

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: TRC 10-1-24 & ZBA 10-30-24

SUBJECT: **SUP-24-07**

PRESENTER: **Matt Champion**

ATTACHMENTS: **Staff Report**

SUMMARY OF REQUEST: **Horse Shoe Community Church Special Use Permit Application
for an Electronic Messaging Sign**

SUGGESTED MOTION:

I recommend forwarding the Special Use Permit to the Zoning Board of Adjustment



Henderson County, North Carolina Code Enforcement Services

1. Committee Request

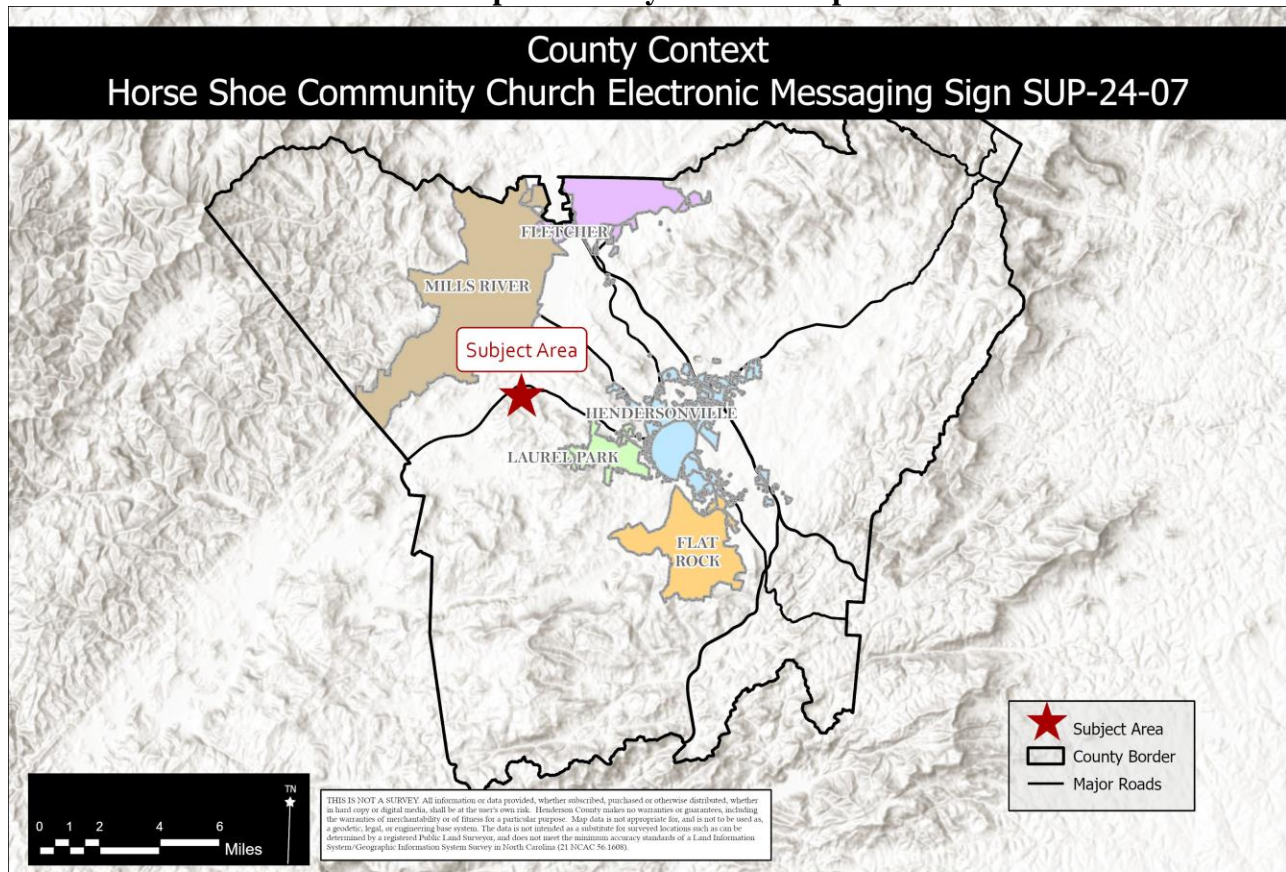
- 1.1. **Applicant:** Moss Sign Company (Sherri Moss)
- 1.2. **Request:** Special Use Permit SUP-24-07
- 1.3. **PIN:** 9539-99-2067
- 1.4. **Size:** 2.98 acres +/-
- 1.5. **Location:** 1 Banner Farm Rd
- 1.6. **Supplemental Requirements:**

§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: County Context Map



Property Owner: Horse Shoe Community Church Applicant: Sherri Moss
Assessed Acreage: 2.98 Acres PIN: 9539-99-2067
Current Zoning: Residential Two Rural (R2R)



Map B: Aerial Map



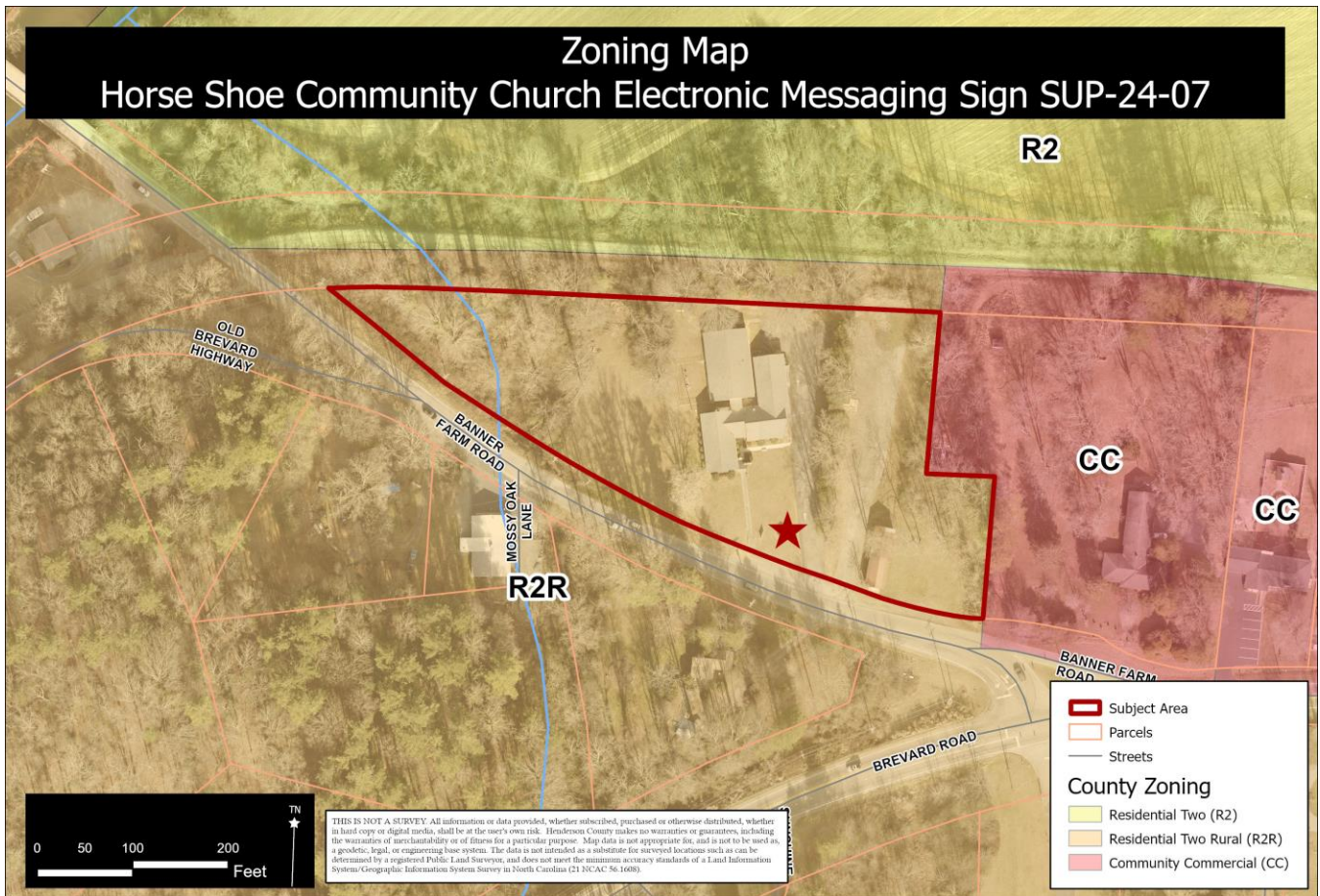
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2. Current Conditions

- 2.1. **Current Use:** The subject area is currently as a religious institution with a small retail structure. The church was constructed in 1970 and is approximately 8,588SQFT and is currently occupied by Horse Shoe Community Church. The existing retail structure was built in 1940 and is approximately 1,140SQFT. There are two existing monument signs on the subject area located adjacent to Banner Farm Rd (SR 1314).
- 2.2. **Adjacent Area Uses:** There are residential uses and commercial uses adjacent to the subject area across Banner Farm Rd. The property located east of the subject area received special use permit approval (SUP-24-03) to operate a small motor vehicle sales lot. More commercial uses are located further east from the subject area. The future Ecusta Rails to Trails corridor is located north of the subject area. Agricultural uses are also located north of the subject area.

Map C: Zoning Map



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3. Existing Zoning

- 3.1. **Subject Area Zoning:** The subject area is currently zoned Residential Two Rural (R2R) by Henderson County.
- 3.1 **Residential Two Rural (R2R) Zoning District:** The purpose of Residential District Two Rural (R2R) is to foster orderly growth where the *principal use* of land is residential. The intent of this district is to allow for low to medium density *residential development* and rural commercial and light industrial development consistent with the recommendations of the *Comprehensive Plan*. This general *use district* is typically meant to be utilized outside areas designated as Utility Service Area (USA) in the *Comprehensive Plan*. (LDC §42-29)
- 3.2. **Surrounding Zoning:** Property to the south and west is also zoned Residential Two Rural (R2R). Property to the north is zoned Residential Two (R2). Property to the east is zoned Community Commercial (CC).

Map D: 2045 Future Land Use Map



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4. **2045 Comprehensive Plan Compatibility** The 2045 Comprehensive Plan Future Land Use Map identifies the subject area as being in a Neighborhood Anchor character area (See Map D).
 - a. **Neighborhood Anchor:** From Part 2 page 45, “Neighborhood Anchors are small concentrations of commercial, residential, and civic uses in more rural areas centered around structural anchors like schools, churches, and/or crossroads. These areas typically follow a development pattern where commercial uses are clustered directly adjacent to a crossroads, surrounded by residential development and agricultural uses. Developments that accommodate the ability to live, work, and play without commuting, are encouraged here.
 - i. **Where:** Typically found at intersections of State Roads or thoroughfares
 - ii. **Uses:** Small services and retail, churches, fuel stations, light industry, mix of residential types including small-scale multi-family
 - iii. **Utility Access:** Utilities are typically not necessary due to the small-scale of development, but may be necessary for some development types
5. **Floodplain /Watershed Protection** The property is encumbered by the 100-year flood hazard area and 500-year flood hazard area. The French Broad River is located northeastern of the

Horse Shoe Community Church Electronic Messaging Sign

subject area. The existing signs and future sign are located outside of the flood hazard area. The subject area is not located within a water supply watershed district.

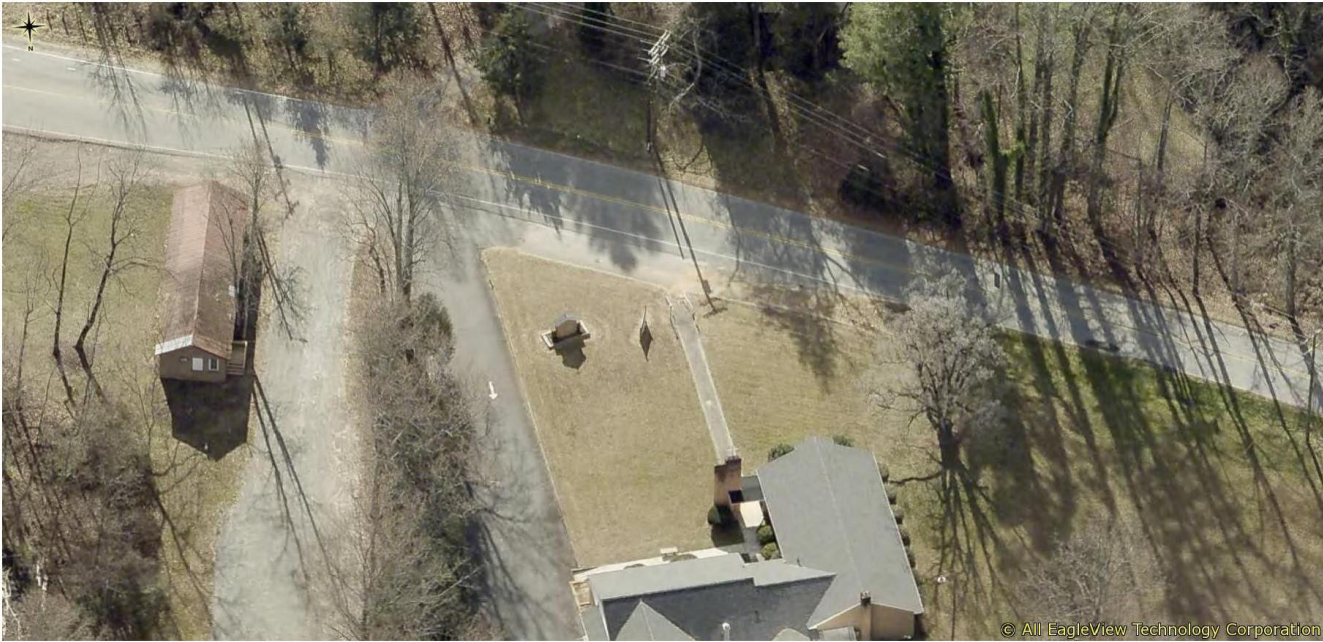
6. **Water and Sewer** The subject area is within proximity to City of Hendersonville public water, but no public sewer. The structure indicated on this application does not require water or sewer.
7. **Proposal** The applicant is proposing to replace the existing sign with a new electronic messaging sign. The new electronic messaging sign will be double sided and approximately 95” tall and 75” wide. The top of the sign will include a 20”x 72” non-messaging portion of the sign identifying the name of the religious institution. The electronic messaging portion of the sign is shown as 36”x 72”. The location of the new sign will be in the same location as the existing sign.
8. **Staff Recommendations** Staff’s position currently, under the guidelines of current plans, policies and studies, is to forward the Special Use Permit to the ZBA.
9. **Oblique Photographs**

View from East



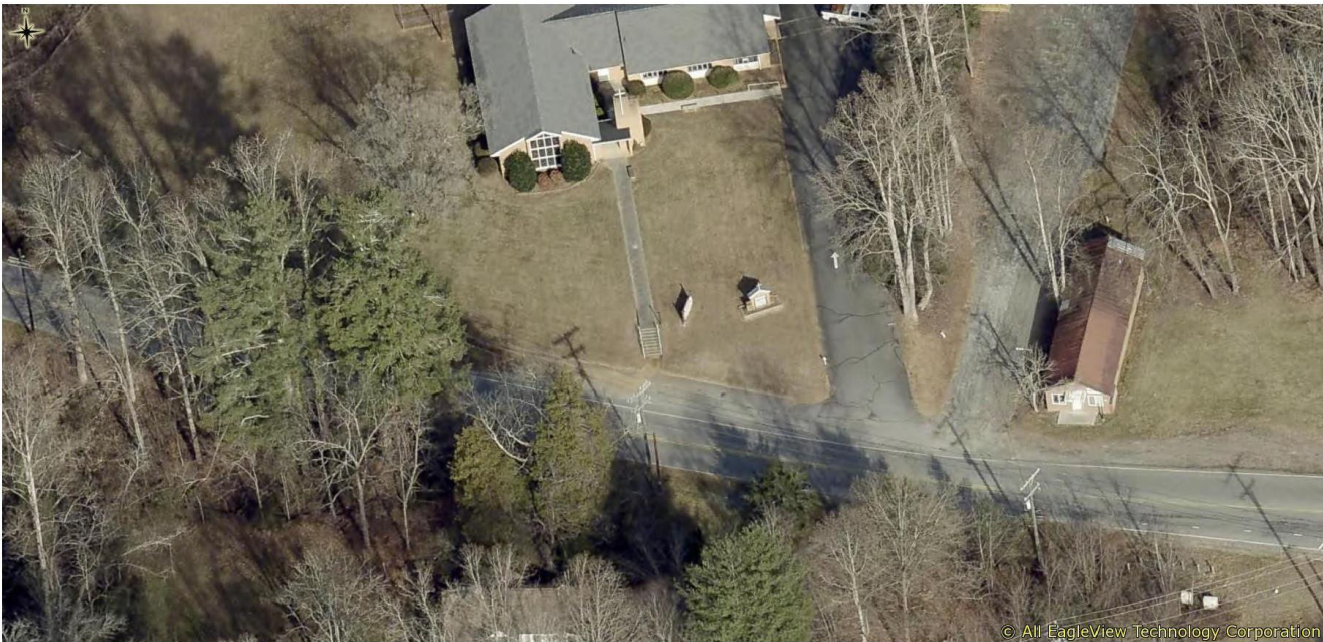
01/05/2024

View from North



01/05/2024

View from South



01/05/2024

Horse Shoe Community Church Electronic Messaging Sign
View from West



01/05/2024

HENDERSON COUNTY
SPECIAL USE PERMIT APPLICATION FORM

GENERAL INFORMATION

Date of Application: 9-9-24
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: Sign Permit SR #: _____
Existing Structures or Uses on property: Sign on Site Plan
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: 9539992067 Deed Book/Page: 4106⁻⁴³⁹ Tract Size (Acres): 2.98
Zoning District: R-2R Fire District: etowha Watershed: yes Floodplain: yes
Location of property to be developed: + Horseshoe
adjacent to Rd souther Border

CONTACT INFORMATION

Property Owner: Church
Name: Horse Shoe Community Phone: 828-891-2917
Address: 3 Banner Farm City, State, and Zip: Horse Shoe NC 28742
Applicant: Sherrri Moss Phone: 828-299-7766

Address: PO Box 5099 City, State, and Zip: Asheville NC 28813 Application No. _____

Agent:

Name: _____ Phone: _____
Address: _____ City, State, and Zip: _____
Agent Form (Circle One): Yes No

Plan Preparer:

Name: Sherrin Moss Phone: 828-299-7766
Address: PO Box 5099 City, State, and Zip: Asheville NC 28813

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 use of this sign + the material that is used will not endanger the public. There are lots of signs in this area + elsewhere that do not cause any harm.
- B. General Requirement #2. The use will not substantially injure the value of property or improvements in the area.
The sign will not injure the value of the property. If anything it will increase the value of the property.
- C. General Requirement #3. The use will be in harmony with the surrounding area.
yes it will be in harmony
LED sign / not endangering anything
This sign will let travelers know that this is a church.

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.
We will abide by all statutes + regulations on local + State + Fed. levels
- 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 any municipality of the County.
We fully expect to comply with + also work with the municipalities in the county to support the goals that this intends to abide to.

- 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.

NO NOISE
 These signs do not smell or glare.
 These digital signs do not make any noise

- 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.

No. This is a sign for ID only.

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).

According to the site plan provided
 it is not on any right of way.

- b. Off-street parking and loading areas.

N/A

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

power is already available at the
 location where sign is being installed.

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

N/A

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

The sign is 95" high x 75" wide. Please see
 drawings & specs. The sign will partially be
 digital, operated within the church.

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

Sherri Moss

Print Applicant (Owner or Agent)

Sherri Moss
 Signature Applicant (Owner or Agent)

9-9-24

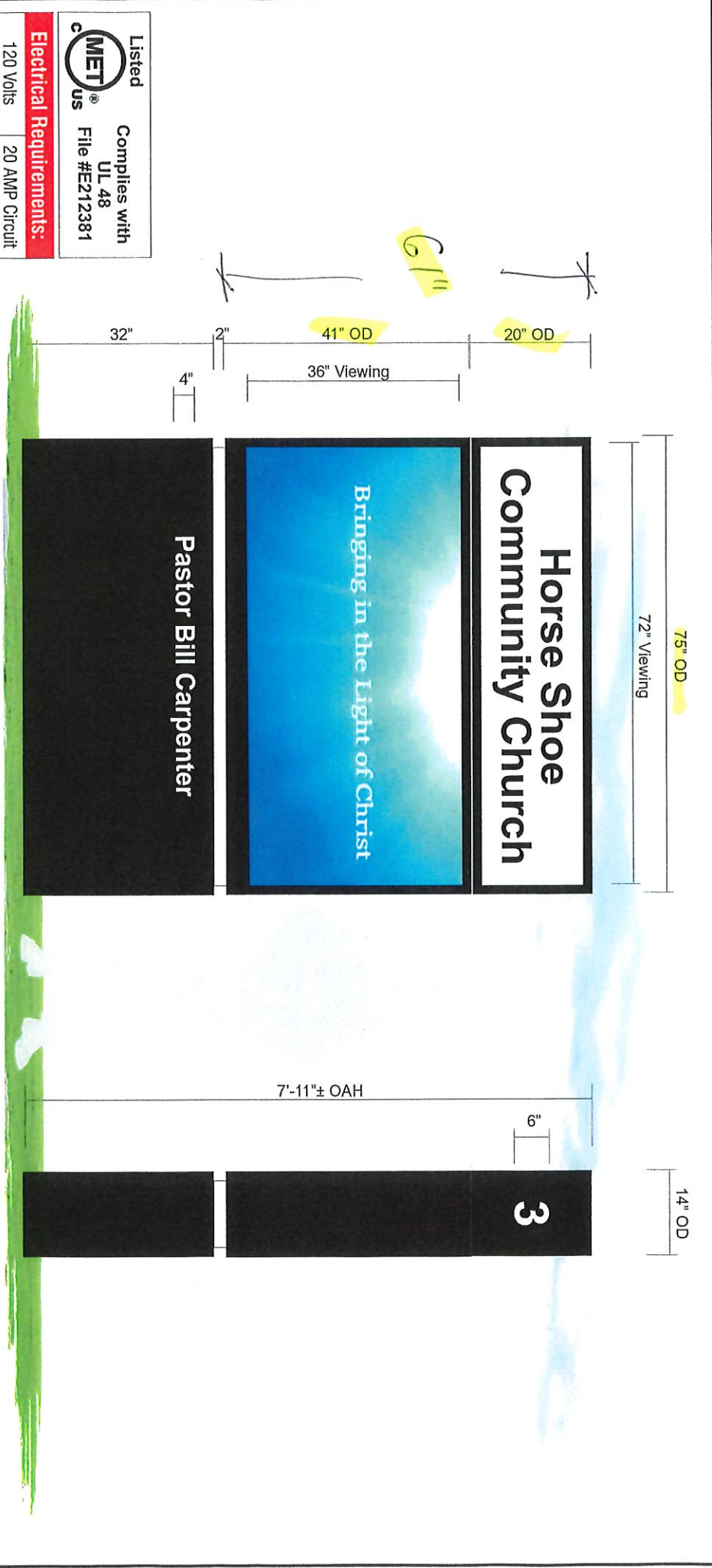
Date

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: _____



Listed
MET
 cMET
 us
 Complies with
 UL 48
 File #E212381

Electrical Requirements:
 120 Volts
 20 AMP Circuit

ELECTRICAL NOTE: IT IS THE BUYERS RESPONSIBILITY TO PROVIDE 120V PRIMARY ELECTRICAL SERVICE WITH DEDICATED 20A CIRCUIT(S), INCLUDING GROUND WIRING DIRECTLY FROM PANEL, BOX AND FINAL HOOK UP TO THE SIGN. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE (NEC) AND/OR OTHER APPLICABLE CODES. THIS INCLUDES PROPER GROUNDING AND BONDING INSTALLATION TO MEET N.E.C., U.L. AND LOCAL CODES.

COLOR NOTE: DUE TO VARIATIONS IN MONITORS ACTUAL FINISH COLORS MAY VARY UNLESS PANTONE COLOR VALUES ARE SPECIFIED

COLOR SCHEDULE	
PANTONE / PAINT / VINYL	
Black	
White	

1 FRONT VIEW 61" h X 75" w = 31.77 SF
 Scale: 1/2" = 1'-0"

2 SIDE VIEW
 Scale: 1/2" = 1'-0"

SPECIFICATIONS - SCOPE OF WORK:
 Furnish and Install Qty: (1) watchfire 10mm RGB Display: 3ft 5in H x 6ft 3in L x 5in D
 Communications: 4G Wireless w/ Life-of-sign Cellular Data Plan
Viewing Area: 3ft H x 6ft L - Double Face Slim Twinpak

NOTE: 120 Volt 30.0 amps Single Phase Service Required by the Owner / Buyer
 Furnish and Install Qty: (1) 20"x75"x14" Electric Sign Cabinet Double Face - Black finish
 7328 White Acrylic flat faces with Opaque Black Vinyl - 1st surface applie24
 Furnish and Install (1) 32"x75"x14" Aluminum Pole Cover and End Covers - Black finish
 Furnish and Install (1) 2"x72"x11" Aluminum Reveal - White finish



MOSS SIGN CO.
 THE SIGN COMPANY
 MossSignCompany.com
 526 Swannanoa River Rd
 Asheville, NC 28805
 Office: 828.299.7766
 Mobile: 828.443.0444



DATE	DRAWING	REV	PROJECT ADDRESS	DATE
02-10-2024	1	0	3 Banner Farm Rd, Horse Shoe, NC 28742	8/22/24
CLIENT	SALES SA	DESIGN AS	PROJECT APPROVAL	DATE
Horse Shoe Community Church	SA	AS	Client Approval	8/22/24
FILE	SHEET		LANDLORD APPROVAL	
021024 Horse Shoe Community Church.cdr	1 OF 1		As Above	

SITE PLAN - 3 Banner Farm Rd. Horse Shoe, NC 28742



20m
1 Results 100ft



35.343568, -82.557452

Map Tips
 Parcels

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CUMMINGS MEMORIAL
METHODIST CHURCH
(2.98A)

2067

(329)

(2.24A)

6904

4319

6947

7972

9940

(1.17A)

1746

(1.93A)

1 Results 20m 100ft