

PRELIMINARY SITE PLAN REVIEW – FAKHOURY ACADEMY OF TAEKWONDO
(A24-15-SPR)

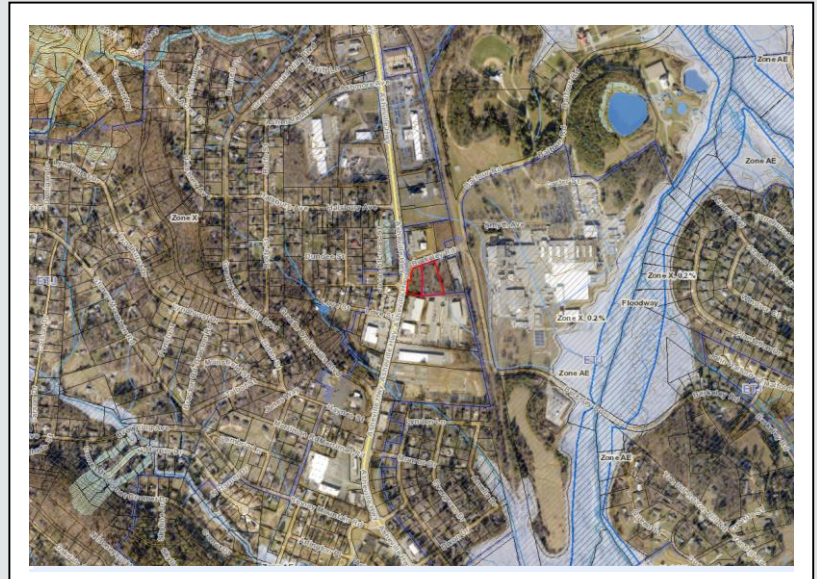
CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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PROJECT SUMMARY

- Project Name & Case #:
 - Fakhoury Academy of Taekwondo
 - A24-15-SPR
- Applicant & Property Owner:
 - Kevin Fakhoury [Applicant & Owner]
- Property Address:
 - 1019 Berkeley Rd
- Project Acreage:
 - 2.08 Acres
- Parcel Identification (PIN):
 - 9569-48-4644
 - 9569-48-5695
- Parcel Zoning:
 - C-3 Highway Business
- Future Land Use Designation:
 - Neighborhood Activity Center
- Requested Uses:
 - Recreational facilities, indoors (Taekwondo Studio)
- Type of Review:
 - **Administrative**- Decisions made in the implementation, administration, or enforcement of the Zoning Ordinance that involve the determination of facts and the application of objective standards set forth in the Zoning Ordinance.



SITE VICINITY MAP

The City of Hendersonville is in receipt of an application for preliminary site plan review from Kevin Fakhoury of the Fakhoury Academy of Taekwondo and engineer, Wyatt Edsel of Edsel Engineering. The applicant is proposing to construct a 10,000 square foot building with 50 parking spaces on the subject property.

The proposed site plan shows a 100'x100' 1-story structure along with the associated parking spaces and required grading. The site, which is located at the corner of Asheville Hwy and Berkeley Rd, is slated to have a single driveway access off Berkeley Rd (NCDOT).

Due to this development adding more than 30 parking spaces, the project is required to go through preliminary site plan review as defined in Chapter 7 of the zoning ordinance.

Since this project does not exceed the 50,000 square foot trigger that requires a rezoning to a conditional zoning district, the project will be developed in accordance with the underlying C-3 zoning.

City Council at their December 7th 2023 meeting annexed PIN 9569-48-5695 into the City. The two parcels are zoned C-3 and will be recombined as part of the development.

PRELIMINARY SITE PLAN REVIEW GUIDELINES

Review of Preliminary Site Plans

Review of preliminary site plans applies to larger projects where the costs of developing detailed final plans can be substantial. It is designed to provide the applicant an opportunity to obtain authorization for a site specific development while incurring reduced expense. Review of preliminary plans is a function of the Planning Board.

Preliminary plan review is required of all development undergoing Site Plan Review for the following:

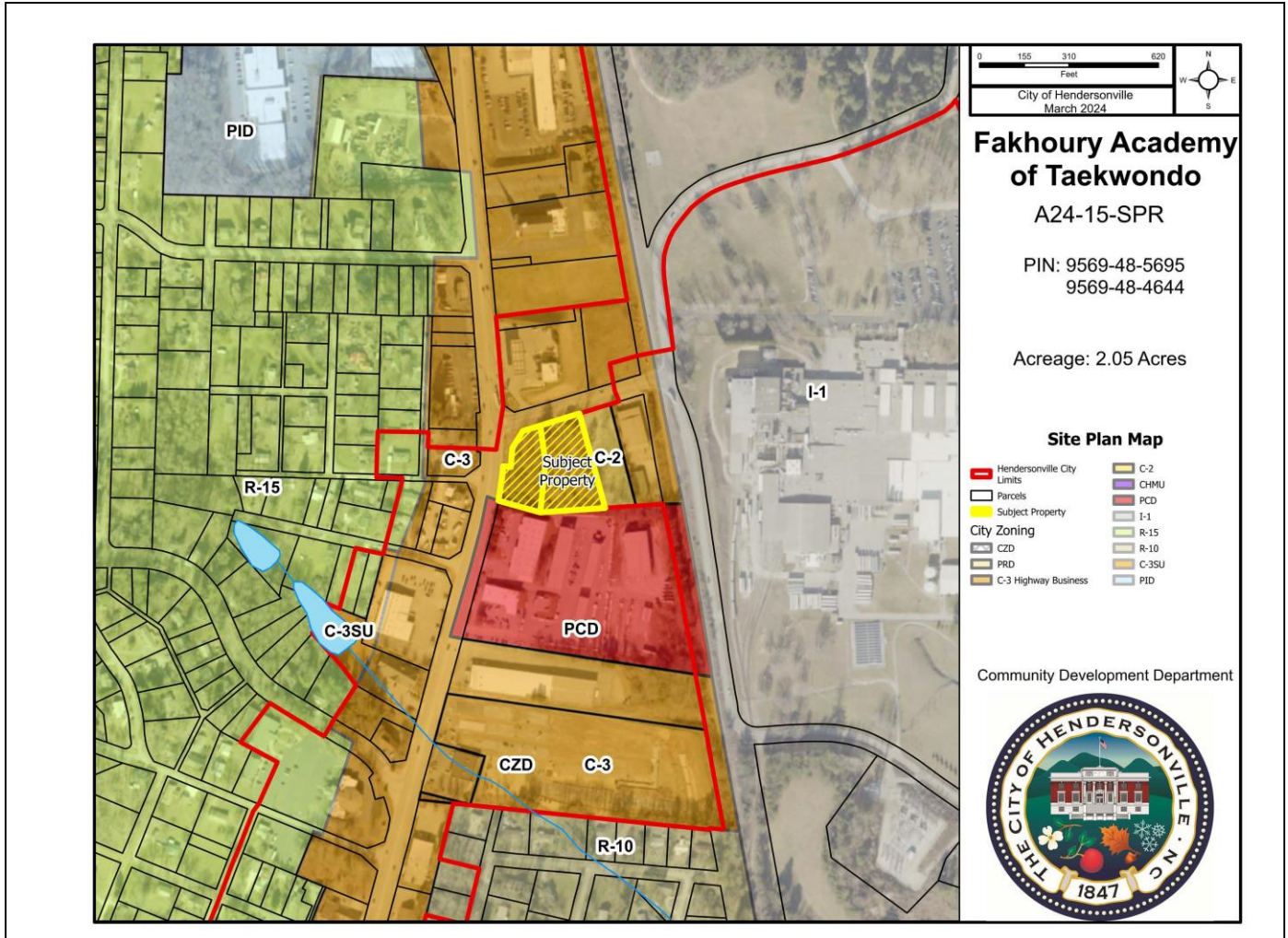
- Any commercial, industrial or institutional development consisting of more than 20,000 square feet of floor area.
- Addition of more than 30 parking spaces.
- Any Minor Planned Residential Development consisting of 9 or more dwelling units.

An application for preliminary site plan approval shall not be approved unless the Planning Board determines that the application and final site plan demonstrate compliance with this ordinance, including the provisions of section 7-11 below, and other applicable regulations.

The Planning Board may impose such reasonable conditions on an approval as will ensure such compliance with this ordinance.

Approval of a preliminary site plan shall **not** entitle the applicant to the issuance of a zoning compliance permit. Upon approval of the preliminary site plan by the Planning Board the applicant must then submit an application and final site plans meeting the requirements of of the zoning ordinance, in addition to any other approval including but not limited to stormwater approval, utility approval, driveway permits, land disturbance approval, etc. The applicant shall have two years from the date of such approval to obtain final site plan approval.

EXISTING ZONING & LAND USE



City of Hendersonville Current Zoning & Land Use Map

The subject property is currently zoned C-3 (Highway Business) by the City of Hendersonville. The eastern parcel was recently annexed into the city and is contiguous with the corporate limits. The C-3 zoning district is prevalent along the City’s major arterial corridors. The permitted uses and dimensional requirements of the C-3 district reflects a conventional suburban pattern of development. This character is reflected in the area around the subject property.

The subject property is in close proximity to the City’s largest Industrial zoning district which is the location of the Kimberley-Clark plant.

The subject property is a corner lot with significant visibility. The site fronts both Asheville Hwy (US 25) and Berkeley Rd. Both streets are maintained by NCDOT.

SITE IMAGES



View from proposed access point on Berkeley Rd towards corner of Asheville Highway



View from southwest corner of property toward corner of Asheville Highway and Berkeley Rd

SITE IMAGES



View from corner of Asheville Highway and Berkeley Rd to center of site



View from low point on site up towards corner of Asheville Highway and Berkeley Rd.

PROPOSED DEVELOPMENT DETAILS

- **Proposed Use: Recreation, Indoors**
 - Total Square footage- 10,000 square feet
 - Proposed Height- 25'
 - Max Height - 35'
- **Site:**
 - 2.08 Acres
 - 1.5 Acres of proposed disturbance
 - Parts of the site have been previously disturbed.
 - No special flood hazard areas are present on the site.
 - Site is sloped avg 9% (from elevation of 2162' to 2128' across 380')
- **Streets/ Access**
 - The site has one proposed access point off of Berkeley Rd
- **Parking**
 - Indoor Recreation Facilities: 1 per 200 Sq Ft
 - Entry Corridor provides 20% Reduction in required parking
 - Required: 50 - 20% = 40 required spaces
 - Proposed: 50 Spaces, including 2 ADA spaces.
- **Sidewalks**
 - Sidewalks will be required along the entire parcel frontage and connecting the main entrance to the building to the public street sidewalks.
- **Stormwater Management**
 - The project will be required to install post construction stormwater measures. These plans will be reviewed as an aspect of the final site plan review.
- **Public Utilities**
 - The site will be served by City of Hendersonville Water and Sewer.

OUTSTANDING PRELIMINARY SITE PLAN COMMENTS

COMMUNITY DEVELOPMENT

Site Plan Comments:

The preliminary site plan accompanying this petition meets the standards established by the Zoning Ordinance for developments in C-3 Highway Business (5-8), and Preliminary Site Plan (7-3-3) with the following exceptions:

- None

CITY ENGINEER

Preliminary Site Plan Comments:

- None

WATER / SEWER

Preliminary Site Plan Comments:

- None

FIRE MARSHAL

Preliminary Site Plan Comments:

- None

STORMWATER ADMINISTRATOR

Preliminary Site Plan Comments:

- Approval is needed for final site plan approval

EROSION & SEDIMENT CONTROL

Preliminary Site Plan Comments:

- Approval is needed for final site plan approval

FLOODPLAIN ADMINISTRATOR

Preliminary Site Plan Comments:

- None

PUBLIC WORKS

Preliminary Site Plan Comments:

- None

NCDOT

Preliminary Site Plan Comments:

- None

TRANSPORTATION CONSULTANT

Preliminary Site Plan Comments:

- None (the proposed use did not trigger a TIA)

STAFF ANALYSIS

Zoning Compliance:

Based on the review by staff, the submitted preliminary site plan and building design for the Fakhoury Academy of Taekwondo meets the Zoning Ordinance standards established for projects within C-3, Highway Business (5.8) and Preliminary Site Plan Review (Section 7-3-3.2).