

REQUEST FOR COMMITTEE ACTION
HENDERSON COUNTY
TECHNICAL REVIEW COMMITTEE

MEETING: March 5, 2024

SUBJECT: Major Site Plan Review Gray Parking Lot for Fee

PRESENTER: Matt Champion, Zoning Administrator

ATTACHMENTS: Staff Report

SUMMARY OF REQUEST: Parking Garage or Lot (Requiring Payment) SR 7.12

Suggested Motion: I move that the TRC approve/deny the major site plan for Gary Parking Lot for Fee



Henderson County, North Carolina Code Enforcement Services

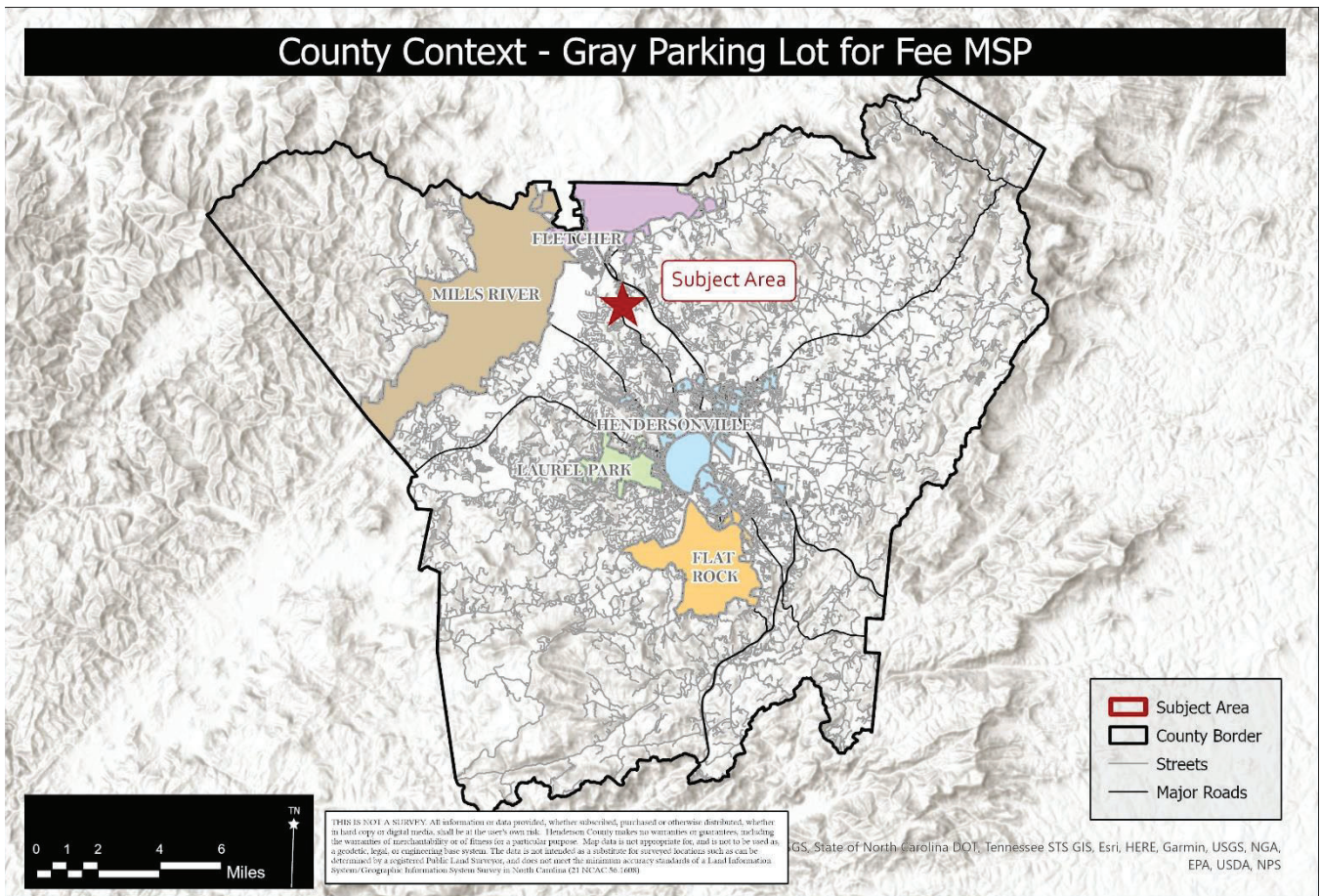
1. **Committee Request**

- 1.1. **Applicant:** Ronnie Pete Gray (Agent: Shane Laughter)
- 1.2. **Request:** Major Site Plan Approval
- 1.3. **PINs:** 9651-54-5337 & 9651-44-8562
- 1.4. **Size:** 9.6 acres +/-
- 1.5. **Location:** The subject area is located at the intersection of Rugby Dr (SR 1417) and Asheville Hwy (US25).
- 1.6. **Supplemental Requirements:**

SR 7.12. Parking Garage or Lot (requiring payment)

- (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) Structure. A parking garage shall not exceed five (5) (above ground) levels.
- (4) Perimeter Setback. Twenty-five (25) feet.
- (5) Perimeter Buffer. A minimum of a *Buffer B1* shall be required for a parking garage (see §42-181 (Screen Classification)).

Map A: County Context



Property Owner: Ronnie Gray Agent: Shane Laughter
 Approximate Acreage: 9.6 Acres PINs: 9651-54-5337 & 9651-44-8562
 Current Zoning: Regional Commercial (RC)



2. History & Characteristics:

- 2.1. **Current Property Owners:** The subject area was put in the current property owners name, Ronnie and Connie Gray, on November 11, 2023.
- 2.2. **Former Property Owners:** The subject area was previously listed to RC Gray Enterprise, Inc.
- 2.3. **Natural Resources:**
 - 2.3.1. **Streams:** The subject area's northeast boundary runs along Mud Creek. The subject area is partially encumbered within a Flood Hazard Area and Floodway.
 - 2.3.2. **Slopes:** The subject area primarily contains 3.94 acres of slopes between 0% to 16%, 1.78 acres of slopes between 16% and 25%, and 1.98 acres of slopes between 25% to 60%.

Map B: Aerial Map



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3. Current Conditions

3.1 Current Use: The subject area currently vacant without any permanent structures. The subject area has been used primarily for a temporary storage area with tractor trailers.

3.2 Adjacent Area Uses: The property to the south of the subject area contains the existing Shepherd Memorial cemetery. The property to the west contains agricultural land with several small storage sheds utilized to maintain the property. Property to the north contains two automotive businesses, Fletcher Fire and Rescue Station 3, vacant land, and another storage area for commercial trucking and shipping equipment.

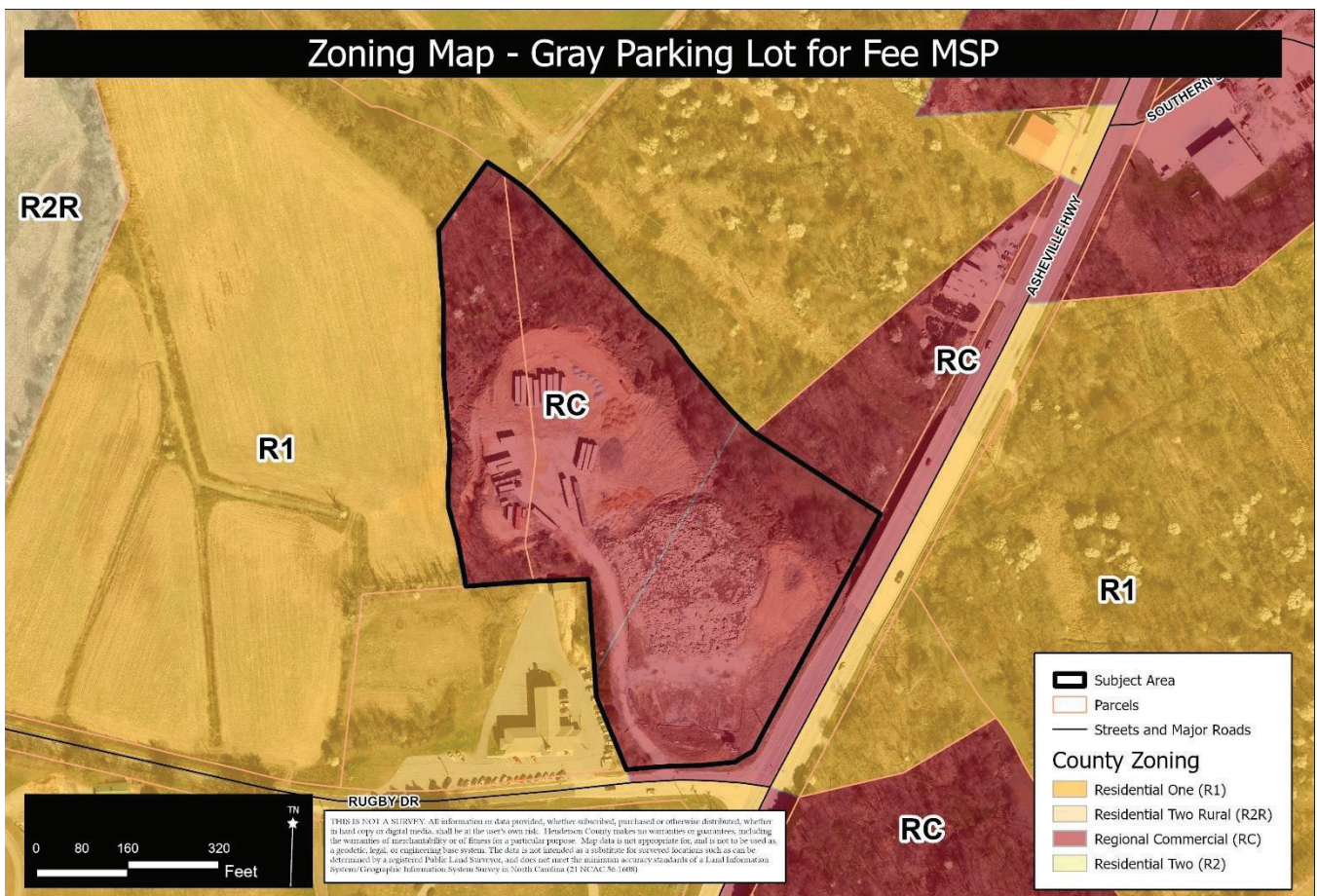
4. Current Zoning

4.1. **Subject Area Zoning:** The subject area is currently zoned Regional Commercial (RC) by Henderson County. The Board of Commissioners approved a general zoning map amendment, R-2023-04, on December 4, 2023, from Residential One (R1) to Regional Commercial (RC). The subject area was formerly split zoned.

4.2. **Adjacent Area Zoning:** The surrounding properties are zoned Residential One (R1) to the northwest, west, southwest, and east. Regional Commercial (RC) is found to the northeast and southeast of the subject area.

4.2.1. **Regional Commercial (RC):** “The purpose of the Regional Commercial (RC) zoning district is to foster orderly growth where the principal use of land is commercial. 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 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 the local, community, and regional level; (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. This general use district is meant to be utilized in areas designated as Urban (USA) in the Comprehensive Plan.” Residential density in Regional Commercial is sixteen (16) units per acre with a maximum impervious surface allowance of 80% (LDC §42-28).

Map C: Current Zoning



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- 5. **Floodplain /Watershed Protection** Portions of the subject area are encumbered by the 100-year and 500-year flood hazard areas as well as the floodway. Mud Creek is located north along both parcels included in this zoning map amendment application. Any future development on either parcel would require a floodplain development permit. The property is not in a Water Supply Watershed district.

Map D: Utilities Map



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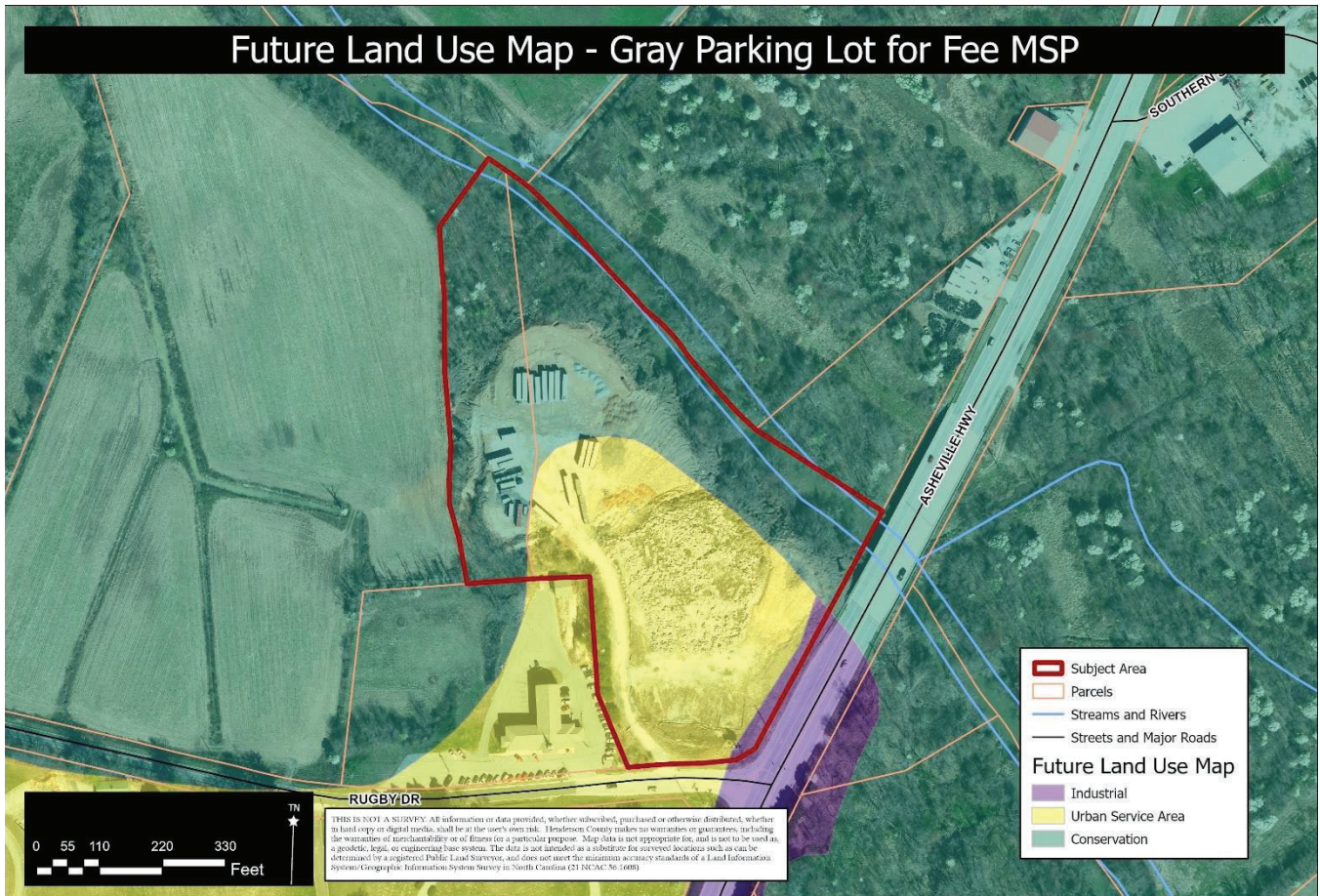


- 6. **Water and Sewer** The applicant is not proposing any connections to the City of Hendersonville public water or a private septic to serve this property.

Public Water: Yes

Public Sewer: No

Map E: CCP Future Land Use Map



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7. Staff Comments

Henderson County Comprehensive Plan (CCP): The CCP Future Land Use Map places the Subject Area in the Urban Services Area, Industrial, and Conservation Area classifications.

- a. **Urban Services Area:** “The USA will contain virtually all existing and future industrial development and will be the focus of future economic development activities. Industrial development will exist within predefined zoning districts whose standards and configuration are in keeping with the surrounding community.” (CCP, Pg. 133)
- b. **Conservation Areas:** The CCP shows the subject area is within a Conservation Area. The CCP states “This category includes land areas that are intended to remain largely in their natural state, with only limited development. Such areas should be targeted for protection through regulations and incentives Conservation areas are lands that generally exhibit any of the following characteristics: 1. Sensitive natural areas such as steep slopes, floodplains, major wetlands, forest reserves and wildlife conservation areas, and key watersheds 2. Areas of historic and archeological significance 3. Local, state or federally managed natural areas 4. Areas managed for agricultural, or forestry land uses 5. Other areas yet to be defined” (CCP, pg. 138)
- c. **Industrial:** The CCP states that, “Most defined industrial areas should lie within the Urban Services Area, and in other areas on a very limited basis. Most industrial uses

should be segregated from other uses except for Regional Commercial uses. Industrial areas depicted on Map #24, Future Land Use Map are derived from existing industrial zoning districts, as well as from those area depicted upon Map #8, “Committee of 100” Recommended Industrial Development Zones.” (CCP, Pg. 140).

8. **Proposal** The applicant is proposing to legally establish a parking lot requiring fee for tractor trailers. The subject area currently contains an existing driveway cut off Rugby Dr, a long gravel driveway, and an existing gravel parking area. The major site plan does not show any increases to the existing limits of impervious surfaces or any new areas of disturbance. As part of the application, the subject area will be recombined to create a new 9.60-acre parcel as shown on the major site plan.

9. **Landscaping & Buffering Requirements**

- 9.1. **Parking area landscaping** is required for new parking areas with 10 or more dedicated parking spaces. The parking area standards requires 1 small or large deciduous tree for every 5 parking spaces. Additionally, when no buffer is required along the property lines and parking is proposed within 20’ of a property line, a planting strip is required. The planting strip is a minimum of 10’ in width and shall contain 2 small or large deciduous or evergreen trees per 100 linear feet.
- 9.2. Buffers will be required depending on the level of vegetation removed from the subject area. If there is not sufficient vegetation on the leased area to satisfy the buffering requirement, a B1 Buffer is required. A B1 Buffer consists of 1 large and 2 small deciduous trees or 2 larger and 6 small evergreen trees. The B1 Buffer width is 20’. No B1 Buffer is required along the subject area boundaries that are adjacent to Regional Commercial (RC).

10. Oblique Aerial Photos

View from East



View from North



View from South



View from West



