

REQUEST FOR COMMITTEE ACTION
HENDERSON COUNTY
Technical Review Committee

MEETING DATE: April 21, 2015

SUBJECT: Major site plan review for a Common Area Recreation and Service Facility for Dodd Meadows Subdivision off East Blue Ridge Road on Hofer Court

PRESENTER: Toby Linville, Code Enforcement Director

ATTACHMENTS:

1. Staff Report
2. Photographs
3. Site Plan

SUMMARY OF REQUEST:

Major site plan review for a Common Area Recreation and Service Facility

Suggested Motion:

I move to approve the site plan for Dodd Meadows Community Center because it meets the requirements of the Land Development Code.



Henderson County, North Carolina Code Enforcement Services

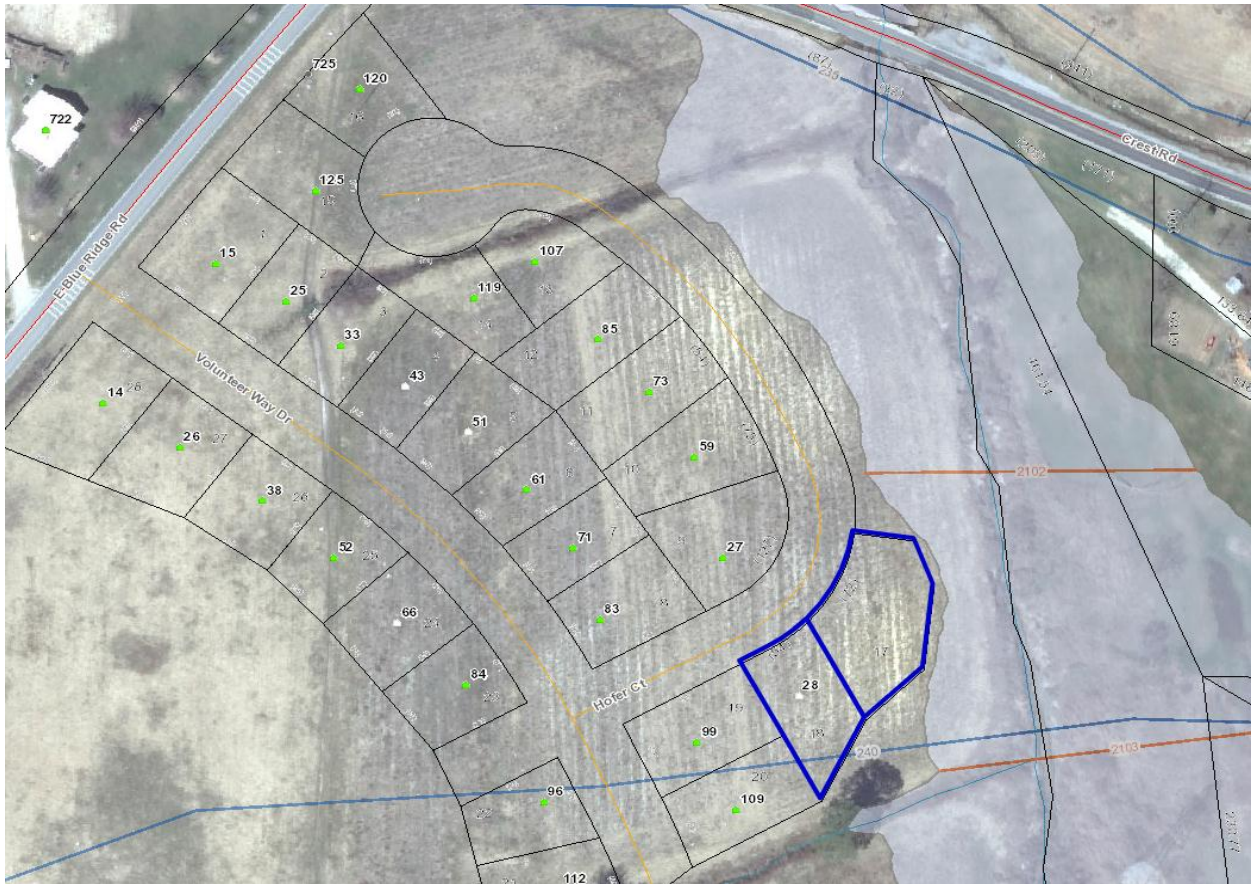
1. **Board Request**

- 1.1. **Applicant:** Dodd Meadows
- 1.2. **Request:** Major site plan review for a Common Area Recreation and Service Facility
- 1.3. **PIN:** 9587-27-6238 & 9587-27-5282
- 1.4. **Size:** 0.29 acres +/-
- 1.5. **Location:** The subject area is located in Dodd Meadows Subdivision off East Blue Ridge Road on Hofer Court
- 1.6. **Supplemental Requirements:**

SR 4.5. *Common Area Recreation and Service Facilities*

- 1) Site Plan. Major *Site Plan* required in accordance with §42-331 (Major Site Plan Review).
- (2) Structure. Where the *common area recreation facility* is a swimming pool, spa or hot tub, it shall be protected by a fence or equal enclosure, a minimum of four (4) feet in height, and shall have controlled access.
- (3) Operations. Common area service facilities shall be for the purpose of serving residents and visitors within the complex, development, *manufactured home park* or *subdivision*, and shall not be considered a commercial operation for *use* by those outside of the complex, development, *manufactured home park* or *subdivision*.

Map A: Aerial Photo/Pictometry



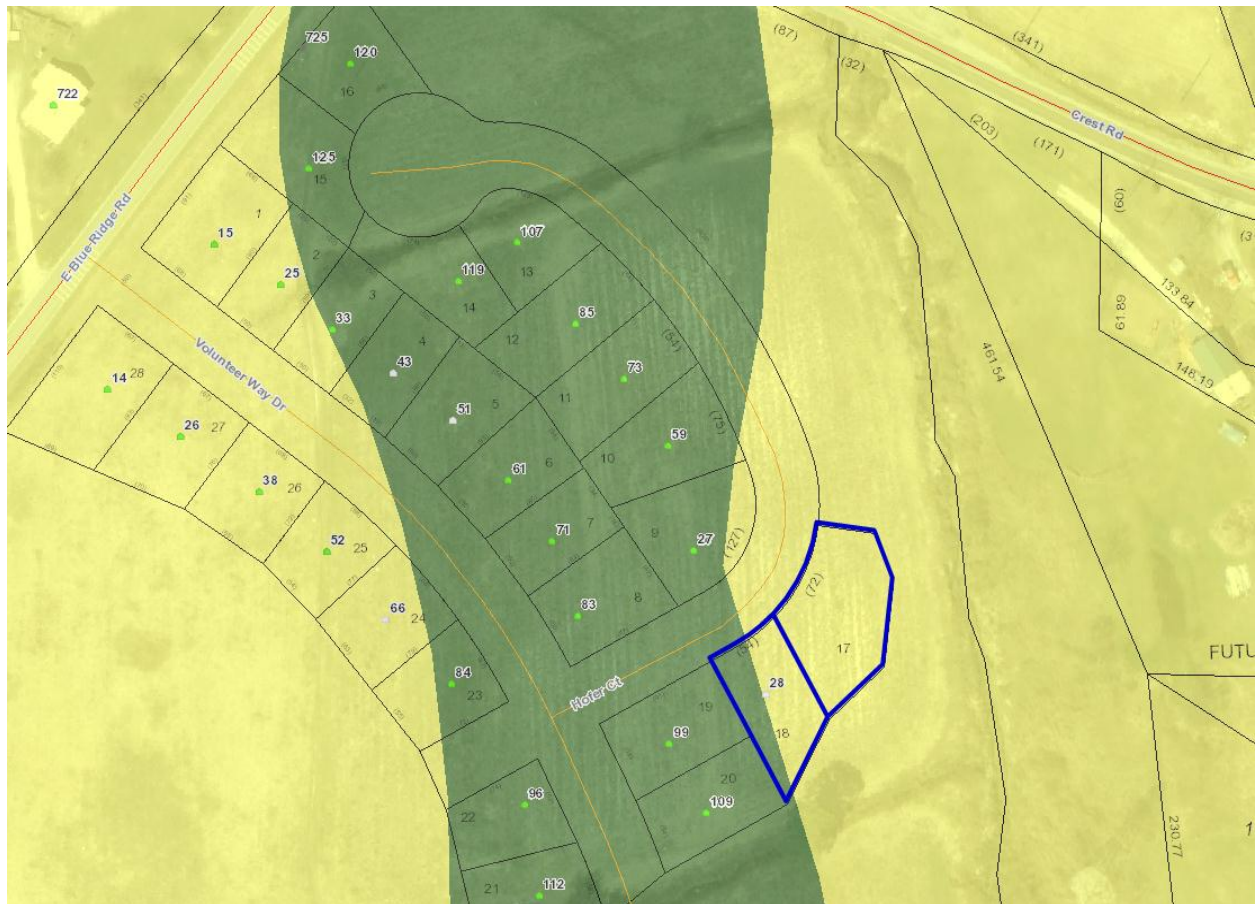
2. Current Conditions

- 2.1. **Current Use:** The property is currently vacant.
- 2.2. **Adjacent Area Uses:** The surrounding properties primarily consist of residential use and undeveloped land.
- 2.3. **Zoning:** The surrounding property to the north, south, east, and west is zoned Residential 1 (R1).

Map B: Current Zoning



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

1. The Urban Services Area is that area within which most urban services and urban scale development is currently concentrated, and within which such development should generally be concentrated through the year 2020.
2. Growth and development will be proactively managed through extensive planning. Much of the USA falls within municipal planning jurisdictions and will be managed by those jurisdictions. Land use planning for areas falling within the County's jurisdiction should be comparable and compatible in its approach and intensity with planning conducted within the various municipal jurisdictions.

6. Staff Recommendations

- 6.1. 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











HENDERSON COUNTY HABITAT FOR
HUMANITY, INC.
9587-27-5325

HENDERSON COUNTY HABITAT FOR
HUMANITY, INC.
9587-26-5735
DB 1419 PG 348

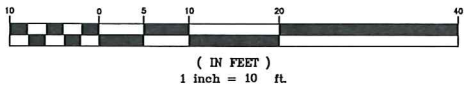
HENDERSON COUNTY HABITAT FOR
HUMANITY, INC.
9587-27-5201

HENDERSON COUNTY HABITAT FOR
HUMANITY, INC.
9587-27-5136

HENDERSON COUNTY HABITAT FOR
HUMANITY, INC.
9587-26-5735
DB 1419 PG 348

PROPOSED
COMMUNITY
BUILDING

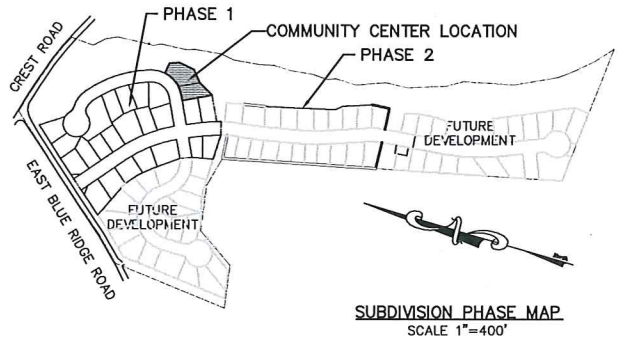
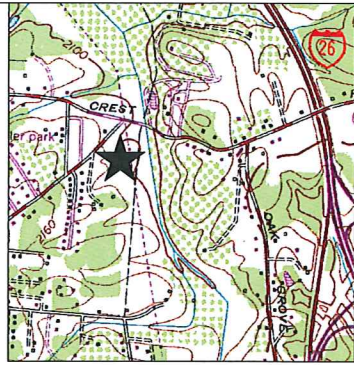
GRAPHIC SCALE



NOTES:

- 1.) SURVEY INFORMATION PROVIDED BY:
DAVID C. HUNTLEY AND ASSOCIATES
675 MAPLE STREET
HENDERSONVILLE, NC 28792
- 2.) THIS PROPERTY IS LOCATED OUTSIDE OF THE
FLOOD PLAIN PER NC FLOOD PLAIN MAPPING.

WGLA Engineering, PLLC
Consulting Engineers & Land Planners
NC License No: P-1342
214 N. Elm Street
Hendersonville, North Carolina 28792
(628) 667-7177
wglac.com



DEVELOPMENT BLOCK:

NAME OF PROJECT: DODD MEADOWS COMMUNITY CENTER
PROJECT ADDRESS: 28 HOFER COURT
HENDERSONVILLE, NC
PROPERTY OWNER: HENDERSON COUNTY HABITAT FOR HUMANITY, INC.
1111 KEITH STREET
HENDERSONVILLE, NC 28792
CONTACT PERSON: RON LAUGHTER
(828) 694-0340
PIN #: 9587-27-5282 & 9587-27-6238
TOTAL ACREAGE: 0.29± ACRES
EXISTING ZONING: R-1 (HENDERSON COUNTY)
BUILDING SETBACKS:
REQUIRED: 10' FRONT
5' SIDE
10' REAR
PROPOSED BUILDING FOOTPRINT:
1482 SQ. FT.
PROPOSED PARKING:
VEHICLE PARKING: 13 TOTAL 1 (HANDICAP)



Revisions

date:3/15
job: 15128
drawn: khc

PROPOSED
COMMUNITY CENTER
SITE PLAN

sheet
C-100

DODD MEADOWS SUBDIVISION
BLUE RIDGE TOWNSHIP
HENDERSON COUNTY,
NORTH CAROLINA

WGLA Engineering, PLLC
CONSULTING ENGINEERS & LAND PLANNERS
HENDERSONVILLE, NORTH CAROLINA