

## REQUEST FOR COMMITTEE ACTION

### HENDERSON COUNTY

### TECHNICAL REVIEW COMMITTEE

**MEETING DATE:** September 5, 2023

**SUBJECT:** Major Site Plan Review for Gethsemane Baptist Church Mobile Classrooms

**PRESENTER:** Matt Champion, Zoning Administrator

**ATTACHMENTS:**

1. Staff Report
2. Photographs
3. Application
4. Site Plan

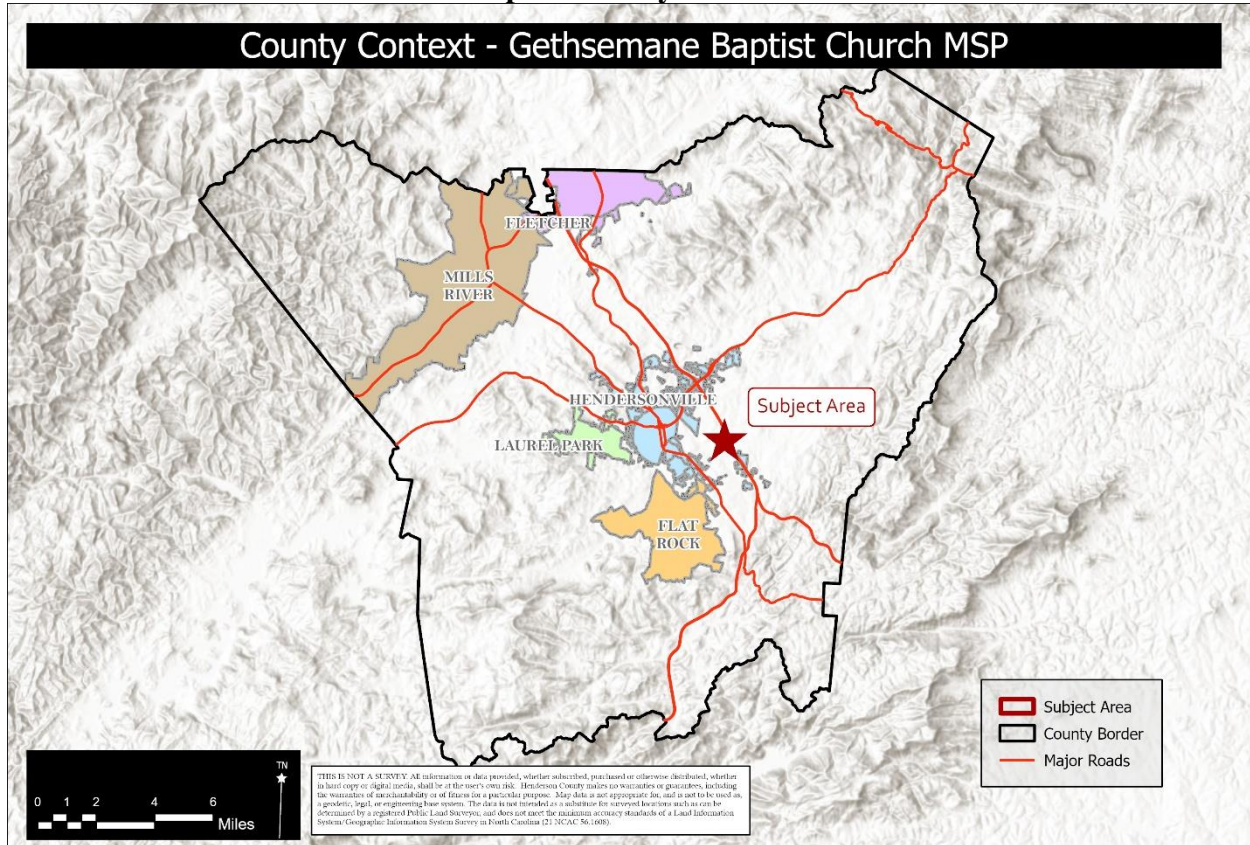
**SUMMARY OF REQUEST:**

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 Gethsemane Baptist Church School**

**Map A: County Context**



Property Owner/Applicant: Gethsemane Baptist Church (Aaron Johnson)  
Assessed Acreage: 1.76 Acres PIN: 9578-86-3864  
Current Zoning: Residential One (R1)





## Henderson County, North Carolina Code Enforcement Services

### 1. Committee Request

- 1.1. **Applicant:** Gethsemane Baptist Church (Aaron Johnson)
- 1.2. **Request:** Major Site Plan Review
- 1.3. **PIN:** 9578-86-3864
- 1.4. **Size:** 1.76 acres +/-
- 1.5. **Location:** The subject area is located at 27 Straight and Narrow Way off Airport Rd and .11 miles from the intersection with Tracy Grove Rd
- 1.6. **Supplemental Requirements:**

#### **SR 5.20. School (Public/Private/Charter)**

- (1) Site Plan. Major *Site Plan* required in accordance with §42-331 (Major Site Plan Review).
- (2) Lighting. *Lighting mitigation* required.
- (3) Operations. A *school* shall be permitted *accessory uses* provided the requested *accessory use* is permitted as a *principal/accessory use* in the district in which the *school* is located. Additional signage shall not be permitted for the *accessory use*.
- (4) Public Address/Loudspeakers. Public address and loudspeaker systems shall not be operated before 7:00 a.m. or after 12:00 midnight when on/adjacent to a *residential zoning district*.

**School (Public/Private/Charter).** An elementary or secondary school, whether private or public, established under *NCGS* Chapter 115C (or its successor). Schools include:

- (1) Public School. A school operated under the jurisdiction of the Henderson County Board of Education and supported by tax revenue, or any charter school.
- (2) Private School. A school having a curriculum similar to those of a public school.
- (3) Charter School. A school authorized and operating under *NCGS* Chapter 115 C, Article 16, Part 6A (or its successor).

**Map B: Aerial Map**



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**2. Current Conditions**

**2.1 Current Use:** This parcel is currently vacant.

**2.2 Adjacent Area Uses:** The surrounding properties consist of residential, commercial, and industrial uses. Sycamore Cottages and Brickton Village are located to the north of the subject area. Southern Concrete Materials is located to the west of the subject area. Fletcher Elementary School is located northeast of the subject area.

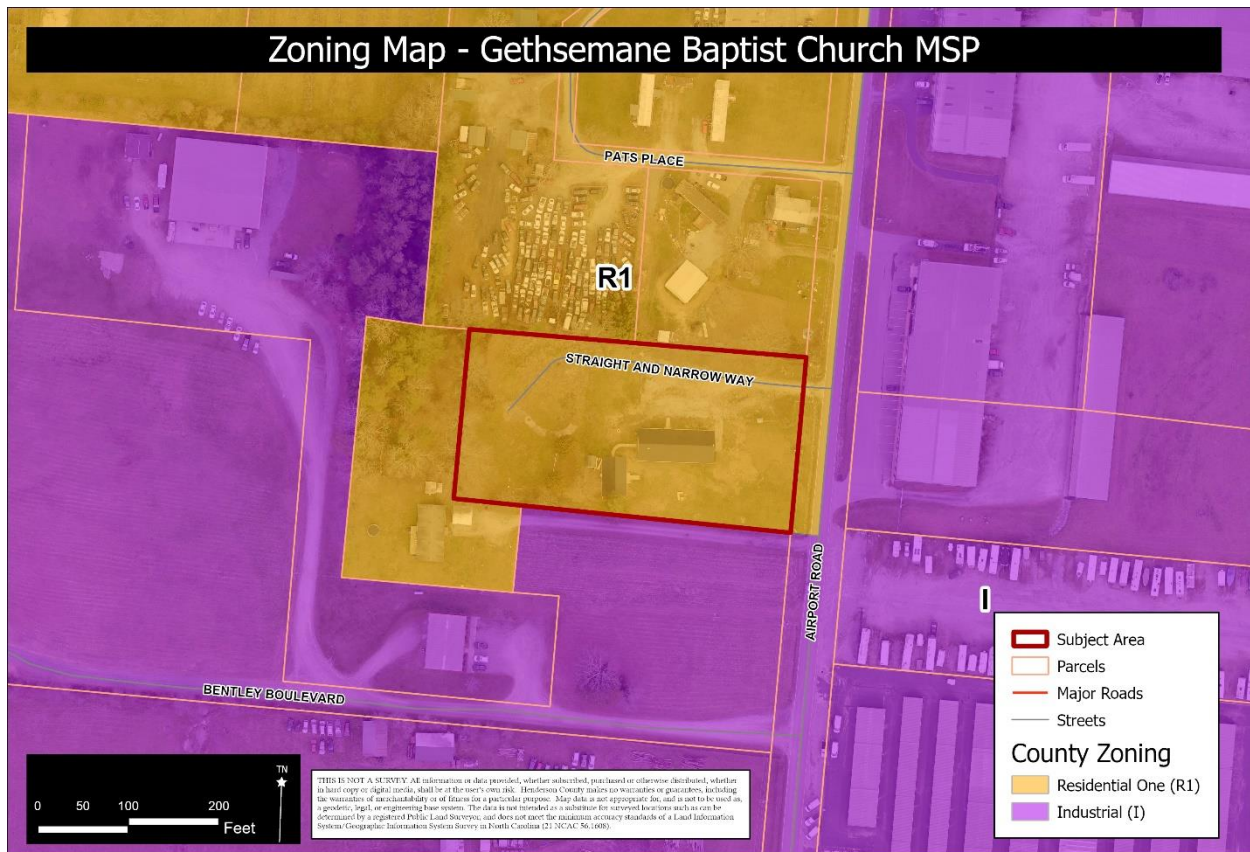
**3. 3.1 Current Zoning:** The subject area is zoned Residential One (R1).

**3.2 Adjacent Zoning:** Surrounding properties are zoned Residential One (R1) to the north and east and Industrial (I) to the south.

**3.3 Residential One Zoning District (R1):** The purpose of Residential District 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 §42-27)



Map C: Current Zoning

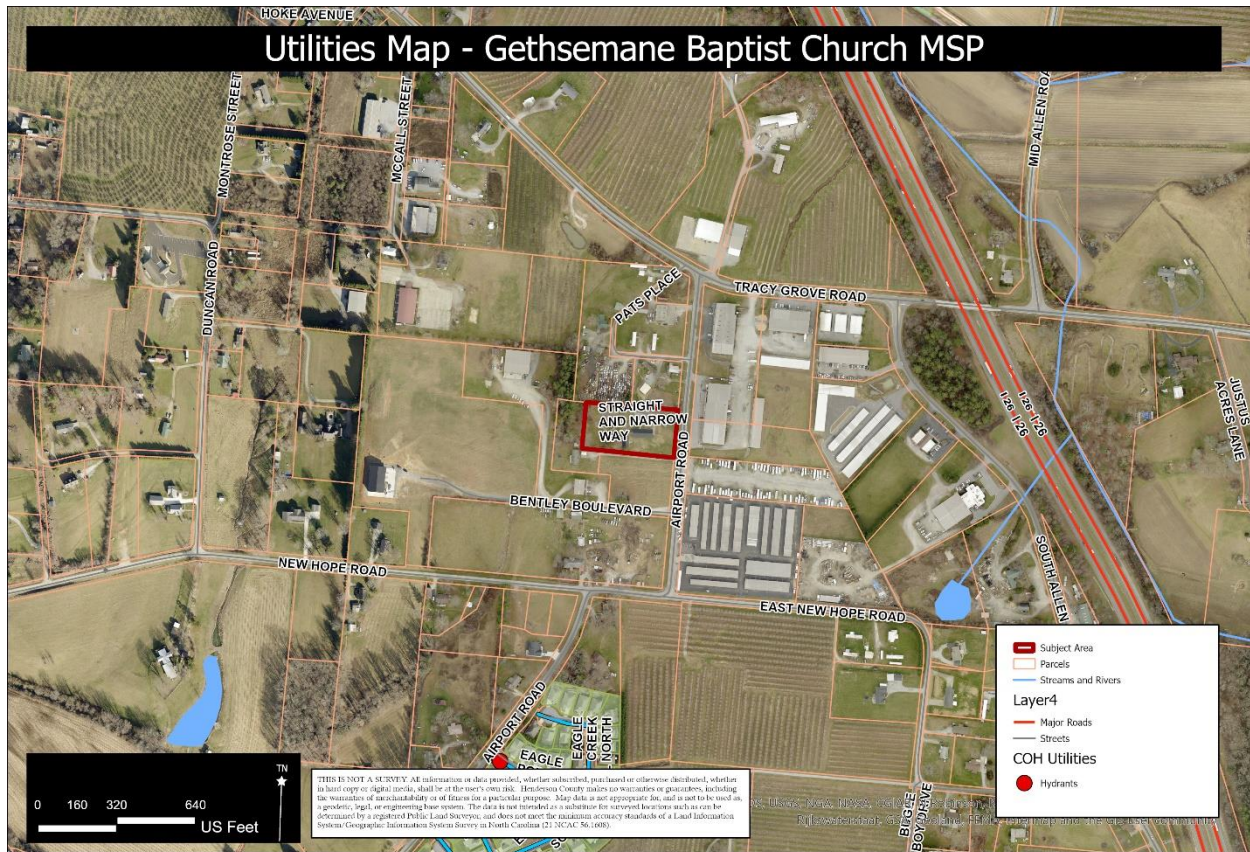


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- Floodplain /Watershed Protection:** The subject area is not located in a Special Flood Hazard Area. The parcel is not in Water Supply Watershed district.
- Water and Sewer:** This property will be served by private utilities.  
**Public Water:** Private Well  
**Public Sewer:** Private Septic

**Map D: Public Utilities Map**



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**6. Staff Comments**

**Henderson County Comprehensive Plan (CCP).** The Future Land Use Map of the CCP shows the Subject Area as being located within an area of Urban Services Area classification and partially encumbered by the Community Service Centers classification.

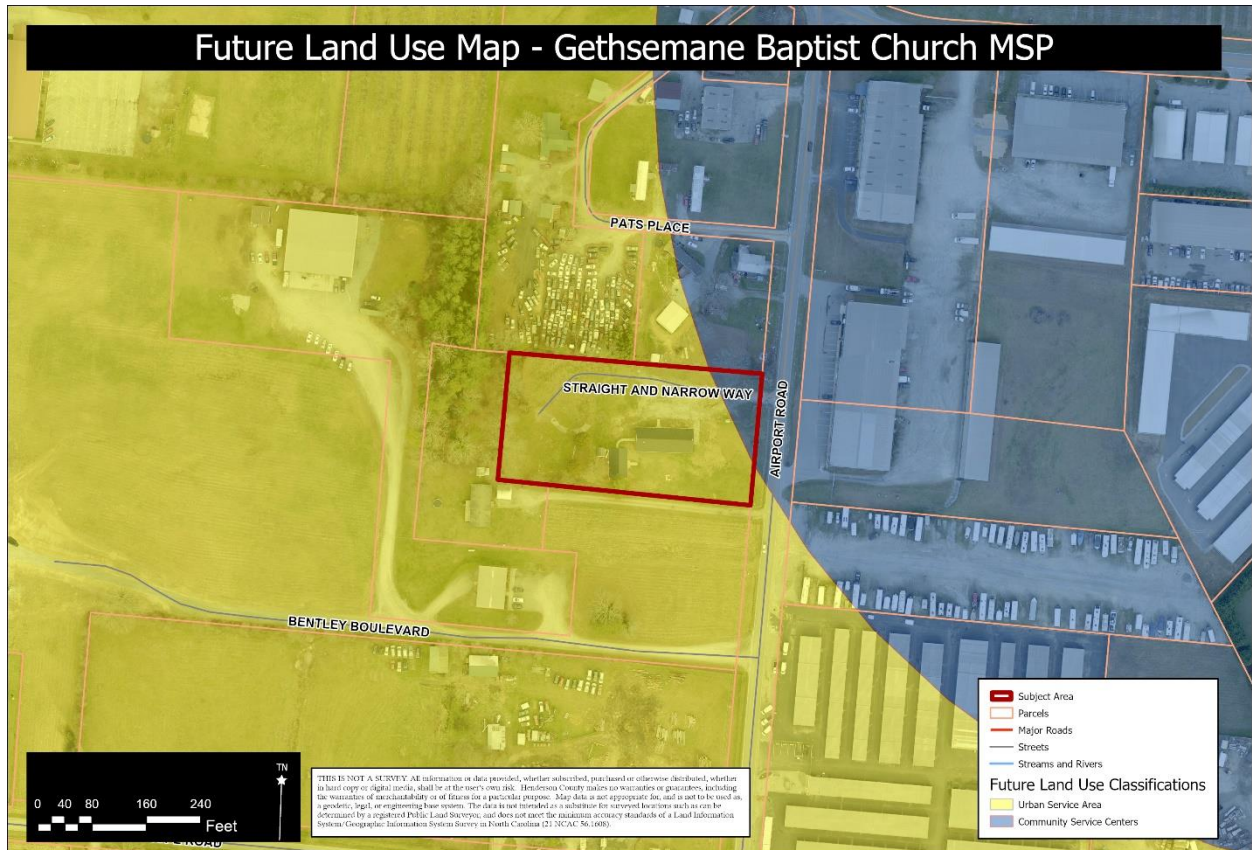
The following is a description of the patterns of development envisioned within the USA:

1. 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.
2. Growth and development will be proactively managed through extensive planning. Much of the USA falls within municipal planning jurisdictions and will be managed by those jurisdictions. Land use planning for areas falling within the County’s jurisdiction should be comparable and compatible in its approach and intensity with planning conducted within the various municipal jurisdictions.
3. **Community Service Centers:** “Community Service Centers are intended to be intensive, efficient, defined concentrations of mixed services that meet the needs of the surrounding community and defined service areas. Community Service Centers are appropriate for a mixture of commercial uses scaled to the service area in question; residential uses of varying densities depending upon available services; and Community Facilities such as schools, parks, community centers, and other similar Community Facilities. The mixture and intensity of land uses contained within Community Service Centers are intended to be appropriate within the context of the



surrounding community and intended service area. Community Service Centers should also be properly controlled by appropriate aesthetic standards, access management standards, and other appropriate development control measures.”

**Map E: CCP Future Land Use Map**



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**7. Proposal:** The major site plan proposal includes the follow elements:

- Add two 16’x60’ Mobile Classrooms
- Utilize existing parking and utilities



8. Photographs

SE Eagle Self Storage



N along Airport Rd Sign/Entrance





W Church/Classrooms



W New modular classroom location

