

Henderson County Code Enforcement Services

100 N King St Hendersonville, North Carolina 28792
Phone (828) 697-4857 Fax (828) 697-4658

MEMORANDUM

DATE: February 18, 2010
TO: Technical Review Committee
TRC MEETING DATE: March 2, 2010
REGARDING: Major Site Plan Review
NAME OF APPLICANT: Church of the Nazarene/William Bradley
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 March 2, 2010.

Major Site Plan Review

William Bradley, Surveyor on behalf of the owner, Church of the Nazarene, submitted the major site plan for this project. They wish to utilize the property for a Recreation Vehicle Park use which requires major site plan review per S.R. 4.18.

SR 4.18. Recreational Vehicle Park

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-296 (Major Site Plan Review).
- (2) Road Class. If the *recreational vehicle park* contains more than 50 *recreational vehicle* spaces, the *use* shall be located on a *collector, thoroughfare, boulevard* and/or *expressway*.
- (3) Lighting. *Lighting mitigation* required.
- (4) Perimeter Setback. Fifty (50) feet.
- (5) Recreational Vehicle Spaces. *Recreational vehicle* spaces shall be a minimum of 2,000 square feet and shall have dimensions no less than 40 feet by 50 feet. A *recreational vehicle* space may contain up to four (4) campsites for tent set-up. No *recreational vehicle* space is permitted in the 100-year *floodplain*.
- (6) Common Area. A *common area* shall be provided, that is equivalent in square footage to 25 percent the total square footage in: *recreational vehicle/park model home* spaces, *structures* on site, parking areas and *driveways*. *Common area* shall be accessible for the use and enjoyment of *recreational vehicle park* occupants, located as to be free of traffic hazards and maintained in good condition by the *applicant*.
- (7) Operations. The *recreational vehicle park*:
 - a. Shall provide rental spaces:
 1. For the location of *recreational vehicles, park model homes* and/or tent set-up,
 2. Which may contain an open or covered porch not exceeding 15 feet in height and not to exceed 400 square feet in area, and
 3. Which have no point of direct access not indicated on the *site plan*;
 - b. May contain *structures* ancillary to the use;
 - c. Shall be permitted one (1) store, exclusively for the sale of incidental gifts and foodstuffs; and
 - d. Shall provide, at the time of application, an evacuation plan for a natural disaster event.
- (8) 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-147 (Screen Classification).
- (9) Sewage System. *Recreational vehicle/park model home* spaces shall not be provided individual hookups to a septic tank, public/community sewage system or municipal *sewage disposal system*; instead, a central dump station shall be provided for the *use* of all occupants. A *recreational vehicle park* shall connect to a municipal *sewage disposal system* when the system is located within a distance equal to the

product of 50 feet multiplied by the number of spaces proposed for the *recreational vehicle park*. If a *park* is located more than 2,500 feet from an existing municipal *sewage disposal system*, such connection shall not be required.

- (10) *Common Area Recreation and Service Facilities*. Those facilities within the *recreational vehicle park* shall be for the sole purpose of serving the overnight guests in the *park*, and shall adhere to the development standards established in SR 4.5 (*Common Area Recreation and Service Facilities*).

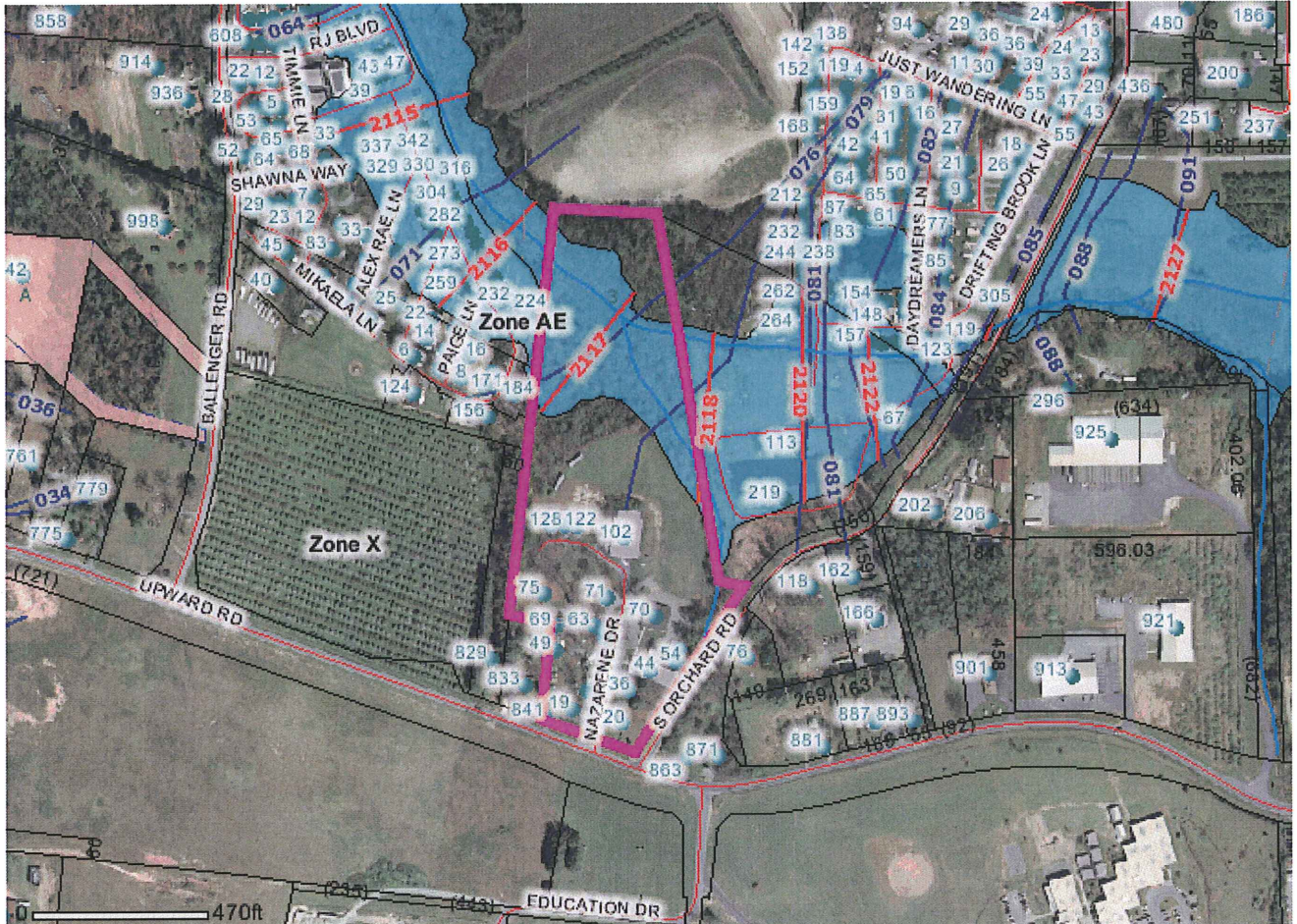
The project site is located on approximately 13.19 acres of land (PIN 9588602816) located at 350 Old Sunset Hill Road, Lot #1, Hendersonville. The project is located in a Community Commercial (CC) zoning district. **The site plan is not complete and any approval will be subject to a corrected site plan.**

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.

Date: February 18, 2010
 Owner Name:
 Mailing Address:
 Situs Address:

PIN: 9588602816
 CHURCH OF THE NAZARENE
 PO BOX 543
 102 NAZARENE DR

Parcel Number: 1011285



History:	No History Found
Permit:	No Permit Found
Date:	No Date Found
NEW Zoning Districts:	Community Commercial
Acreage:	13.1900
Municipality Boundaries:	No City Found
	No Ordinance Found
Water Supply Watersheds:	No Watershed Found
	No Watershed Found
OLD 1982 Flood Zones 03-01-1982:	Buffer A 3701250125B
NEW 2008 Flood Zones 10-02-2008:	Zone X, Not Shaded (Areas outside of the floodplain) Zone AE, 1 pct (100 year floodplain)
NEW 2008 Floodway 10-02-2008:	
NEW 2008 Flood Panel 10-02-2008:	9588
Protected Ridges:	No
City of Hendersonville Annexation Resolution:	Yes
Fire Tax Districts:	01 Blue Ridge Fire

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN A-T-M SURVEY MADE UNDER MY SUPERVISION, ACCORDING TO THE PROVISIONS OF THE CONSTITUTION OF NORTH CAROLINA AND THE ACTS OF THE GENERAL ASSEMBLY OF NORTH CAROLINA, AND THAT THE BOUNDARIES AND DISTANCES INDICATED ON THIS MAP AND THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE MAP MEETS THE REQUIREMENTS OF THE ACTS OF THE GENERAL ASSEMBLY OF NORTH CAROLINA, AND THAT THE DATE OF PREPARATION OF THIS MAP IS FEBRUARY 9, 2010.

PROFESSIONAL LAND SURVEYOR

WILLIAM G. BRADLEY, PROFESSIONAL LAND SURVEYOR
 15 GLADE RD., SUITE 100, WILSON, NC 27597
 910-655-1111 FAX 910-655-1112

1000022

NOTE: PROPERTY LOCATED WITHIN 1/2 MILE OF FARM LAND PRESERVATION DISTRICT.

NOTE: A MINIMUM THIRTY FOOT SETBACK FOR BUILDINGS OR OTHER STRUCTURES, EXCLUDING BRIDGES OR CULVERTS IS REQUIRED ALONG ALL PERENNIAL STREAMS. (HCSD 170-37A)

NOTE: UNDERGROUND ELECTRIC AND WATER FOR RV'S WILL BE LOCATED ALONG THE NORTH SIDE OF LOTS.

NOTE: 6.17 ACRES IN COMMON AREA

NOTE: FIRE DISTRICT: BLUE RIDGE FIRE CITY OF HENDERSONVILLE ANNEXATION RESOLUTION

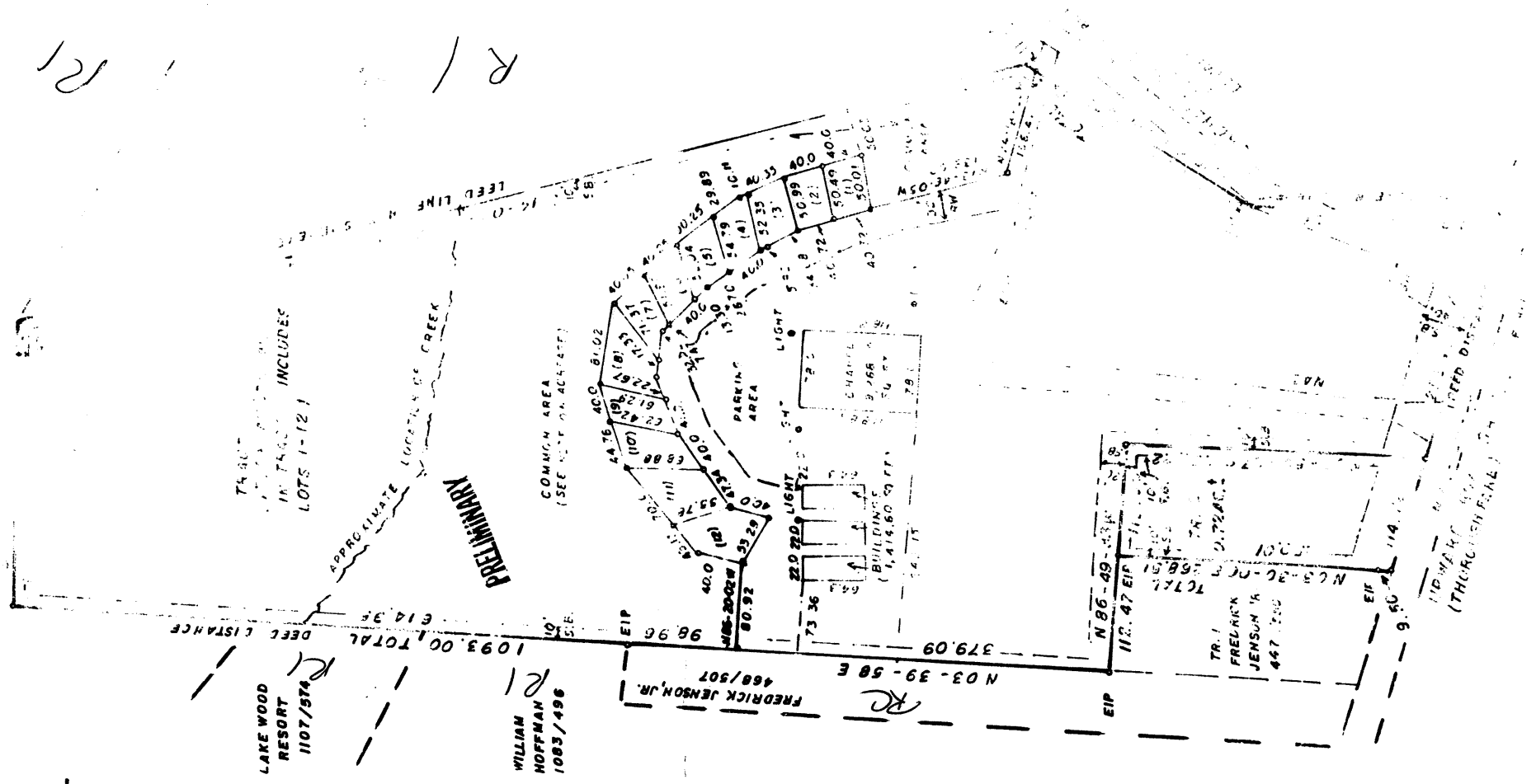
NOTE: ALL RV LOTS HAVE A MINIMUM OF 2,000 SQ. FT.

PLAT NORTH

CSZ

CAB. B SLIDE 371

EDITH HOOT
 4.6.403



LAKE WOOD RESORT
 1107/37A

WILLIAM HOFFMAN
 1083/498

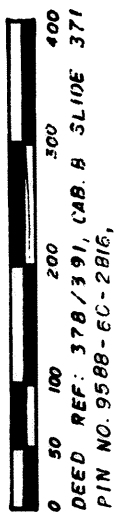
FREDRICK JENSON, JR.
 468/507

TR. 1
 FREDRICK JENSON JR.
 447/200

PRELIMINARY

RECREATIONAL VEHICLE PARK
 SURVEY FOR
 CHURCH OF THE NAZARENE
 P.O. BOX 543
 HENDERSONVILLE, NC. 28793
 BLUE RIDGE TOWNSHIP, HENDERSON CO., N.C.
 SURVEY BY: WILLIAM G. BRADLEY
 PLS 2653
 15 GLADE RD.
 MILLS RIVER, NC. 28759
 828-891-7724

FEB. 9, 2010 (M.D.)
 SCALE 1" = 100'



LEGEND

EIP EXISTING IRON PIN
 IPS IRON PIN SET

ZONING DISTRICT: COMMUNITY COMMERCIAL
 REGIONAL COMMERCIAL

NOTE: PERIMETER SET BACK 50 FT.

JOB NO. 2010/04

NOTE: 0.63 AC. TOTAL IN LOTS 1-12

ZONING DISTRICT SET BACKS
 COMMUNITY COMMERCIAL 20'
 ROW OR FRONT THROUGH FARE 35'
 SIDE AND REAR 10'

REGIONAL COMMERCIAL
 ROW OR FRONT LOCAL 15'
 THROUGH FARE 40'
 SIDE AND REAR 10'

PRELIMINARY

LOCATION MAP
 NOT TO SCALE

