

REQUEST FOR BOARD ACTION
HENDERSON COUNTY
Technical Review Committee

MEETING DATE: February 19th TRC & February 27th ZBA

SUBJECT: Special Use Permit for Outdoor Storage

PRESENTER: Toby Linville, Code Enforcement Services Director

ATTACHMENTS:

1. Staff Report
2. Photographs
3. Site Plan

SUMMARY OF REQUEST:

Major site plan review and special use permit for Outdoor Storage

Suggested Motion:

I move to approve the major site plan for Pittillo Outdoor Storage

I recommend forwarding SUP-19-02 to the Henderson County Zoning Board of Adjustment for further review.

In order to grant a special use permit the use must:

- a. Not materially endanger the public health, safety or welfare;
- b. Not substantially injure the value of property or improvements in the area; and
- c. Be in harmony with the surrounding area.



Henderson County, North Carolina Code Enforcement Services

1. Board Request

- 1.1. **Applicant:** Turf Mountain Sod dba Mountain Storage
- 1.2. **Request:** Outdoor Storage >5000sqft
- 1.3. **PIN:** 9680897215
- 1.4. **Size:** 4.08 acres +/-
- 1.5. **Location:** The subject area is located off Chimney Rock Rd behind 3249
- 1.6. **Supplemental Requirements:**

SR 2.10. Outdoor Storage greater than 5,000 square feet

- (1) Locational Requirements. Storage areas shall not be placed in a *front yard*.
- (2) Screening. Screen Class Three (3) or Four (4) shall be provided consistent with the requirements of §42-182 (Screen Classification).

C. Screen Class Three (3). A fence or wall constructed with a minimum height of six (6) feet, that is at least 75 percent *opaque*, where all spaces are evenly distributed, and with the finished side of the fence facing the adjacent property or *road*. Fences longer than 20 linear feet shall be landscaped with: a row of *shrubs* spaced a maximum of ten (10) feet apart, or a row of *evergreen trees* planted no more than 15 feet apart (see Figure 5D).

D. Screen Class Four (4). A fence or wall constructed with a minimum height of eight (8) feet designed to facilitate the movement of maintenance and emergency response equipment to and from the proposed site. Gates should be secured at all times (unless for maintenance, inspection, or other unforeseen instances) following the completion of construction. Fencing may be in common with other *existing uses* on site. Fences longer than 20 linear feet shall be landscaped (excluding the gate area) with: a continuous hedge of *evergreen shrubs* planted in a five (5) foot strip spaced a maximum of eight (8) feet apart. The *Zoning Administrator* may require additional *screening* to minimize adverse impacts of ground level lighting (where installed) (see Figure 5E).

Map A: Aerial Photo/Pictometry



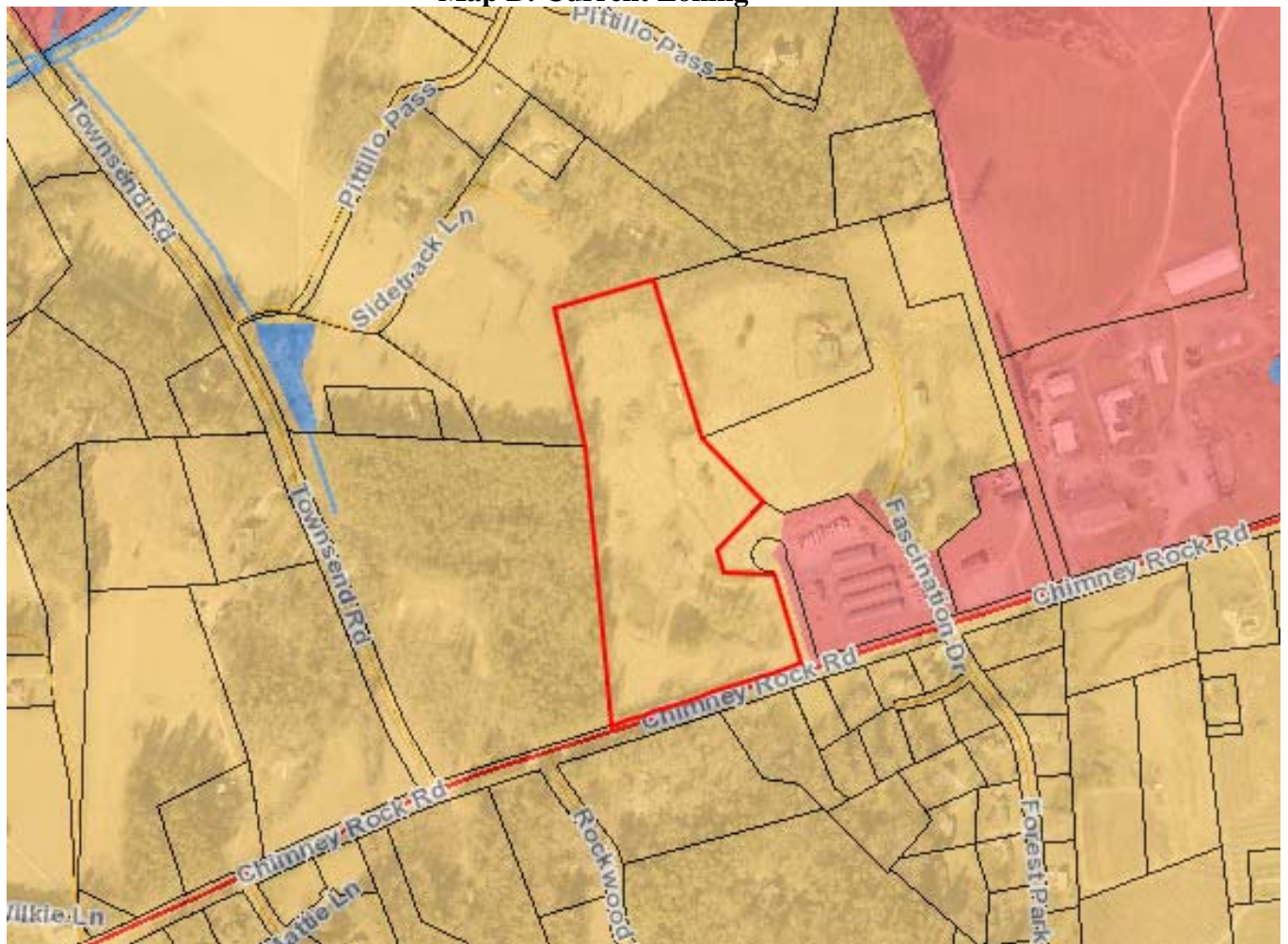
2. **Current Conditions**

2.1 Current Use: This parcel is currently vacant.

2.2 Adjacent Area Uses: The surrounding properties consist of residential and agricultural uses.

2.3 Zoning: The surrounding property is zoned Residential Two Rural (R2R) and Local Commercial (LC).

Map B: Current Zoning



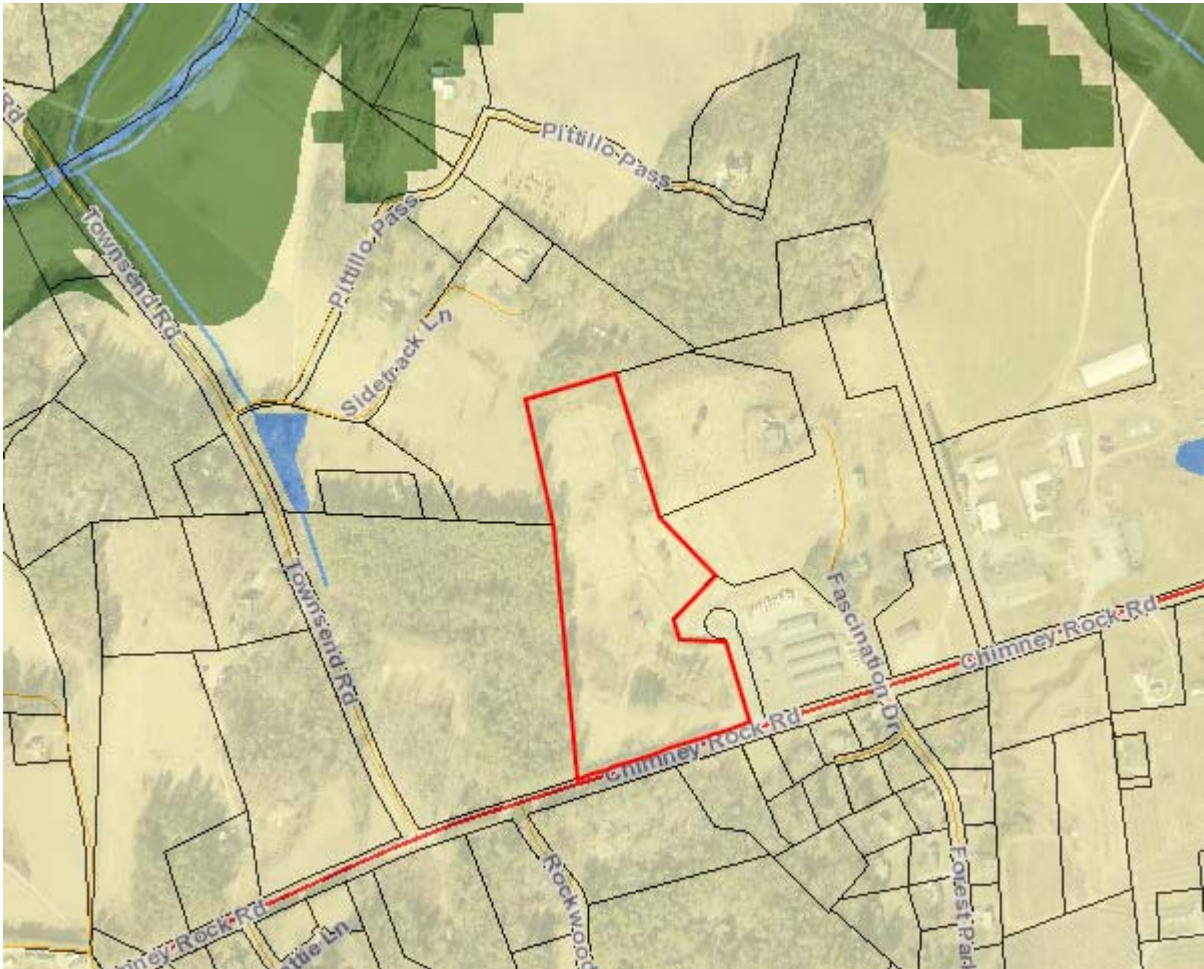
3. **Floodplain /Watershed Protection** The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.

4. **Water and Sewer** Public water is available to this property.

Public Water: City of Hendersonville

Public Sewer: N/A

Map C: CCP Future Land Use Map



5. Staff Comments

The 2020 CCP: The CCP Future Land Use Map places the Subject Area in the Rural/Urban Transition Area. The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:

The RTA is currently rural in character, with existing pockets of limited higher density residential and commercial development. Slopes vary across the RTA, although the area can be considered generally developable. The primary factor preventing urban development in the RTA is the absence of sewer and water service. The RTA will continue to experience extensive development over the operational timeframe of this Comprehensive Plan.

6. Staff Recommendations

TRC approved the major site plan with the following conditions:

- NCDOT Permit not required
- Public Water available
- Complete Stormwater Permit

7. Photographs



 **Mountain**
STORAGE
828.685.2893



02.01.2019 14:52



02.01.2019 14:52



02.01.2019 14:54

**HENDERSON COUNTY
SPECIAL USE PERMIT APPLICATION FORM**

GENERAL INFORMATION

Date of Application: 1-31-19
Previously Submitted (Circle One): Yes No
Date of Pre-Application Conference: 1-15-19
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: R V and Camper Storage SR #: _____
Existing Structures or Uses on property: shipping containers, abandoned agricultural equipment and agricultural field
Road System (Circle): Public Private
Water System (Circle): H/A Individual Community Public (Municipal or County)
Sewer System (Circle): H/A 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: TBD: a part of parcel 9680897215 Deed Book/Page: TBD Tract Size (Acres): 4.07
Zoning District: R2R Fire District: Edneyville Watershed: _____ Floodplain: No
Location of property to be developed: (actual address & street number TBD upon recording of deed)

Property is physically located behind the 3257 Chimney Rock Road property.

CONTACT INFORMATION

Property Owner:
Name: Turf Mountain Sod dba Mountain Storage Phone: 828-685-3642
Address: 3249 Chimney Rock Road City, State, and Zip: Hendersonville, NC 28792
Applicant:
Name: Linda P. Bradley, Fred W. Pittillo Phone: 828-606-4760 (Linda), 828-606-7188 (Fred)

Address: 3249 Chimney Rock Rd. City, State, and Zip: Hendersonville, NC 28792 Application No. _____

Agent:

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

Plan Preparer:

Name: Clay Mooney Phone: 828-277-7410
Address: 1293 Hendersonville Rd. Ste. 21 City, State, and Zip: Asheville, NC 28803

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 proposed RV Storage use will not materially endanger the public health safety or welfare due to the fact that it will be accessed from an existing curb cut on Chimney Rock Rd., stormwater runoff will be conveyed to a permanent infiltration basin to be approved by Henderson County. In addition, the proposed use is listed as an allowed use within the R2R use District through the Special Use Permit process.

B. General Requirement #2. The use will not substantially injure the value of property or improvements in the area.
Previously the site was occupied by old and rusty shipping storage containers, miscellaneous junk and debris piles and an agricultural field. The proposed RV and Camper Storage use will eliminate the unsightly shipping containers, miscellaneous junk and debris piles and it will be surrounded by a six foot high opaque security fence and gate and buffered with evergreen trees planted around the perimeter at 15 feet apart. Additional supplemental plantings are proposed to buffer the driveway and Chimney Road.

C. General Requirement #3. The use will be in harmony with the surrounding area.
The access drive to the site will utilize the same driveway off of Chimney Rock Rd. (Old US 64) and will be adjacent to the existing Mountain Storage facility. The proposed opaque fence, evergreen screen planting material and supplemental plantings will minimize and soften the visual impact of the project on the surrounding area.

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.
Grading, erosion and stormwater control will be permitted through Henderson County. Compliance with the applicable local requirements and statutes will be demonstrated through the projects submittal and subsequent review as required by the Special Use Permit application process.

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 nay municipality of the County.
The proposed RV Storage use is a minimal traffic generator projector. In addition, the proposed development will utilize an existing driveway access off of Chimney Rock Rd (Old US 64).

- 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.

The proposed RV Storage use will generate minimal daily traffic entering and exiting the facility. Likewise, dust generation should not be an issue due to the nature of the facility and the slow speeds required to access & navigate the facility. There will not be any noxious odors as no gray water flushing and holding tank facilities are being provided. The evergreen screening plant materials and additional supplemental plantings will also mitigate glare and dust.

- 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 wetlands, endangered/threatened species, archeological sites, historic preservation sites or unique sites are impacted as a result of this project. The stormwater runoff from the project is designed to be controlled by an infiltration basin which will reintroduce runoff into the water table through infiltration while filtering out sediment and other potential pollutants.

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).

The proposed development will utilize an existing driveway access off of Chimney Rock Rd (Old US 64).

- b. Off-street parking and loading areas.

The purpose of the project is to provide a safe and secure location for the parking and storage of RV's and campers.

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

No water or sewer utilities are needed or are being provided for this project.

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

An evergreen buffer is being provided as required, consisting of evergreen trees planted at 15 on center spacing. Additional supplemental plantings are proposed to be provided along the western side of the driveway.

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

No structures are proposed for this project.

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

Linda P Bradley

Print Applicant (Owner or Agent)

Linda P. Bradley

Signature Applicant (Owner or Agent)

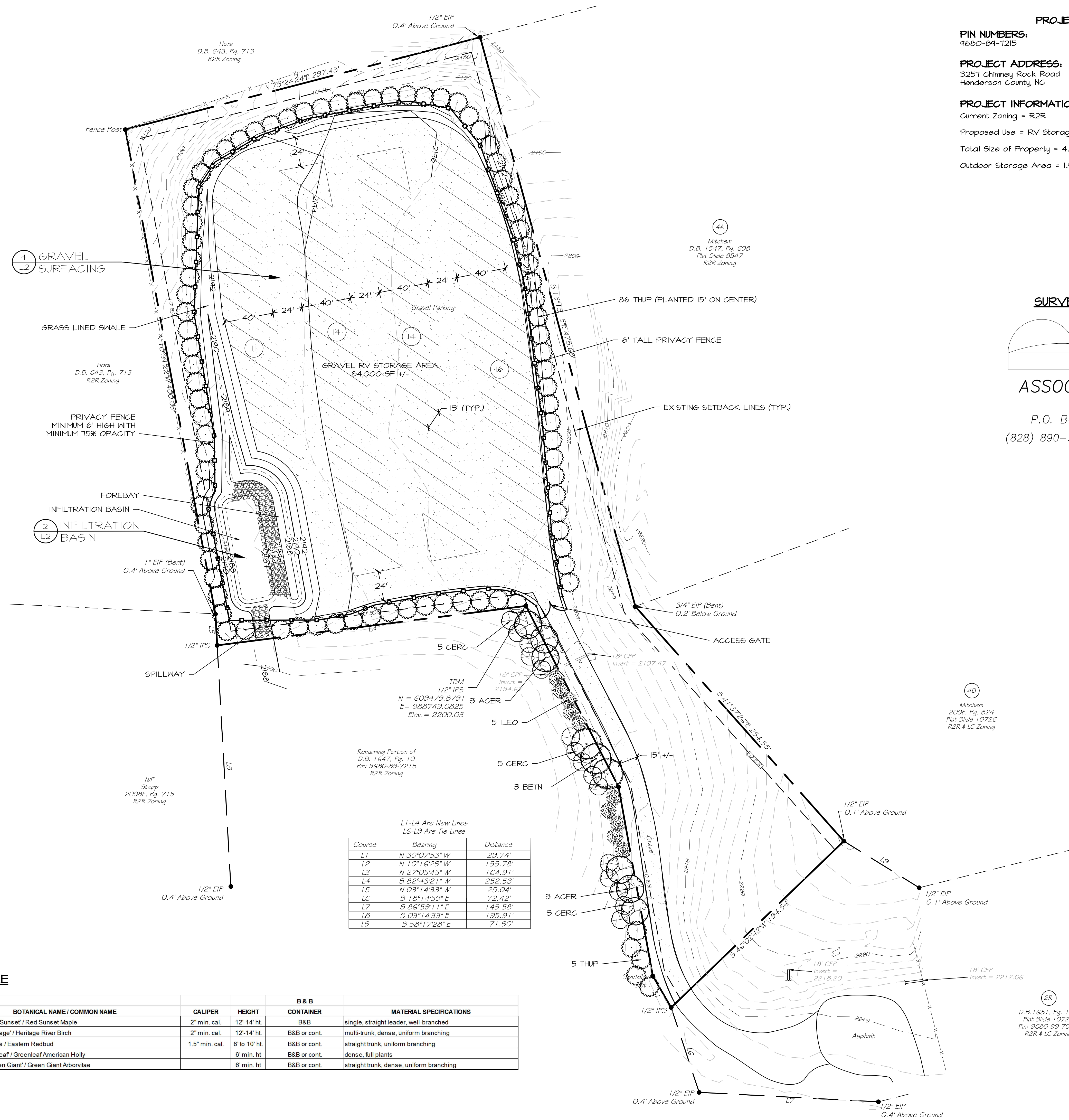
January 3, 1 2019

Date

County Use Only

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

Authority to grant the requested permit is contained in the Land Development Code, Sections: _____



PROJECT SUMMARY

PIN NUMBERS:
4680-89-1215

PROJECT ADDRESS:
3257 Chimney Rock Road
Henderson County, NC

PROJECT INFORMATION:
Current Zoning = R2R

Proposed Use = RV Storage

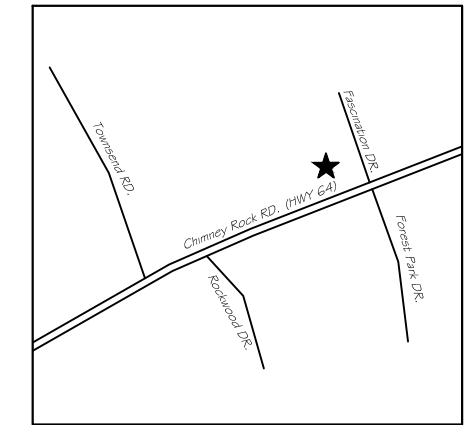
Total Size of Property = 4.076 AC +/-

Outdoor Storage Area = 1.928 AC +/-

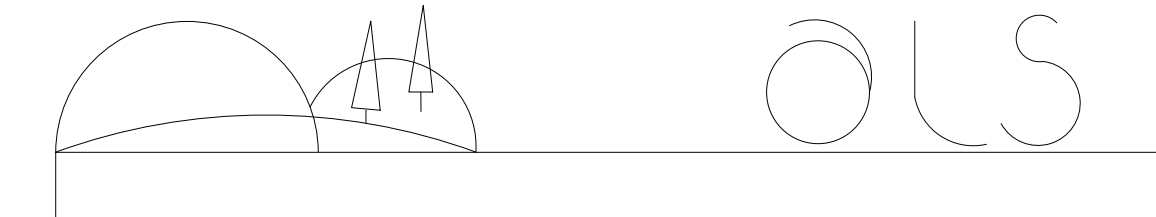
OWNER / CONTACT:
Turf Mountain Sod
178A Mountain Storage
3241 Chimney Rock Road
Hendersonville, NC 28742
(828) 685-3642

LANDSCAPE ARCHITECT:
Mr. Clay Mooney
Design Associates
1243 Hendersonville Rd.
Asheville, NC 28803
(828) 271-7410 / 271-7413 fax

VICINITY MAP



SURVEY INFORMATION PROVIDED BY:



ASSOCIATED LAND SURVEYORS

& PLANNERS PC.

P.O. BOX 578 * HORSE SHOE, NC 28742

(828) 890-3507 NC BUSINESS LICENSE NO. C-2774

1293 Hendersonville Road
Suite 21
Asheville, NC 28803
828-277-7410
Fax: 828-277-7413

DESIGN ASSOCIATES
LANDSCAPE ARCHITECTS & LAND PLANNERS



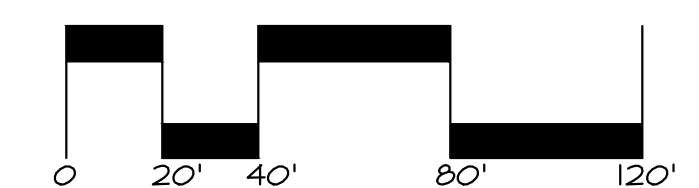
Pittillo Property
3257 Chimney Rock Road
Henderson County, NC

Site Plan

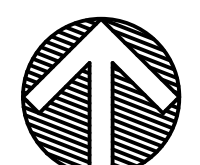
REVISIONS:
1-8-19 REVISION
1-8-19 REVISION

L1

1-8-19



SCALE: 1" = 40'



NORTH