

REQUEST FOR COMMITTEE ACTION
HENDERSON COUNTY
ZONING BOARD OF ADJUSTMENT

MEETING: TRC 5-4-21 & ZBA 5-26-21

SUBJECT: **SUP-21-04**

PRESENTER: **Matt Champion**

ATTACHMENTS: **Staff Report**

SUMMARY OF REQUEST: **Sign and Special Use Permit Application**

SUGGESTED MOTION:

I move to approve/deny SUP-21-04 because the use will:

- 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. Committee Request

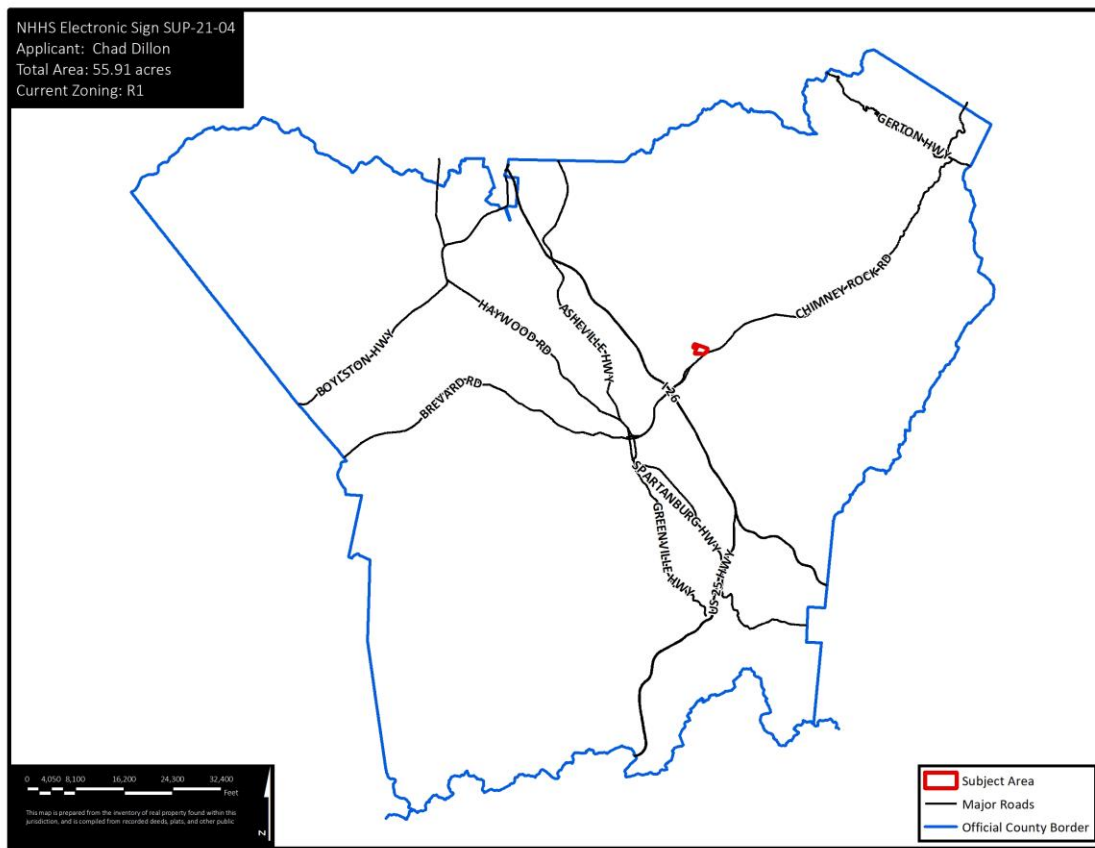
- 1.1. **Applicant:** North Henderson High School
- 1.2. **Request:** Special Use Permit SUP-21-04
- 1.3. **PIN:** 9670-93-3731
- 1.4. **Size:** 55.91 acres +/-
- 1.5. **Location:** 35 Fruitland Road
- 1.6. **Supplemental Requirements:**

§42-220. Residential and Local Commercial Zoning Districts

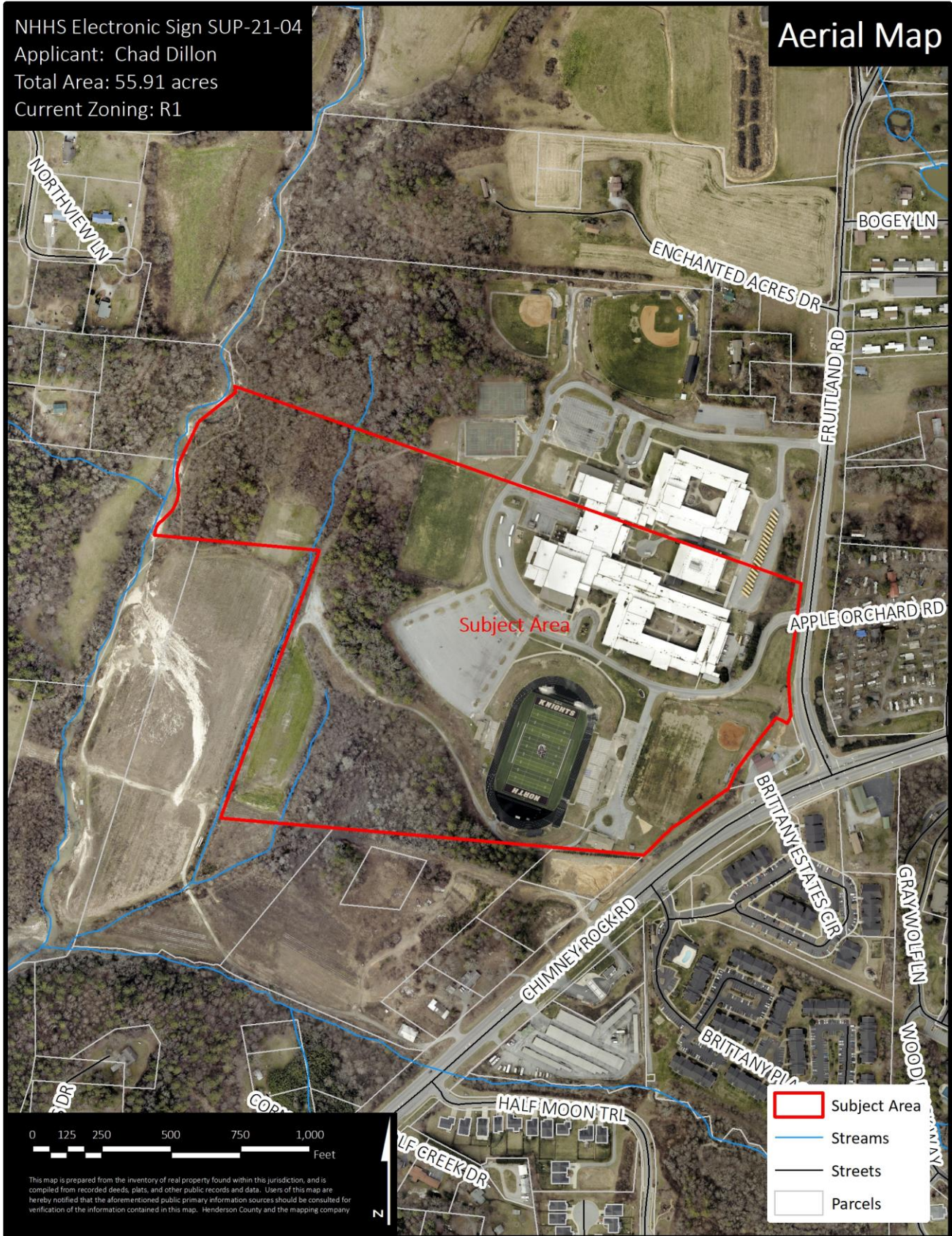
C. Prohibited Signs. *Portable, animated and flashing signs* are prohibited.

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



Map B: Aerial Map

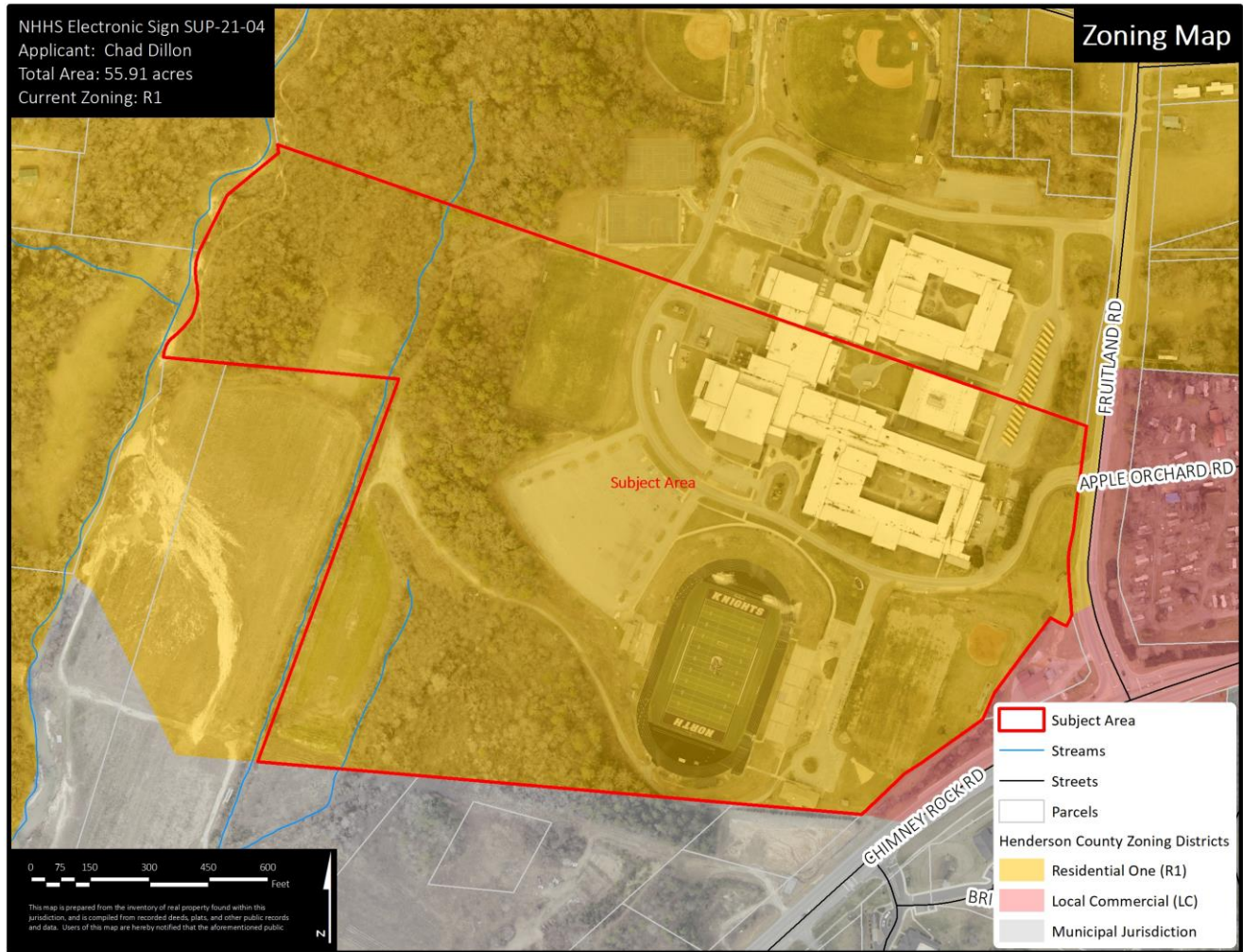


2. Current Conditions

Current Use: The subject area is currently a High School. The sign frame is existing.

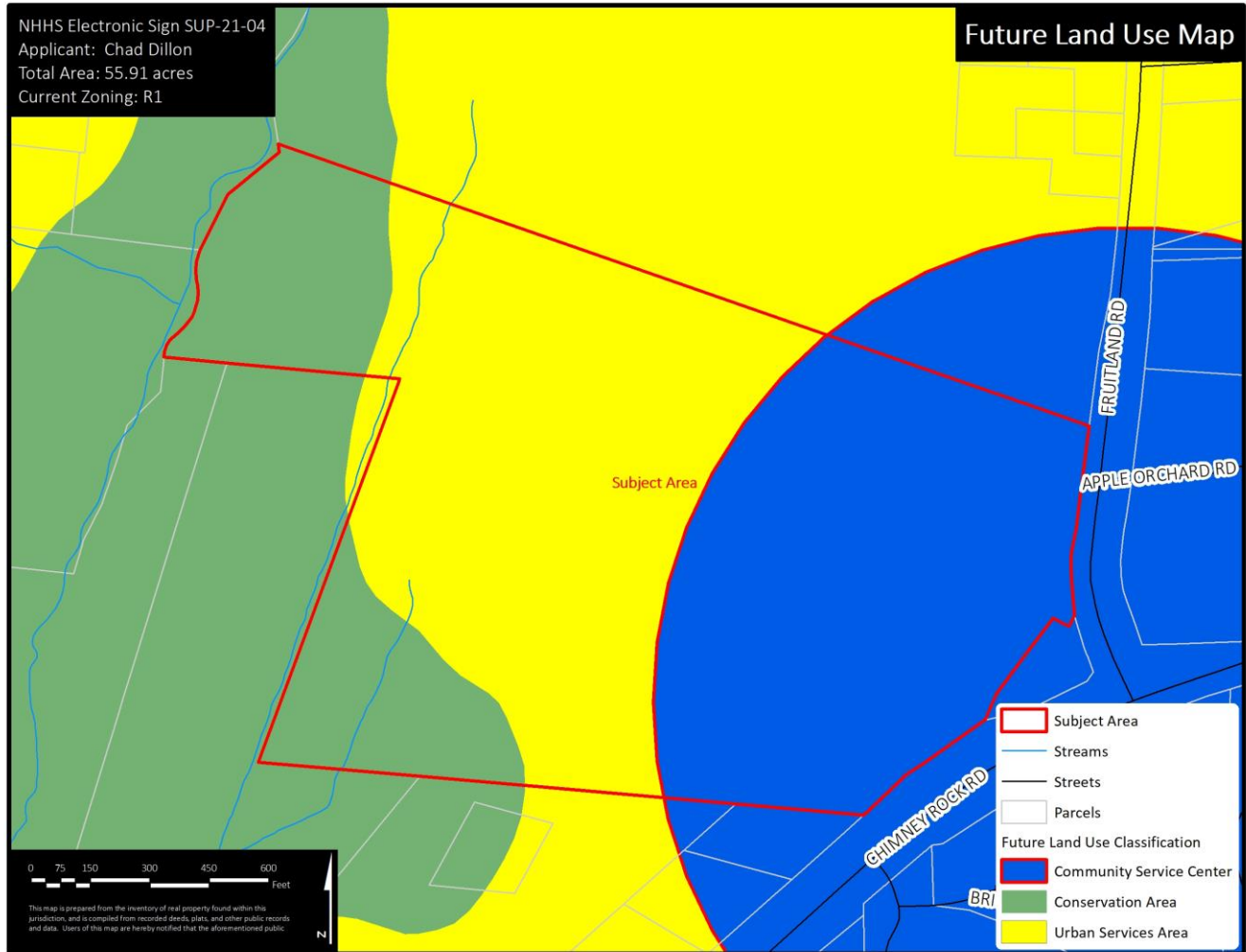
Adjacent Area Uses: There are residential, commercial, agricultural, and vacant land uses surrounding the subject area.

Map C: Zoning Map



3. Zoning: The subject area is currently zoned Residential One (R1). R1 is primarily a residential zoning district allowing for medium to high-density residential development consistent with the Comprehensive Plan. The subject area is adjacent to Local Commercial (LC) to the east, Residential One (R1) to the north and west, and City of Hendersonville zoning to the south.

Map D: CCP Future Land Use Map



4. Comprehensive Plan

The Henderson County Comprehensive Plan (CCP): The CCP Future Land Use Map places the Subject Area in the Community Service Center (CSC), Conservation Area, and Urban Services Area (USA). The following is a description of the patterns of development envisioned within the CSC:

- a. **Community Service Center:** *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. (CCP, Pg. 138)

5. **Floodplain /Watershed Protection** A portion of the property is the 100 Year Floodplain, 500 Year Floodplain, and Floodway. The sign location is outside of the Flood Hazard Areas. The property is not in a Water Supply Watershed district.
6. **Water and Sewer** This property is served by City of Hendersonville public water and sewer.
7. **Proposal** There are currently two existing monument signs on the subject area. The proposal is to remove one of the existing monument signs located at the entrance to the school property and replace with an electronic message sign. The proposed sign is freestanding, double sided, and approximately 8' wide by 3'4" tall.
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. **Technical Review Committee** The Technical Review Committee met on 5/4/2021 and voted to forward the special use permit to the ZBA with the following conditions: electrical permit and the top of the sign cannot exceed 50' above the elevation of Fruitland Road .
10. **Photographs**









**HENDERSON COUNTY
SPECIAL USE PERMIT APPLICATION FORM**

GENERAL INFORMATION

Date of Application: 4/22/24
 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: _____ SR #: _____
 Existing Structures or Uses on property: School
 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: 9670933731 Deed Book/Page: 1731/253 Tract Size (Acres): 55.91
 Zoning District: R1 Fire District: Dans Watershed: _____ Floodplain: _____
 Location of property to be developed: Front portion of 35 Fruitland Rd.

CONTACT INFORMATION

Property Owner:
 Name: Henderson County Public Schools Phone: 828-697-4733 828-697-4500
 Address: 414 4th Ave. West City, State, and Zip: Hendersonville, NC 28738
Hendersonville, NC 28737
Applicant:
 Name: North Henderson High School Phone: 828-697-4500

Address: 35 Fruitland Rd

Application No. _____

City, State, and Zip: Hendersonville, N.C 28792

Agent:

Name: _____

Phone: _____

Address: _____

City, State, and Zip: _____

Agent Form (Circle One): Yes No

Plan Preparer:

Name: North Henderson High School

Phone: 828-697-4500

Address: 35 Fruitland Rd.

City, State, and Zip: Hendersonville, NC 28792

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:

NA

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

NA

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

Seeking to construct & install a two-sided digital School sign in order to provide needed communication to the School Community.

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.

NA

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.

NA

- 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.

Approx. 3 x 8' Awastaling, two-sided digital sign will be situated in such a way to minimize light pollution to the surrounding areas.

- 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.

NA

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).

NA

- b. Off-street parking and loading areas.

NA

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

NA

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

NA

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

NA

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

North Henderson High School, John Shepard (Principal)

Print Applicant (Owner or Agent)

[Signature]

Signature Applicant (Owner or Agent)

4/22/21

Date

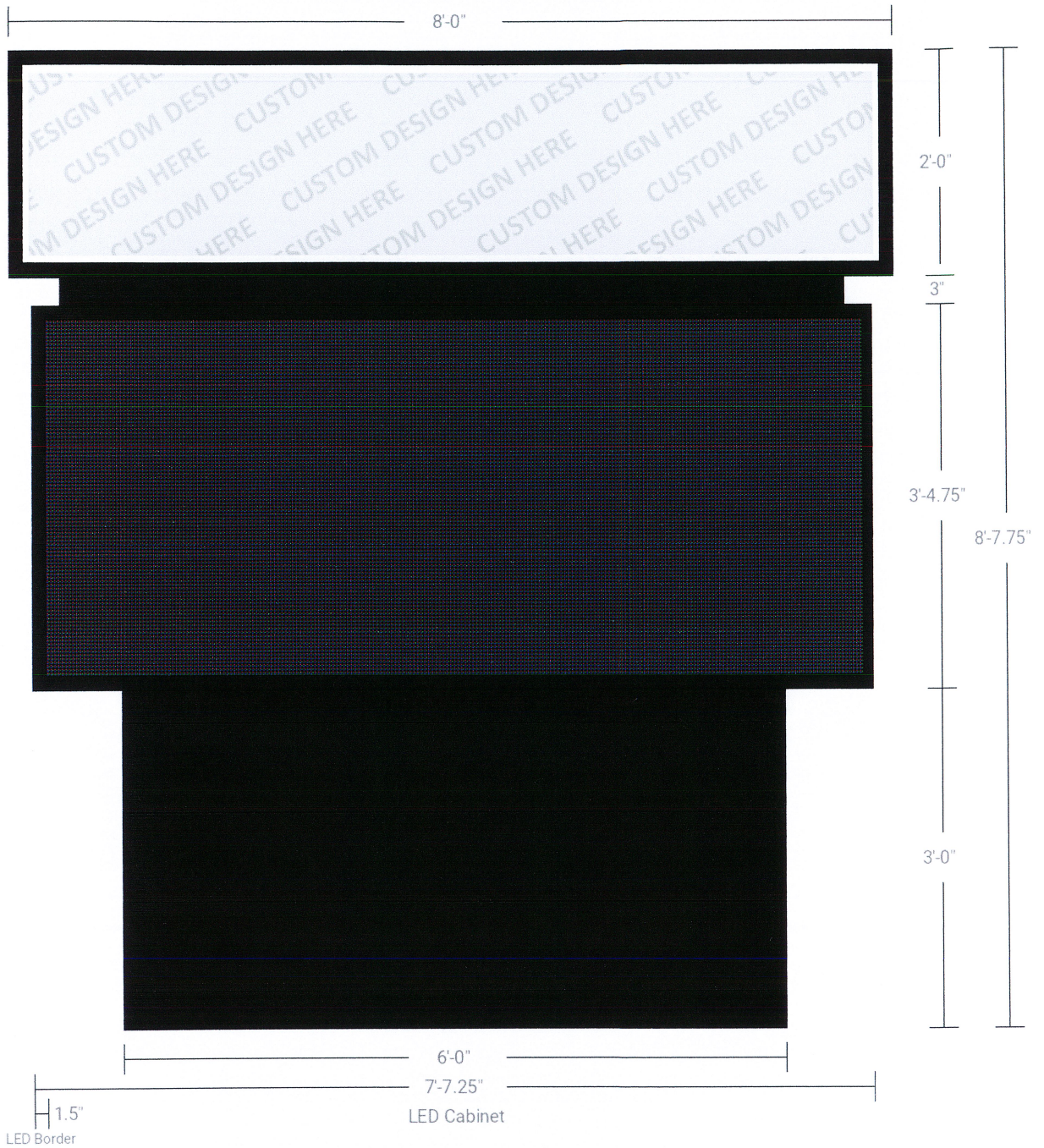
County Use Only

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

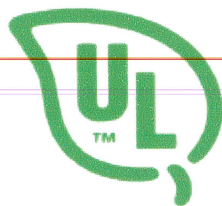
Authority to grant the requested permit is contained in the Land Development Code, Sections: _____

Community Planning Area: _____

Complete Polaris 10mm 96x224 Double Sided Full Color LED Display with 2' x 8' ID Cabinet & Digital Print Pan Formed Faces



*Nominal dimensions - final dimensions are provided on mechanical drawings.



**Energy
Verified**



LED Display

LED Display Specifications

Model:	Polaris
Color:	Full Color
Pixel Pitch:	10mm (0.39")
Matrix - pixel height:	96
Matrix - pixel width:	224
Sides:	Double Sided*
<i>* Two single sided cabinets in a master/master relationship.</i>	
Cabinet Type:	Hinged
Modular Design:	No
Communication Method:	Wi-Fi via Radio Frequency Modems**

*** Requires line-of-sight between antennas. Maximum distance of 1,500 feet. Subject to interference from other RF sources.*

Controller:	Industrial PC
Total pixels:	43,008
Total LEDs:	129,024
Brightness:	> 10,000 nits
Number of colors:	281 quintillion
Horizontal/vertical viewing angle:	140/70
Software:	SignCommand.com
Frames per second:	60
Auto or manual dimming:	Included

LED Display Electrical Use

Typical use (daytime):	407 watts per side
Typical use (nighttime):	81 watts per side
Maximum use:	814 watts per side
Max draw:	7 amps per side

Operating cost is approximately \$21 per month per side, assuming the average of daytime and nighttime use and a price of \$0.12 per kWh.

LED Display Dimensions

Nominal dimensions - final dimensions are provided on mechanical drawings.

Active display height:	3'-1.75" (37.75")
Active display width:	7'-4.25" (88.25")
Active display sq.ft.:	23.1 sq.ft. per side
Cabinet height:	3'-4.75" (40.75")
Cabinet width:	7'-7.25" (91.25")
Individual cabinet depth:	6.5"
Cabinet sq.ft.:	25.8 sq.ft. per side
Cabinet weight (approximate):	348 lbs. per side

Cabinet Options

Cabinet color:	Black (Glossy)
Ventilation:	Rear

Text Capabilities

12 rows of 2.8" text
9 rows of 3.5" text
8 rows of 3.9" text
6 rows of 5.1" text
5 rows of 7.6" text *
4 rows of 9.4" text *
3 rows of 12.6" text *
2 rows of 18.9" text *
1 row of 37.8" text *

** Using regular text.*

Supported Formats

AVI, BMP, GIF, JPG, MOV, MP4, MPG, PNG, TIF, WMV

ID Cabinet & Faces

Cabinet Specifications

All-aluminum extrusion
Double-sided application
Mitered and weld-reinforced corners
Cabinet weight: 111 lbs.
Cabinet color: Black (Glossy)
Internally illuminated with LED lights

Cabinet Dimensions

Cabinet Height: 24"
Cabinet Width: 96"
Cabinet Depth: 12"

Face Specifications

Two Pan Formed Sign Faces
Digitally printed graphics
TUFFAK® SL Sign Grade Polycarbonate
.118" material thickness
12,500psi compressive strength
High velocity hurricane zone classified
Faces weight: 32 lbs.

Face Dimensions

Face Height: 23.25"
Face Width: 95.75"
Face Sq. Ft.: 15.5 sq.ft.
Decoration Height: 19.5"
Decoration Width: 91.5"
Decoration Sq. Ft.: 12.4 sq.ft.
Pan Depth: 1.5"
Flange Size: 1.5"

Mounting & Electrical

Mounting Specifications

Type: Double Thru Pole with Pole Cover
[Mounting and finishing package](#) Not included

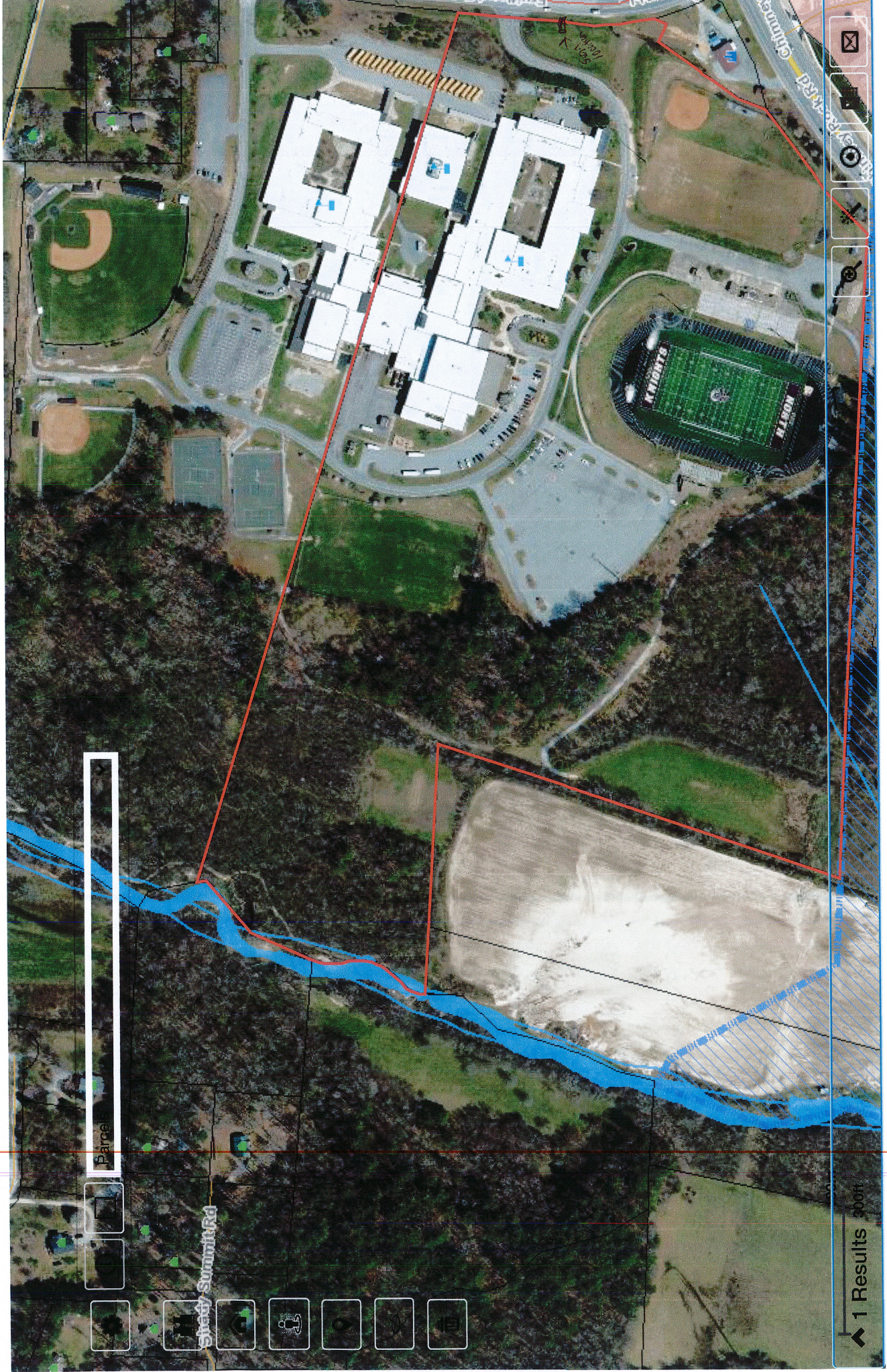
Electrical Requirements

Circuit: 1 circuit at 20 amps
Voltage: 120 volts

Mounting Dimensions

Height: 36"
Width: 72"

Order Cancellation: Orders are considered final once the order is signed by the customer and the down payment is paid. Stewart makes custom signs, so once an order is placed, production and material costs are incurred. As such, Stewart requires a 50% non-refundable down payment before work begins. In the event that customer fails to pay the balance remaining on the order more than 60 days after the due date, Stewart may cancel the order.





Office Use

Complete & Received Date _____

Permit # _____

Application Approved Date: _____

Site Location & Description	
Name of Business Requesting Sign Permit: <u>North Henderson High School</u>	
Site Address: <u>35 Fruitland Rd. Hendersonville, NC</u>	PIN#: <u>9670933731</u>
Zoning District: <u>R1</u>	
Tenancy: <u>Single Tenant</u>	<u>Multi-Tenant</u>
Sign Type	
<input type="checkbox"/> Single-Face <input checked="" type="checkbox"/> <u>Freestanding</u> Illuminated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> <u>Double-Face</u> <input type="checkbox"/> Attached Other _____
Sign Details & Measurements	
<input checked="" type="checkbox"/> <u>New</u> <input type="checkbox"/> Alteration <input type="checkbox"/> Face Change*	
Description of Project: <u>New LED sign for North Henderson High School</u>	

*Face Change – The removal & replacement of an individual plastic panel from an existing sign (usually Multi-tenant). A face change does not require the replacement or modification of the sign frame, structure, or electrical components.

Sign 1		Sign 2		Sign 3		Sign 4	
Sign Type	<u>LED</u>	Sign Type		Sign Type		Sign Type	
# of Faces	<u>2</u>	# of Faces		# of Faces		# of Faces	
Horizontal Dimension	<u>96"</u>	Horizontal Dimension		Horizontal Dimension		Horizontal Dimension	
Vertical Dimension	<u>40 3/4"</u>	Vertical Dimension		Vertical Dimension		Vertical Dimension	
Total Square Feet	<u>28'</u>	Total Square Feet		Total Square Feet		Total Square Feet	
Total Height Above Grade	<u>36"</u>	Total Height Above Grade		Total Height Above Grade		Total Height Above Grade	
Setback or Projection		Setback or Projection		Setback or Projection		Setback or Projection	