combined Master & Development Plan and Major Site Plan for the project known as the Fletcher EMS Station. The project is located on approximately 19.67 acres of land off Howard Gap Rd (SR 1006).

The Combined Master and Development Plan proposes to subdivide the existing 19.67-acre tract into 2 lots. The property shown to have access to public water and sewer, via the City of Hendersonville and MSD.

TECHINCAL REVIEW COMMITTEE ACTION REQUESTED:

Staff has found that the Combined Master & Development Plan and Major Site Plan appears to meet the technical standards of the subdivision regulations of Chapter 42, Henderson County Land Development Code (LDC).

Staff recommends approval of the Combined Master & Development Plan and Major Site Plan subject to the developer addressing any issues raised by the Technical Review Committee and addressing the comments listed in the Staff Report.

Suggested Motion:

I move that the TRC approve/deny the major site plan for Fletcher EMS Station

I move that the TRC approve the Combined Master & Development Plan with the conditions noted in the staff report and any others noted by the TRC.



Henderson County, North Carolina Code Enforcement Services

1. Committee Request

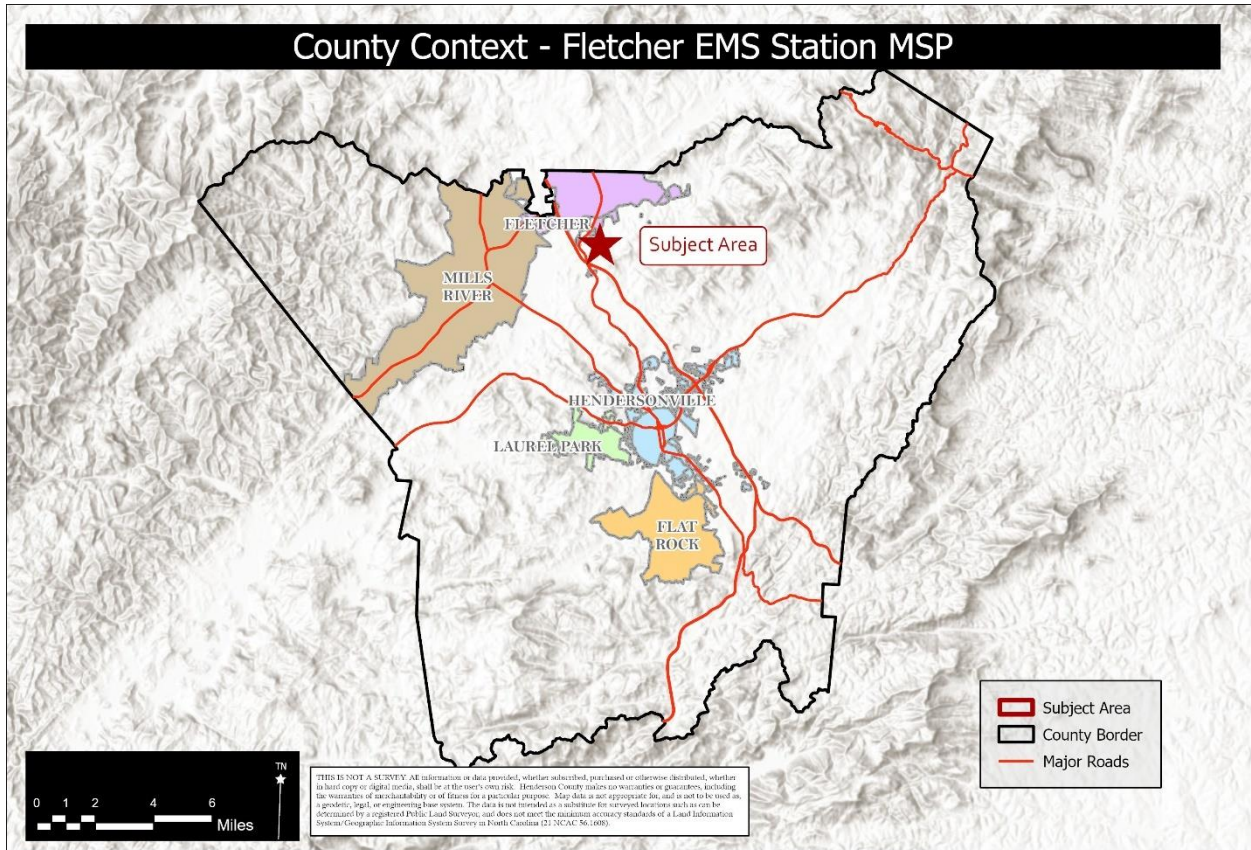
- 1.1. **Applicant:** Henderson County
- 1.2. **Request:** Major Site Plan Review and Combined Master & Development Plan
- 1.3. **PIN:** 9552-82-0158
- 1.4. **Size:** 19.67 acres +/-
- 1.5. **Location:** The subject area is located at 500 Howard Gap Rd
- 1.6. **Supplemental Requirements:**

SR 5.10. Fire and Rescue Station

- (1) Site Plan. Major *Site Plan* required in accordance with §42-330 (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) Accessibility. *Roads* shall be maintained for motor/emergency *vehicle* access.
- (4) Operations. No drills are to be held before 8:00 a.m. or after 10:00 p.m. on an existing *residential zoning district*. No fire trucks or other emergency *vehicles* are to be permanently stored outdoors.

Lighting Mitigation. Mitigating the impact of outdoor lighting fixtures in order to protect neighboring properties and roads from direct glare of hazardous interference of any kind. Lighting mitigation typically involves directing lighting fixtures away from adjacent properties but may also include the installation of planted buffers, screens, walls, etc.

Map A: County Context



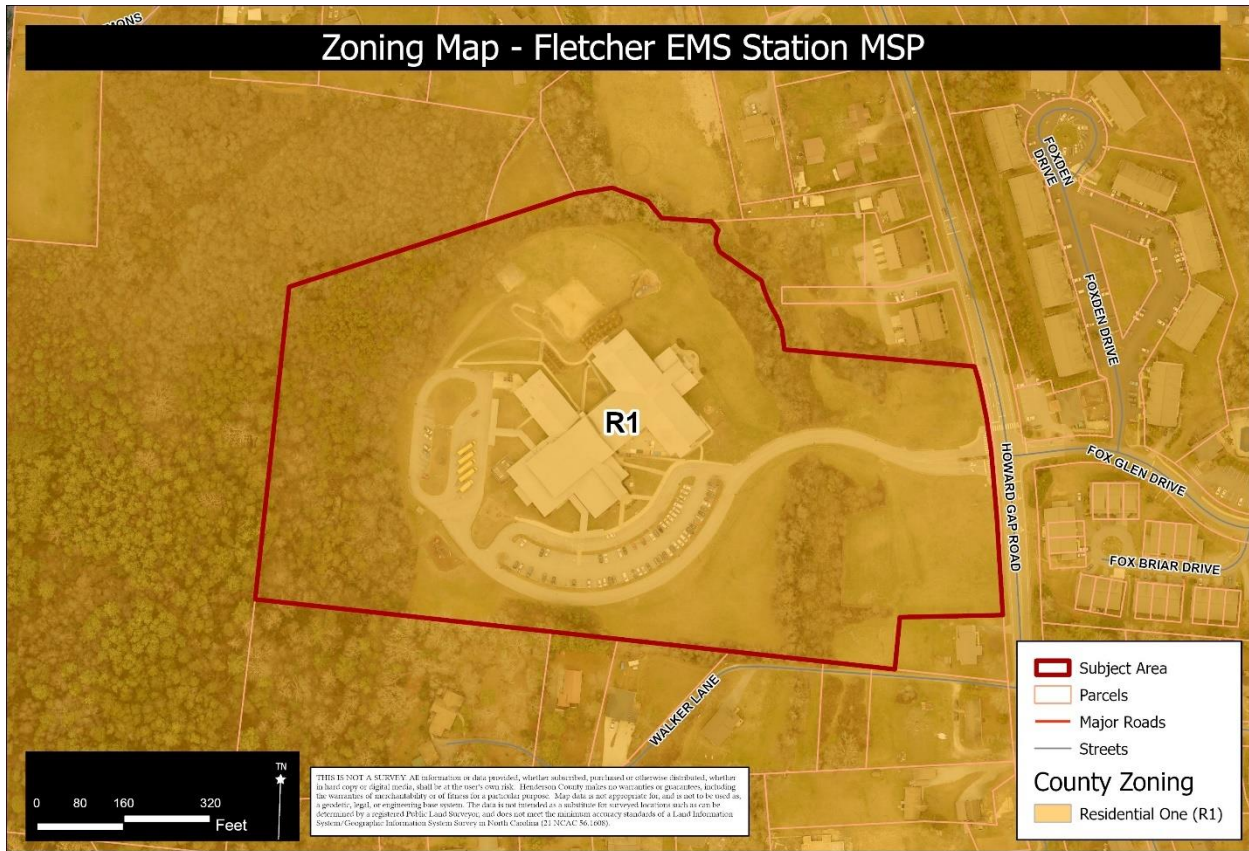
Property Owner: Henderson County Board of Public Schools Plan Preparer: WGLA
 Assessed Acreage: 19.67 Acres PIN: 9552-82-0158
 Current Zoning: Residential Residential One (R1)



2. Location & History:

- 2.1. The subject area is located in the Hoopers Creek Township and the Fletcher Fire Tax District.
- 2.2. The subject area currently contains the Fletcher Elementary School that was constructed in 2001. Prior to the elementary school, historical aerials show the property as vacant.
- 2.3. The subject area contains direct access to Howard Gap Rd (SR 1006). The major site plan shows the applicant will utilize the existing driveway to the school and establish a second driveway off Howard Gap Rd.

Map C: Current Zoning



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 Assessed Acreage: 19.67 Acres PIN: 9552-82-0158
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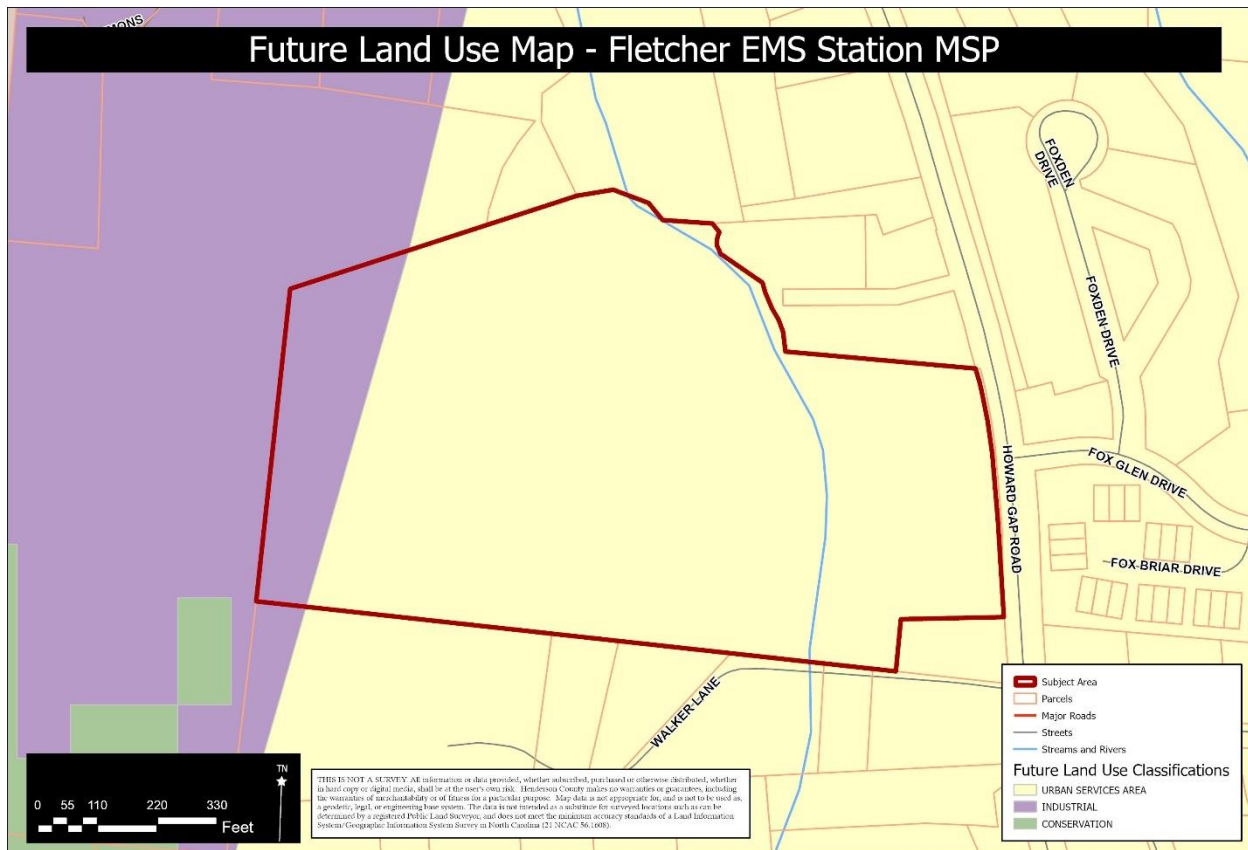
4. Zoning:

4.1. The subject area is zoned Residential One (R1). The R1 zoning district was placed on the property during the adoption of the Land Development Code in September of 2007. The subject area is surrounded by Residential One (R1) in all directions.

4.1.1. Residential One (R1): The purpose of Residential One (R1) is to foster orderly growth where the *principal use* of land is residential. The intent of this district is to allow for medium to high-density *residential development* consistent with the recommendations of the *Comprehensive Plan*. This general *use district* is typically meant to be utilized in areas designated as Urban (USA) in the *Comprehensive Plan*. (LDC §42-29)

4.1.2. Density: The standard density in the Residential One (R1) zoning district is 1 unit per 0.25 acres. The proposed density for the major subdivision is 1 unit per 9.84.

Map D: CCP Future Land Use Map



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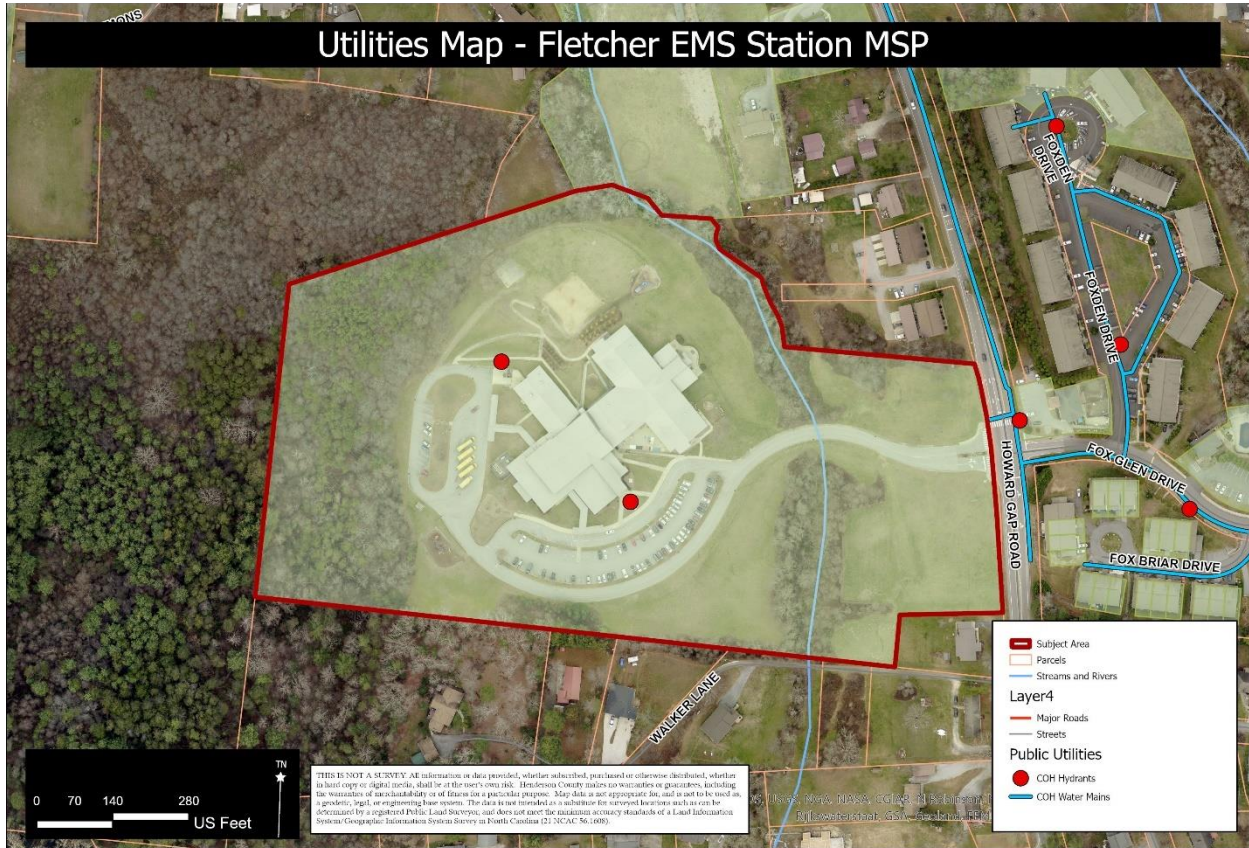
5. Henderson County Comprehensive Plan (CCP). The Future Land Use Map of the CCP shows the Subject Area as being located within the Urban Service Area (USA) classification and partially within Industrial Area classification.

5.1. 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”.

5.2. 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.”

- Floodplain /Watershed Protection:** The subject area is not located in a Special Flood Hazard Area. The parcel is not in Water Supply Watershed district. The subject area does contain two streams as shown on the USGS Map. The project will be required to setback 30’ from the edge of surface water.

Map E: Utilities Map



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- Water and Sewer:** The applicant is proposing connections to public water and public sewer.

Public Water: City of Hendersonville

Public Sewer: City of Hendersonville

- Proposal:** The applicant is proposing to develop the subject area for an EMS Station to serve the surrounding area. A 5,250SQFT structure is proposed to house the equipment and staff manning the facility. The major site plan shows the subject area being served by a new curb cut off Howard Gap Rd and an additional access to the site off the existing driveway to Fletcher Elementary. The structure will be served by a total of 7 parking spaces with 1 ADA accessible parking space. Additionally, the structure will have sidewalks to connect the parking area to the building’s entrance. The structure will be served by on-site utilities serving the adjacent Fletcher Elementary School. An existing sign for the school will be relocated as part of this project. As part of this application, a portion of the existing 19.67-acre tract will be subdivided off for the new EMS Station. The major site plan shows the future EMS station will be located on a standalone lot that is approximately 1.64 acres.

9. **Landscaping/Buffering Requirements:** The subject area is not required to buffer the permitter of the property since the surrounding properties fall within the Residential One (R1) zoning district.

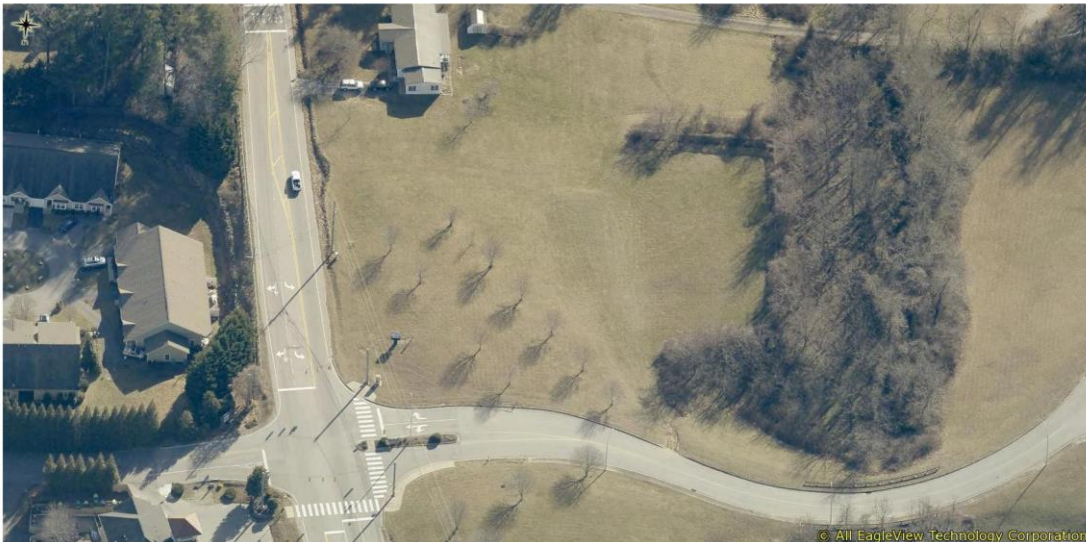
10. **Oblique Photographs**

View from East



01/16/2023

View from North



01/15/2023

View from South



02/23/2020

View from West



01/15/2023

**HENDERSON COUNTY
MAJOR SITE PLAN REVIEW APPLICATION**

CONTACT INFORMATION

Property Owner:

Name: Henderson County Board of Public Schools Phone: 828-694-6560

Complete Address: 1 Historic Courthouse Square Hendersonville, NC 28792

Applicant:

Name: Henderson County Phone: 828-694-6560

Complete Address: 1 Historic Courthouse Square Hendersonville, NC 28792

Agent:

Name: _____ Phone: _____

Complete Address: _____

Agent Form (Circle One): Yes No

Plan Preparer:

Name: Will Buie - WGLA Engineering, PLLC Phone: 828-687-7177 ext 302

Complete Address: 724 5th Avenue West Hendersonville, NC 28739

GENERAL INFORMATION

Date of Application: 5/22/23

Site Plan Attached (Circle One): Yes No

PARCEL INFORMATION

PIN: 9552-82-0158

Tract Size (Acres): 19.67

Zoning District: R1

Fire District: Fletcher

Supplemental Requirement# N/A

Watershed: N/A

Permitted by Right X

Floodplain: N/A

Special Use Permit N/A

Location / Property to be developed: Property is located just south of the entrance into Fletcher Elementary School adjacent to Howard Gap Road. A section of the overall tract will be subdivided for this new facility.

County Use Only

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

**HENDERSON COUNTY
SUBDIVISION APPLICATION FORM**

(Please fill out all applicable items)

SUBDIVISION INFORMATION

Subdivision Name: _____

Subdivision Type (Check One): Major Minor Non-Standard Special

Proposed Use of Property (Circle One): Residential Commercial Industrial

Conservation Subdivision: Yes No Gated entrance to property: Yes No

Existing Number of Lots: _____ Total Number of Proposed Lots: _____

Total Number Proposed Units: _____ Proposed Density (units per acre): _____

Road System: () Public () Private () Combination Public and Private

Water System: () Individual () Community () Municipal

Sewer System: () Individual () Community () Municipal

PARCEL INFORMATION

PIN: _____ Total Acreage: _____ Deed Book/Page: _____ Township _____

Location of property to be divided: _____

Zoning District: _____ Fire District: _____

Water Supply Watershed: _____ School District: _____

Any portion of property within or containing the following:

Floodplain or floodway: Yes No Perennial streams: Yes No

Protected mountain ridges: Yes No Cemetery: Yes No

Within 1/2 mile of a Farmland Preservation District: Yes No

Adjacent to a Farmland Preservation District: Yes No

CONTACT INFORMATION

Property Owner:

Name: _____ Phone: _____

Address: _____ City, State, Zip: _____

Applicant:

Name: _____ Phone: _____

Address: _____ City, State, Zip: _____

Agent: Agent Form (Circle One): Yes No

Name: _____ Phone: _____

Address: _____ City, State, Zip: _____

Plan Preparer:

Name: _____ Phone: _____

Address: _____ City, State, Zip: _____

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

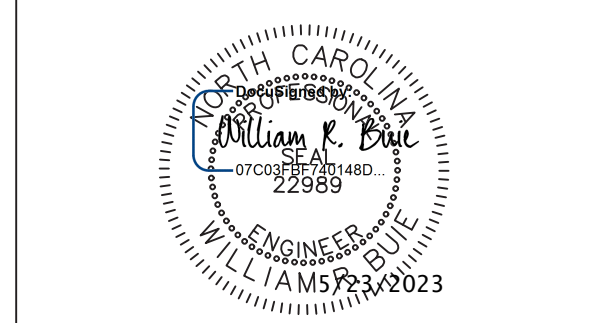
Print Applicant (Owner or Agent) Signature Applicant (Owner or Agent) Date

County Use Only

Fee: \$ _____ Paid: _____ Method: _____ Final Plat Approved On: _____

**Henderson County
Fletcher
EMS Facility**

Hoopers Creek Township
Henderson County
North Carolina



REVISIONS	
DATE	DESCRIPTION

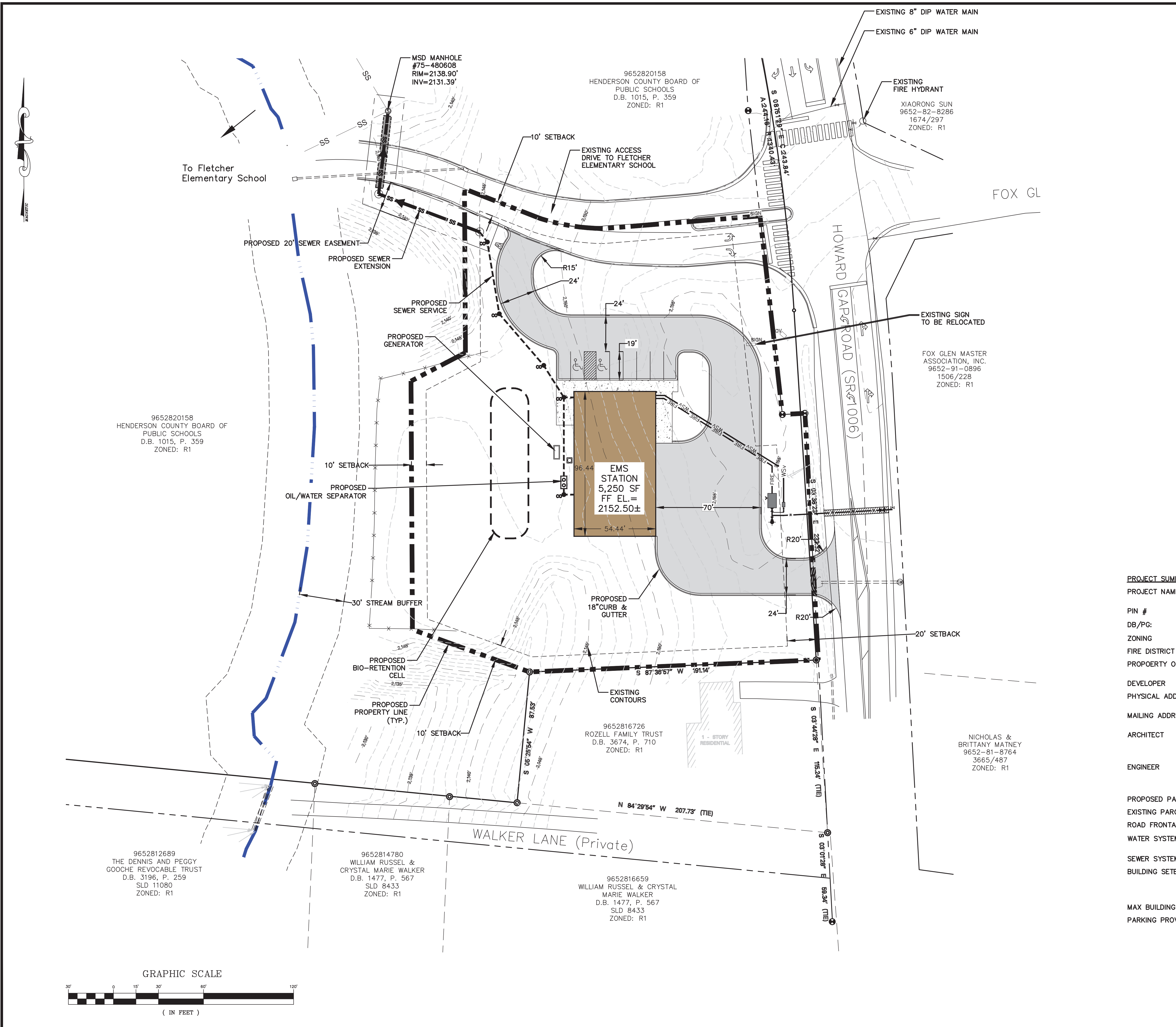
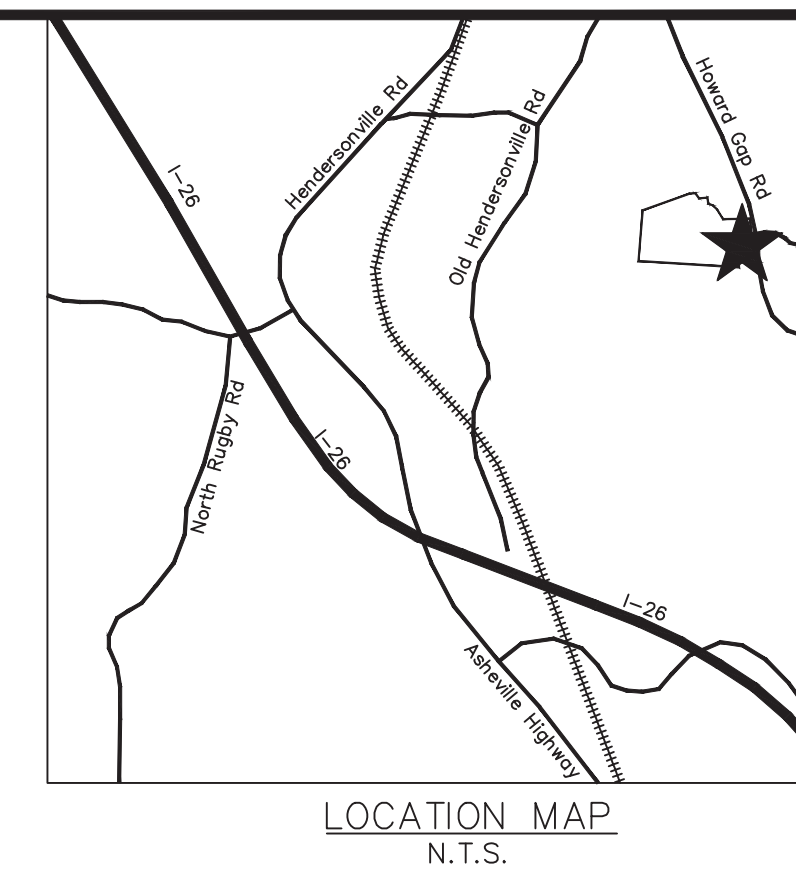


PROJECT NUMBER: 22104
DATE: 5/23

**Combined Master Plan
& Development Plan**

C-100

SCALE: 1"=30'



PROJECT SUMMARY

PROJECT NAME:	HENDERSON COUNTY FLETCHER EMS FACILITY
PIN #	9652-82-0158
DB/PG:	1015/359
ZONING	R1 (RESIDENTIAL)
FIRE DISTRICT	FLETCHER
PROPOERTY OWNER	HENDERSON COUNTY BOARD OF PUBLIC SCHOOLS
DEVELOPER	HENDERSON COUNTY
PHYSICAL ADDRESS	500 HOWARD GAP ROAD FLETCHER, NC
MAILING ADDRESS	1 HISTORIC COURTHOUSE SQ HENDERSONVILLE, NC 28792
ARCHITECT	ARCA DESIGN, PLLC 12 CHURCH STREET ASHEVILLE, NC 28801 877-272-2057
ENGINEER	WILLIAM R. BUJIE, P.E. WGLA ENGINEERING, PLLC 724 5TH AVENUE WEST HENDERSONVILLE, NC 28792
PROPOSED PARCEL	1.64 AC.±
EXISTING PARCEL	19.67AC.±
ROAD FRONTAGE	303 LF
WATER SYSTEM	ON SITE (PUBLIC) CITY OF HENDERSONVILLE
SEWER SYSTEM	ON SITE (PUBLIC) MSD
BUILDING SETBACKS	FRONT 20' (Collector) SIDE 10' REAR 10'
MAX BUILDING HEIGHT	40'
PARKING PROVIDED:	8 SPACES

