

Staff Report: Major Site Plan Review  
Robert Haynes Snow Tubing-Outdoor Recreational Facility

**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**

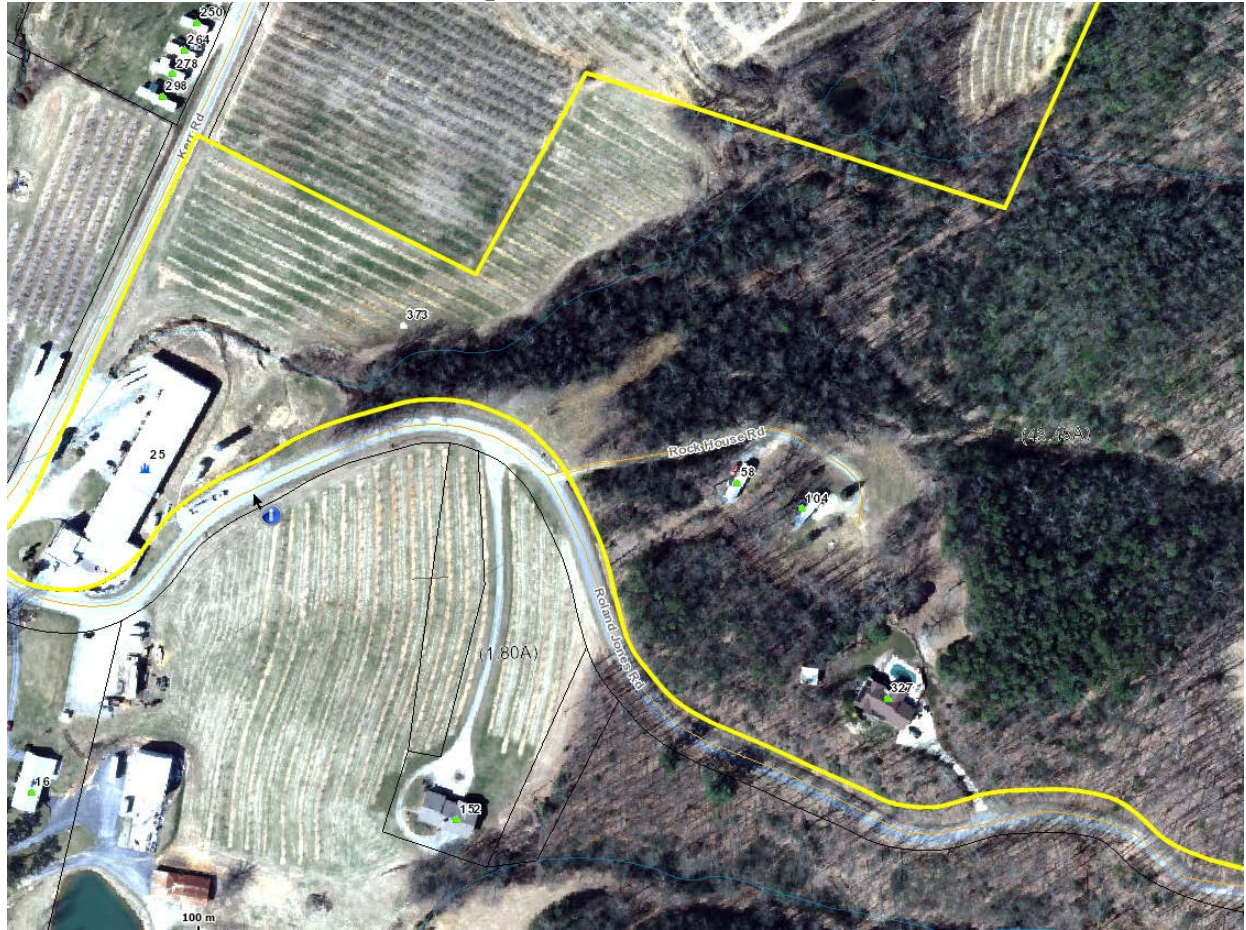
- 1.1. **Applicant:** Robert Haynes
- 1.2. **Request:** Major Site Plan Review for Outdoor Recreational Facility
- 1.3. **PIN:** 0611910275
- 1.4. **Size:** 43.49 acres +/-
- 1.5. **Location:** The subject area is located at 25 Roland Jones Rd
- 1.6. **Supplemental Requirements:**

#### **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**





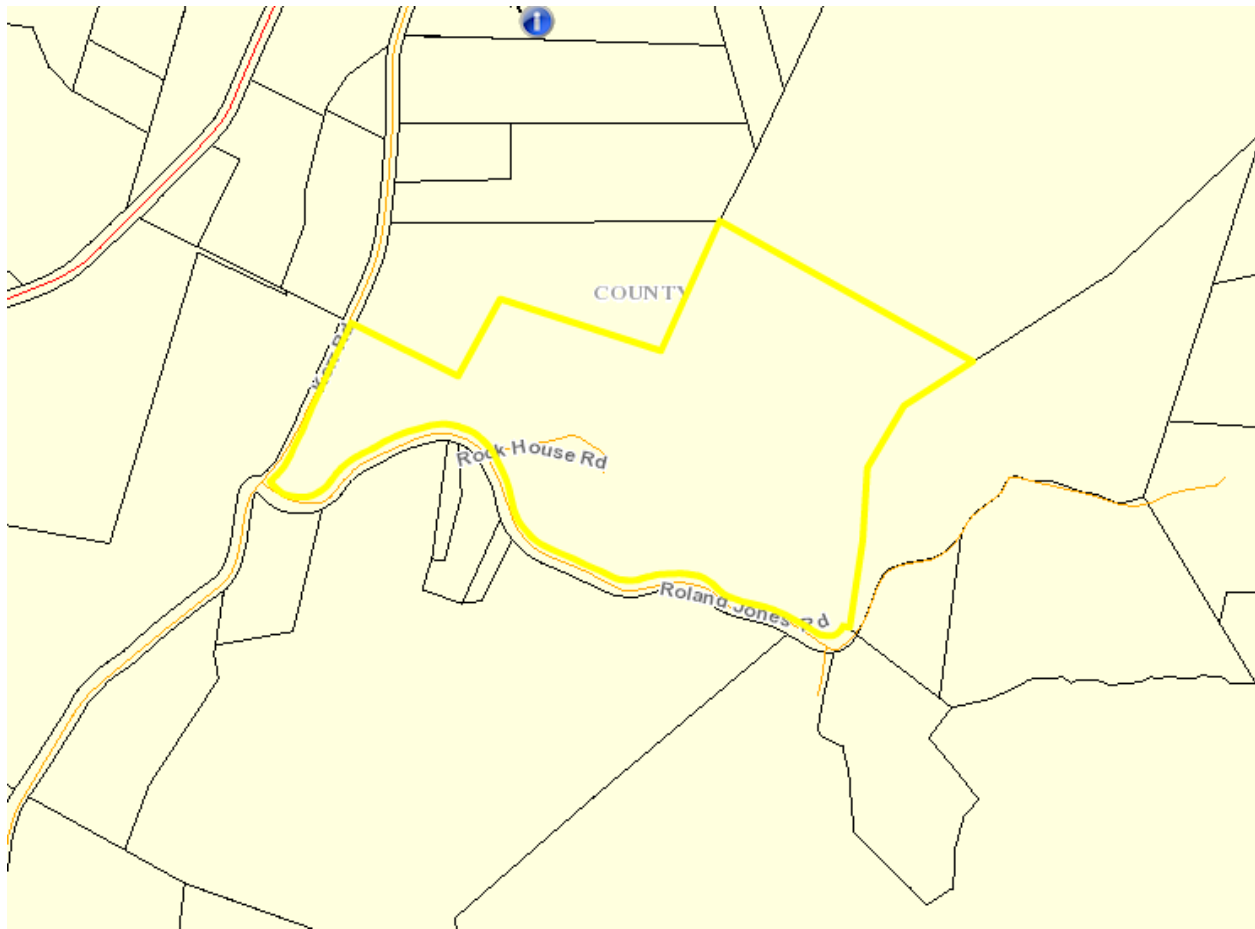
**2. Current Conditions**

**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.

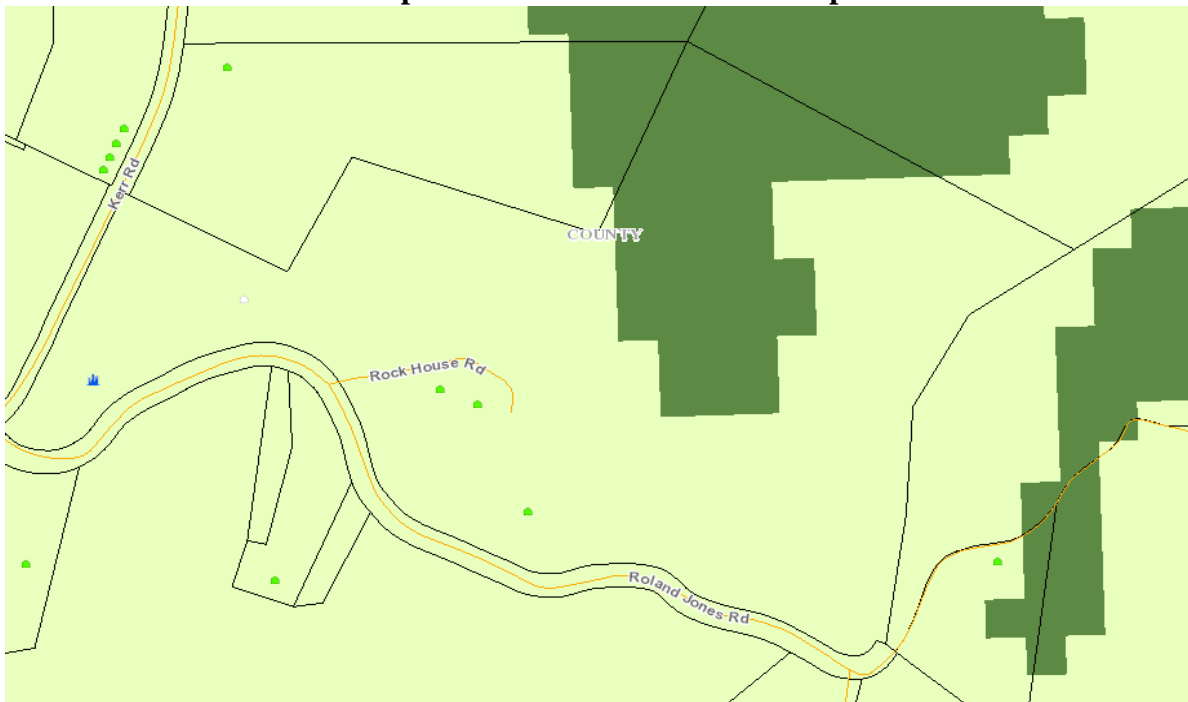
**Map B: Current Zoning**



**3. Floodplain /Watershed Protection** The property is not located in special flood hazard area. The property is not in a Water Supply Watershed district.

**4. Water and Sewer** Private well and septic system serve this property.

### Map C: CCP Future Land Use Map



#### 5. Comprehensive Plan

**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. Photographs

























