

REQUEST FOR BOARD ACTION
HENDERSON COUNTY
Technical Review Committee

MEETING DATE: TRC 11-19-19 ZBA 12-18-19

SUBJECT: Major Site Plan Review for SUP 19-11, motor vehicle sales and leasing for Brian Moore located at 3771 Brevard Road

PRESENTER: Toby Linville, Code Enforcement Director

ATTACHMENTS:

1. Staff Report
2. Photographs
3. Site Plan

SUMMARY OF REQUEST:

Staff requests that the TRC review the application and site plan in order to provide a recommendation to the Board of Adjustment

Suggested Motion:

I move that the TRC approve the major site plan for SUP 19-11 for Brian Moore

I move that the TRC forward SUP-19-11 to the Board of Adjustment.



Henderson County, North Carolina Code Enforcement Services

1. Board Request

- 1.1. **Applicant:** Brian Moore
- 1.2. **Request:** Special Use Permit for motor vehicle sales and leasing
- 1.3. **PIN:** 9549187705
- 1.4. **Size:** 0.49 acres +/-
- 1.5. **Location:** The subject area is located at 3771 Brevard Road
- 1.6. **Supplemental Requirements**

SR 7.10. Motor Vehicle Sales or Leasing (Including automobile, motorcycle, boat and recreational sales and rental cars)

- (1) Site Plan. Major *Site Plan* required in accordance with §42-331 (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) Dust Reduction. Unpaved *roads, travel ways* and/or parking areas shall be treated to prevent dust from adverse effects to adjacent properties.

Map A: Aerial Photo/Pictometry



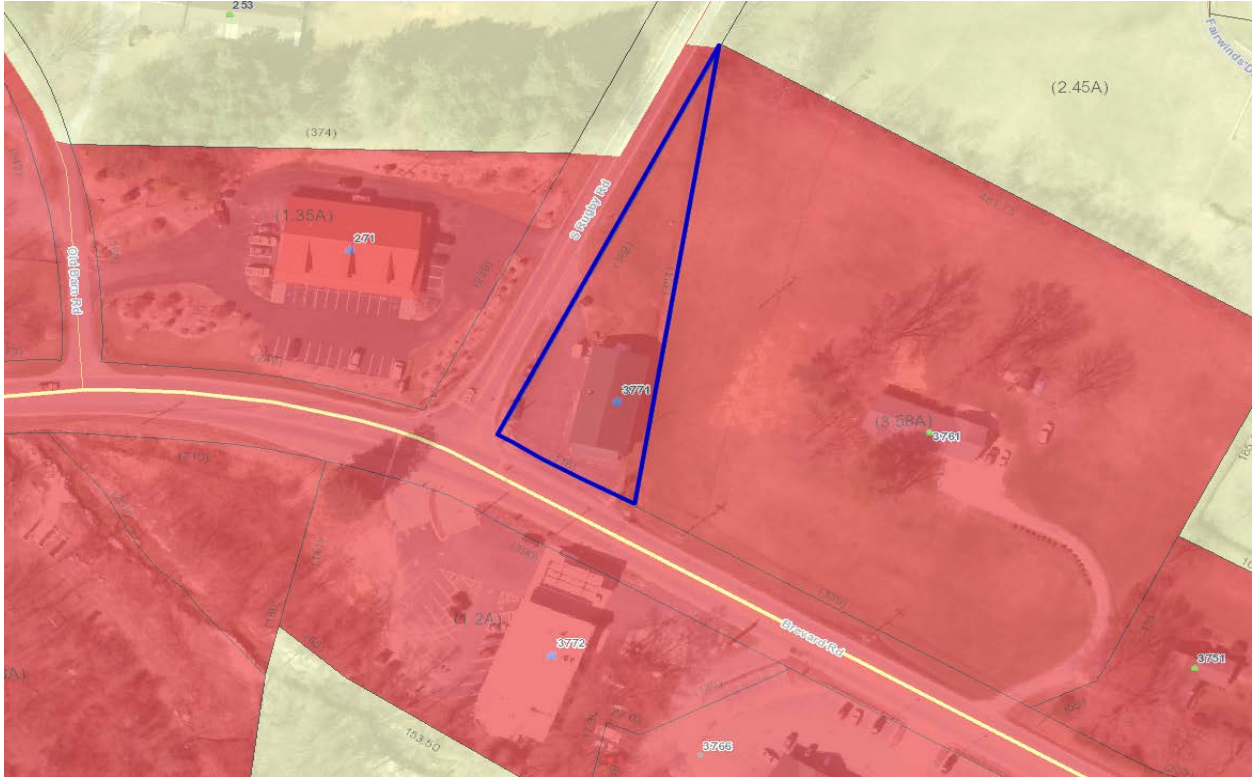
2. Current Conditions

2.1 Current Use: This parcel is currently commercial use.

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

2.3 Zoning: The surrounding properties to the north and northwest are zoned Residential 2 (R2) and to the south, east, and west are zoned Community Commercial (CC).

Map B: Current Zoning



3. Floodplain /Watershed Protection: The property is not located in a Special Flood Hazard Area. The parcel is in the Upper French Broad River WS-IV Protected Area Water Supply Watershed district.

4. Water and Sewer: This property will be served by public utilities.

Public Water: City of Hendersonville

Public Sewer: Hunters Glen Community Sewer

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 Community Service Center Area. The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:

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.

6. **Staff Recommendations**

TRC conditions: maintain curb along Brevard Rd, apply for watershed permit, apply for Change of Occupancy, apply for water service change. Staff's position at this time, under the guidelines of current plans, policies and studies, is to recommend approval of the major site plan because it is consistent with the current surrounding land uses and future land use recommendations.

7. **Photographs**



HENDERSON COUNTY
SPECIAL USE PERMIT APPLICATION FORM

GENERAL INFORMATION

Date of Application: 11/4/19

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: Motor Vehicle Sales SR #: _____

Existing Structures or Uses on property: Yes

Road System (Circle): Public Private BREVARD Rd.

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.
- N/A • 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).
- N/A • 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

3771 BREVARD Rd.
PIN: 9549-18-7705 Deed Book/Page: 603/355 Tract Size (Acres): 0.49

Zoning District: CC Fire District: _____ Watershed: _____ Floodplain: Zone X

Location of property to be developed: Intersection of S. Rugby Rd. & Highway 64.

CONTACT INFORMATION

Property Owner:
Name: Kolla E. Rogers Phone: 828-606-9945
Address: P.O. Box 1230 City, State, and Zip: FLAT ROCK, NC 28781

Applicant:
Name: BRIAN MOORE Phone: 828-577-7471

Address: 230 Crystal Heights DR. City, State, and Zip: HENDERSONVILLE, NC 28739

Agent:

Name: _____

Phone: _____

Address: _____

City, State, and Zip: _____

Agent Form (Circle One): Yes No

Plan Preparer:

Name: MARVIN MERCER

Phone: 828-645-7088

Address: P.O. Box 1516

City, State, and Zip: WEAVERVILLE, NC 28781

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:

this use will NOT MATERIALLY ENDANGER the public health, safety OR WELFARE.

B. General Requirement #2. The use will not substantially injure the value of property or improvements in the area.

The use will NOT injure the value of the property in the AREA.

THE PROPOSED use IS COMMERCIAL AND the PROPERTY AND ADJACENT PROPERTIES ARE ZONED COMMERCIAL.

C. General Requirement #3. The use will be in harmony with the surrounding area.

THE use IS IN HARMONY with the SURROUNDING AREA.

THE ADJACENT PROPERTIES ARE SAME ZONING AND A SIMILAR use: - Retail sales.

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.

Complies with local, state AND Federal codes.

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.

- 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.

SHOWN ON Site plan.

- 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.

SHOWN ON site plan.

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).

SHOWN ON PLAN.

TRAFFIC flow to Route 64 is severely Restricted by BARRICADES.

- b. Off-street parking and loading areas.

SHOWN ON PLAN.

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

EXISTING.

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

Buffering exists ON Rugby RD. to RTE 64.

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

SHOWN ON PLAN.

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

BARUN F. MOORE

Print Applicant (Owner or Agent)

[Signature]

Signature Applicant (Owner or Agent)

11/4/19

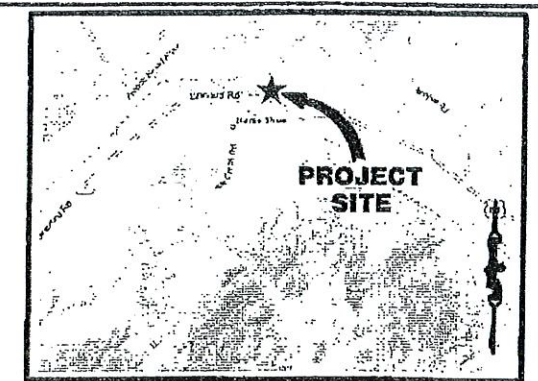
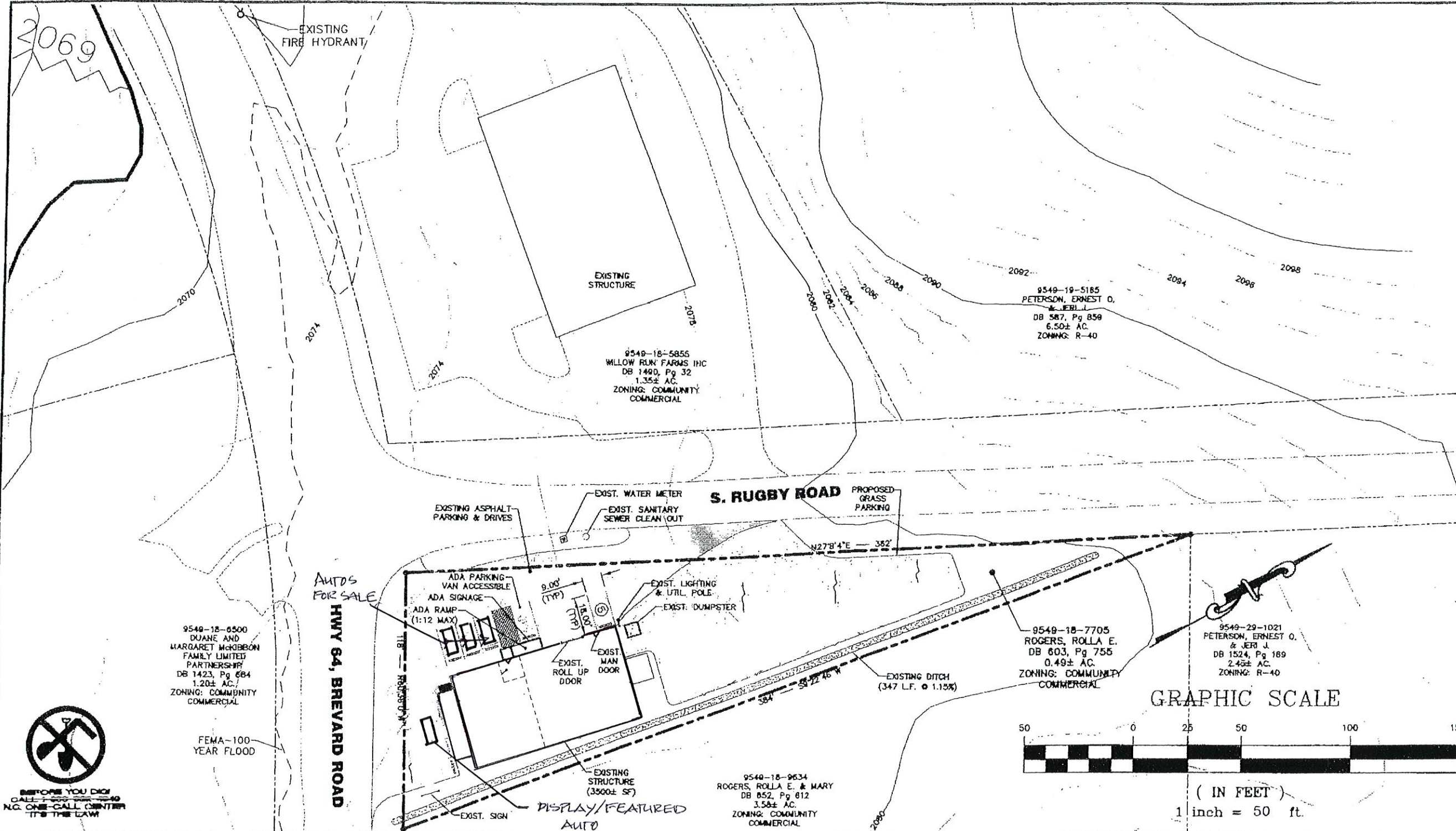
Date

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: _____



VICINITY MAP
Not To Scale

PROJECT DATA
 Project: Last Detail Motors, Etowah
 Developer/Owner: Rolla Rogers
 PO Box 1330
 Flat Rock, NC 28731
 Contact: Brian Moore
 Contact Number: (828) 577-7471
 Project PIN: 9549-18-7705
 Deed Book: 603, Pg 755
 Engineer: Mercer Design Group PC
 PO Box 1516
 205 Flat Creek Village Drive
 Weaverville, NC 28787
 (828) 645-7088

SITE DATA
 Flood Classification: FEMA PANEL: 5700954B00
 Effective Date: 10/02/2008
 -NOT IN FLOOD ZONE-
 Community Commercial
 Current Zoning: Community Commercial
 Site Acreage: 0.49 AC.
 Existing Impervious Area: 0.28 AC. (12,028.5f)
 Proposed New Impervious: 0
 Project in "WSIV" Water Supply/Watershed District



9549-18-6500
DUANE AND
MARGARET McGOBBON
FAMILY LIMITED
PARTNERSHIP
DB 1423, Pg 684
1.20± AC.
ZONING: COMMUNITY
COMMERCIAL

FEMA-100
YEAR FLOOD

Autos
FOR SALE
HWY 64, BREVARD ROAD

ADA PARKING
VAN ACCESSIBLE
ADA SIGNAGE
ADA RAMP
(1:12 MAX)

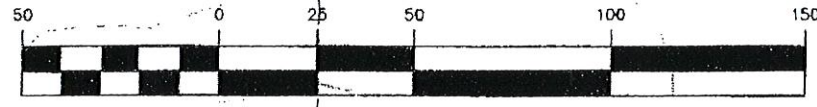
EXIST. LIGHTING
& UTIL. POLE
EXIST. DUMPSTER
EXIST. MAN DOOR
EXIST. ROLL UP DOOR

EXIST. SIGN
DISPLAY/FEATURED
AUTO

9549-18-9634
ROGERS, ROLLA E. & MARY
DB 852, Pg 612
3.58± AC.
ZONING: COMMUNITY
COMMERCIAL

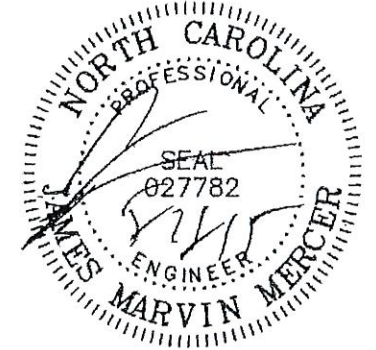
9549-18-7705
ROGERS, ROLLA E.
DB 603, Pg 755
0.49± AC.
ZONING: COMMUNITY
COMMERCIAL

9549-29-1021
PETERSON, ERNEST O.
& JERI J.
DB 1524, Pg 189
2.42± AC.
ZONING: R-40



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



Sheet No :
C3
Sheet of
Project No:
15-083

LAST DETAIL MOTORS
HWY 64, Etowah
HENDERSON COUNTY ETOWAH, NORTH CAROLINA
DRAWING TITLE:
EXIST UTILITY LOCATION PLAN

CIVIL ENGINEERING, STRUCTURAL ENGINEERING
MUNICIPAL INFRASTRUCTURE, CONSTRUCTION ADMINISTRATION
P.O. BOX 1516
WEAVERVILLE, NORTH CAROLINA 28787
P: 828.645.7088
F: 828.645.7714
info@mdgeng.com / www.mdgeng.com

Designed: JMM
Graphics: MDG
Checked: JMM
Reviewed: JMM
Scale: 1"=50'
Date: 5-14-19

NO	REVISIONS/SUBMISSIONS	DATE

PRINT DATE BELOW