Staff Report: Major Site Plan Review

Swole Town LLC Outdoor Recreational Facility

## REQUEST FOR COMMITTEE ACTION

#### HENDERSON COUNTY

**Technical Review Committee** 

MEETING DATE: November 18, 2014

SUBJECT: Major site plan review for Swole Town LLC Outdoor Recreational Facility-

500 Brookside Camp Rd near I-26 Bridge

**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 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 Swole Town LLC because it meets the requirements of the Land Development Code.



# Henderson County, North Carolina Code Enforcement Services

### 1. Board Request

- 1.1. **Applicant:** Swole Town LLC, Holly Renfro
- 1.2. **Request:** Major Site Plan Review for Outdoor Recreational Facility
- 1.3. **PIN:** 9660572754
- 1.4. **Size:** 63.26 acres +/-
- 1.5. **Location:** The subject area is located at 500 Brookside Camp 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.



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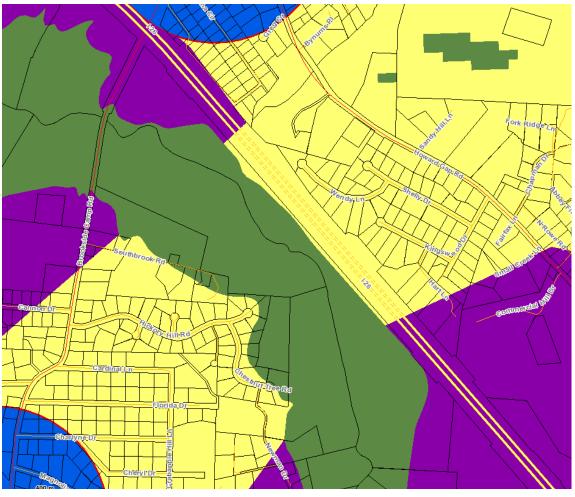
### 2. <u>Current Conditions</u>

- **2.1 Current Use:** This parcel is currently in commercial and agricultural use
- **2.2 Adjacent Area Uses:** The surrounding properties consist of residential and undeveloped land.
- **2.3 Zoning:** The property is currently split zoned Local Commercial and Residential 1. The surrounding property is Local Commercial and Residential 1.

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**Map B: Current Zoning** 

- **3.** The property is 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. Staff Comments

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

**§42-36. Industrial District (I)** A. **Purpose**. The purpose of the Industrial District (I) is to foster orderly growth where the *principal use* of land is a mixture of industrial and heavy commercial. The intent of this district is to allow for *industrial* and heavy *commercial development* consistent with the recommendations of the *Comprehensive Plan*. In accordance with the *Comprehensive Plan*, the district will allow for and provide *industrial* and heavy *commercial development* that: (1) is compatible with adjacent development and the surrounding community; (2) will minimize conflict between land *uses*; and (3) is sensitive to its impact on surrounding land *uses* and the environment (natural and man-made).

#### 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

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# 6. Photographs

















