# Henderson County
## Code Enforcement Services

**240 2nd Avenue East Hendersonville, North Carolina 28792**
**Phone (828) 697-4857 Fax (828) 697-4658**

**MEMORANDUM**

**DATE:** March, 17, 2008
**TO:** Technical Review Committee
**TRC MEETING DATE:** April 1, 2008
**REGARDING:** Major Site Plan Review
**NAME OF APPLICANT:** Larry Holbert / Crab Creek Catfish Farm
**DEPARTMENT:** Code Enforcement Services
**STAFF CONTACT:** Toby Linville
**ATTACHMENTS:** Site Plans

Please find attached plans for the following development proposal to be reviewed by the Henderson County Technical Review Committee on April 1, 2008.

**Major Site Plan Review**
Jon Laughter, Laughter, Austin and Associates, P.A. Plan Preparer / Surveyor, on behalf of the owner, Larry Holbert, submitted the major site plan for this project. He wishes to utilize the property for Outdoor Recreational Facility use which requires major site plan review per S.R. 4.15.

SR 4.15. *Outdoor Recreational Facilities. Outdoor recreational facilities* shall include courts (basketball, tennis, etc.), playing fields (soccer, baseball, etc.), swimming pools, batting cages, shuffleboard areas and/or any other such *uses* that fit the intent of this section as interpreted by the *Zoning Administrator*.
(1) Site Plan. Major *Site Plan* required in accordance with §200A-299 (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) Operations. A recreational facility may contain on-site food sales for patrons of the recreational facility only, provided they obtain all necessary permits.
(6) 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 §200A-150 (Screen Classification)).
(7) Public Address/Loud Speakers. Public address and loud speaker systems shall not be operated before 8:00 a.m. or after 12:00 midnight.
(8) Hours of Operation. 6:00 a.m. to 12:00 midnight.

The project site is located on approximately 38.15 combined acres of land (PIN 9556146010) located at 439 Crab Creek Road and (PIN 9556131776) at 455 Crab Creek Road. (**Formerly the Old Sexton Dairy Farm**). The project is located in a Residential 2-MH / R-40 zoning district. The project meets the requirements of the Land Development Code and all the applicable major site plan requirements are met.
If you would like to submit your changes early please use the comment sheet provided and sending it back via email to tlinville@hendersoncountync.org.

# HENDERSON COUNTY PLANNING DEPARTMENT
# REVIEW AGENCY RESPONSE FORM

I have reviewed the major site plan for Crab Creek Catfish Farm and offer the following comments:

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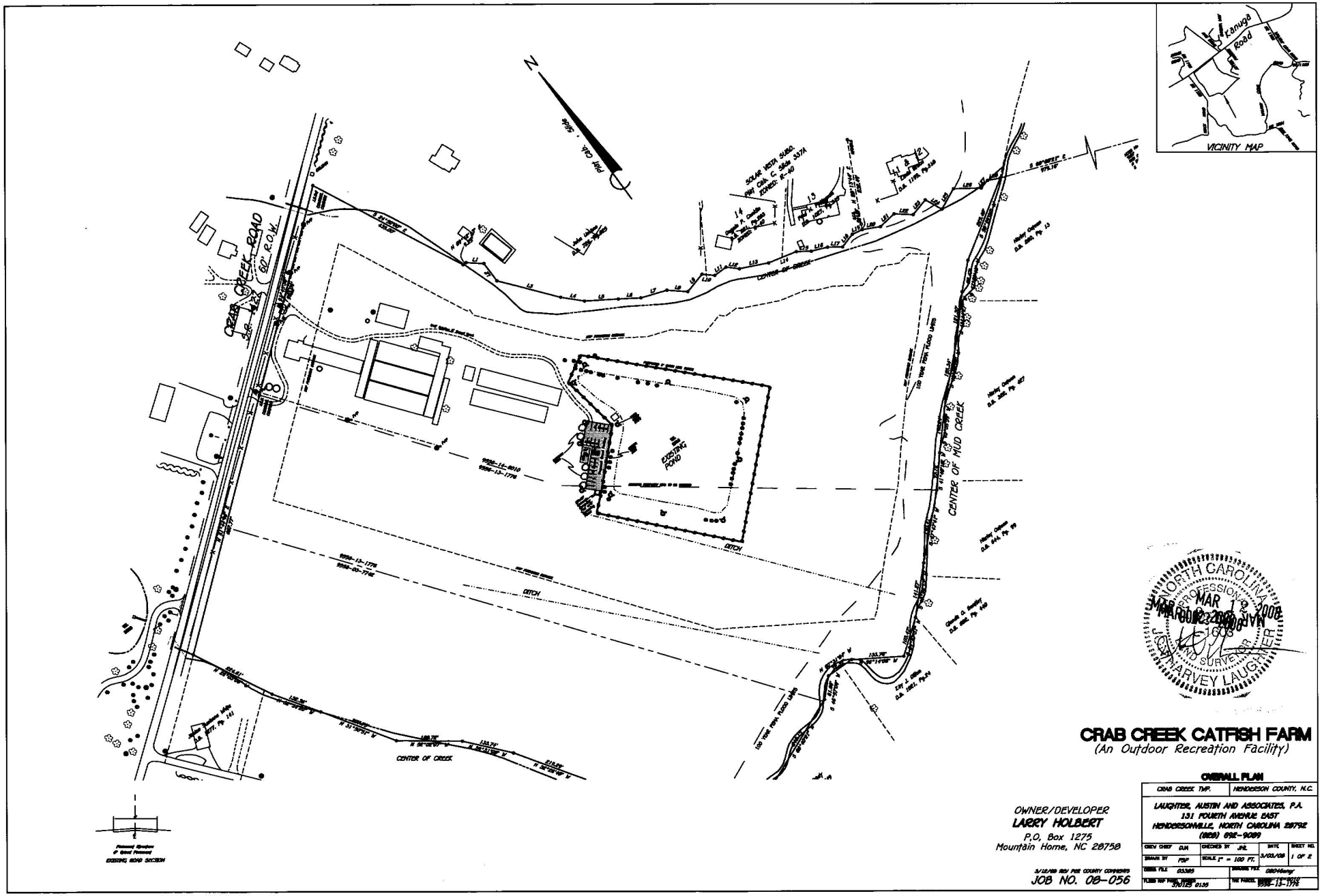
(If necessary use back of form or additional sheets for comments)

| _____ | _____ | _____ |
|---|---|---|
| Reviewed By | Agency | Date |

Please Return to:

Toby Linville
tlinville@hendersoncountync.org
828-694-6627




# CRAB CREEK CATFISH FARM

*(An Outdoor Recreation Facility)*

OWNER/DEVELOPER
**LARRY HOLBERT**
P.O. Box 1275
Mountain Home, NC 28750

3/12/08 REV PER COUNTY COMMENTS
JOB NO. 08-056

**OVERALL PLAN**

| | | | |
|---|---|---|---|
| CRAB CREEK TWP. | HENDERSON COUNTY, N.C. | | |
| LAUGHTER, AUSTIN AND ASSOCIATES, P.A.<br>131 FOURTH AVENUE EAST<br>HENDERSONVILLE, NORTH CAROLINA 28792<br>(828) 692-9089 | | | |
| CREW CHIEF DJM | CHECKED BY JHL | DATE 3/03/08 | SHEET NO. 1 OF 2 |
| DRAWN BY FBP | SCALE 1" = 100 FT. | | |
| FIELD FILE 03365 | DRAWING FILE 08014dwg | | |
| FLOOD MAP PANEL NUMBER 3401E 0150 | | TAX PARCEL 9556-13-1776 | |