REQUEST FOR COMMITTEE ACTION HENDERSON COUNTY

Technical Review Committee

MEETING DATE: February 3, 2015

SUBJECT: Major site plan review for Robert Haynes Outdoor Recreational Facility-25 Roland Jones Rd/Kerr Rd

PRESENTER: Toby Linville, Code Enforcement Director

ATTACHMENTS:

- 1. Staff Report
- 2. Photographs
- 3. Site Plan

SUMMARY OF REQUEST:

The applicants are requesting major site plan review and special use permit to allow the use of this property as an Outdoor Recreational Facility.

Staff requests that the TRC review the site plan and recommend any additional conditions required.

Suggested Motion:

I move to approve the major site plan for Robert Haynes because it meets the requirements of the Land Development Code.

I make a favorable recommendation to the Zoning Board of Adjustment for a Special Use Permit 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. Board Request

- 1.1. Applicant: Robert Haynes
- 1.2. Request: Major Site Plan Review for Outdoor Recreational Facility
- 1.3. **PIN:** 0611910275
- 1.4. Size: 43.49 acres +/-
- 1.5. Location: The subject area is located at 25 Roland Jones Rd

1.6. Supplemental Requirements:

SR 4.14. Recreational Facilities (Indoor/Outdoor)

(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) Perimeter Setback. One hundred (100) feet (equipment, machinery and/or mechanical devices shall not be placed within 200 feet of a *residential zoning district*. All *structures* shall be 100 feet from a *residential zoning district* property).

(4) Structure. For activities which present potential safety hazards (batting cages, baseball fields, driving tees, etc.) fencing, netting or other control measures shall be required.

(5) Solid Waste Collection. The facility shall provide a suitable method of solid waste disposal and collection consisting of either private collection from individual *uses* or the *use* of dumpsters (installed and/or operated to meet all local and state statutes, ordinances and regulations (including Chapter 165 of the Henderson County Code, Solid Waste) and thereafter certified by the Department of Public Health). Where dumpsters are used, Screen Class One (1), Two (2) or Three (3) shall be provided consistent with the requirements of §42-182 (Screen Classification)).

(6) Public Address/Loud Speakers. Public address and loud speaker systems shall not be operated before 8:00 a.m. or after 12:00 midnight.

(7) Hours of Operation. For outdoor uses, 6:00 a.m. to 12:00 midnight.



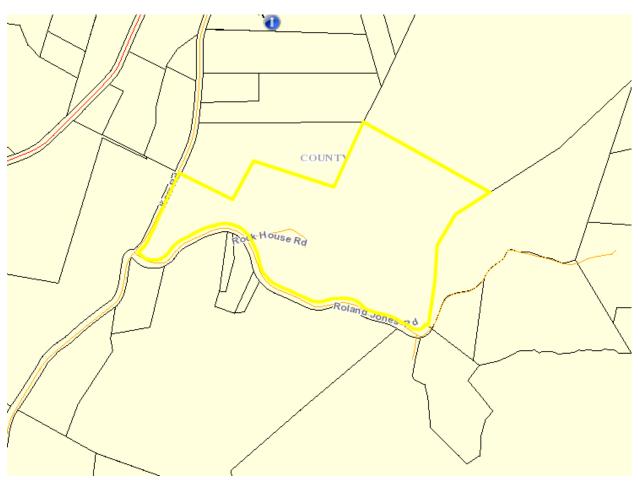
Map A: Aerial Photo/Pictometry

2. <u>Current Conditions</u>

2.1 Current Use: This parcel is currently in commercial and residential use.

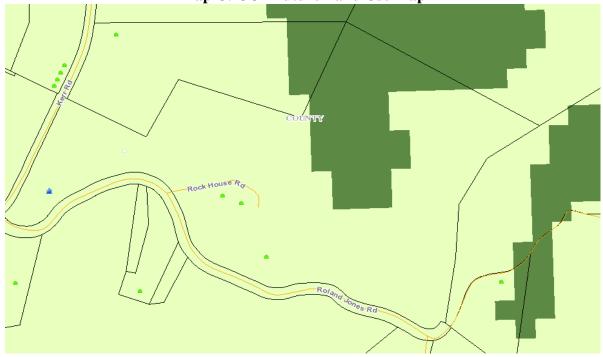
2.2 Adjacent Area Uses: The surrounding properties consist of residential and undeveloped land.

2.3 Zoning: The property and surrounding area are zoned Residential 3.



Map B: Current Zoning

- **3.** <u>Floodplain /Watershed Protection</u> The property is not located in special flood hazard area. The property is not in a Water Supply Watershed district.
- 4. <u>Water and Sewer</u> Private well and septic system serve this property.



Map C: CCP Future Land Use Map

5. <u>Comprehensive Plan</u>

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

Rural / Agriculture Areas (RAA)

The following is a description of the patterns of development envisioned within the RAA:

- 1. The RAA covers those portions of the county that are predominantly rural and are characterized by low-density residential development with substantial land areas devoted to agriculture and undeveloped lands. Land use policies will seek to retain that character.
- 2. Slopes are typically steep, often exceeding 10%, with significant areas greater than 20%.
- 3. Most sections of the RAA are so far from sewer services as to make their extension largely impossible. Land development regulations should recognize this by not permitting densities that would require sewer services or introduce traffic capacity problems and by encouraging densities that are consistent with steep slopes, poor septic capacities, and sensitive topography.

Conservation:

This category includes land areas that are intended to remain largely in their natural state, with only limited development. Such areas should be targeted for protection through regulations and incentives. Conservation areas are lands that generally exhibit any of the following characteristics:

- 1. Sensitive natural areas such as steep slopes, floodplains, major wetlands, forest reserves and wildlife conservation areas, and key watersheds
- 2. Areas of historic and archeological significance
- 3. Local, state or federally-managed natural areas
- 4. Areas managed for agricultural or forestry land uses

6. Staff Comments

Staff's Position at this time, under the guidelines of current plans, policies and studies, is to approve the Major Site Plan because it is consistent with the current surrounding land uses and future land use recommendations.

7. <u>Photographs</u>



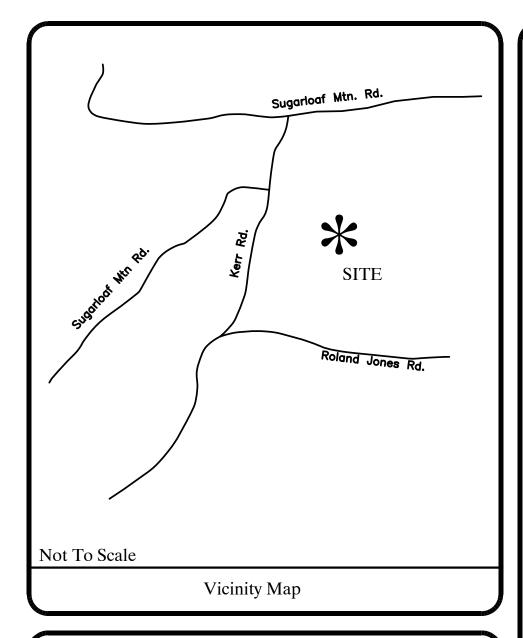












LEGEND		
O IPF	Iron Pin Found	
O IPS	Iron Pin Set 5/8" Rebar	
PT	Unmarked Point	
Q	Utility Pole	
— OHU —	Overhead Electric	
þş	Fire Hydrant	
S	Sanitary Sewer Manhole	
(()	Water Meter	
	Deed Line Not Surveyed	
-0000	Silt Fence	
•	Apple Trees (Representation)	

Date:	January 20, 2015
Ref. Deed Book:	D.B. 570 Pg. 461
Ref. Plat Book:	
Tax Parcel Number:	0611-91-0275
Drawn By: JHB	Party Chief: MDF
DWG File:	S-1501-003

NOTES

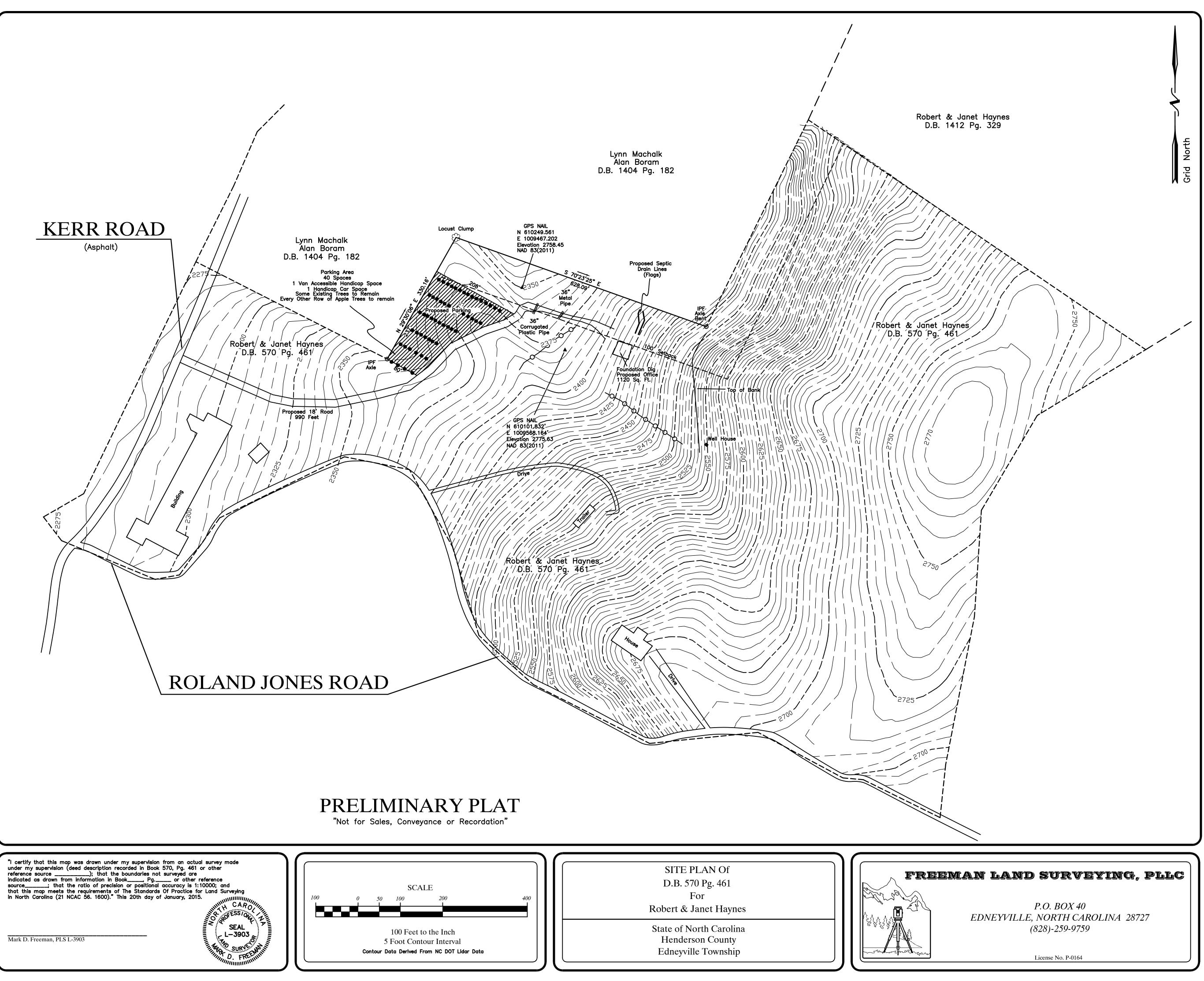
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- All distances are horizontal unless otherwise noted.
- All acreage is by coordinate method.
- No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municiple/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies
- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.
- This is not a full boundary survey. The purpose of this plat is to show existing features in an area that is to be developed. Only three property corners located.
- ullet The subject property and adjoining properties are zoned R-3.
- Total acreage taken from Henderson County GIS is 43.49 ACRES
- Contour Data taken from NCDOT Lidar Data. Roads and buildings taken from GIS.

GLOBAL POSITIONING CERTIFICATION (RTK) The positional accuracy of the RTK derived positional information is 0.02' horizontal & 0.04' vertical. Equipment Used: Sokkia GRX2 Dual Frequency Receiver

Grid North and Grid Coordinates derived by VRS Network Observations.

- This is to certify that the property shown on this plat was surveyed under my direct supervision. Property lines and improvements shown are located correctly, and that no visible encroachments exist unless otherwise shown.
- The error of closure is 1:10,000. • This is a Class "A" Survey.

Copyright [©] Freeman Land Surveying, PLLC. All rights reserved. No part of this drawing may be reproduced by photocopying, recording or by any means, or stored, processed or transmitted in or by any computer or other system without the prior written permission of the surveyor. This survey is valid only for the parties hereon.





Mark D. Freeman, PLS L-3903

	SCALE	
0 50		400
	00 Feet to the Inch Foot Contour Interval	

SITE PLAN Of
D.B. 570 Pg. 461
For
about & Ionat Hours