

Henderson County Code Enforcement Services

240 2nd Avenue East 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: Waterway Ventures Inc. (Ray Skidmore)/David Hill
DEPARTMENT: Code Enforcement Services
STAFF CONTACT: Toby Linville
ATTACHMENTS: Site Plans

Please find attached plans for the following Campground to be reviewed by the Henderson County Technical Review Committee on March 2, 2010.

Major Site Plan Review

David Hill, agent, on behalf of the owner, Ray Skidmore submitted the major site plan for this project. They wish to utilize the property for Campground use which requires major site plan review per S.R. 4.4 & 4.6.

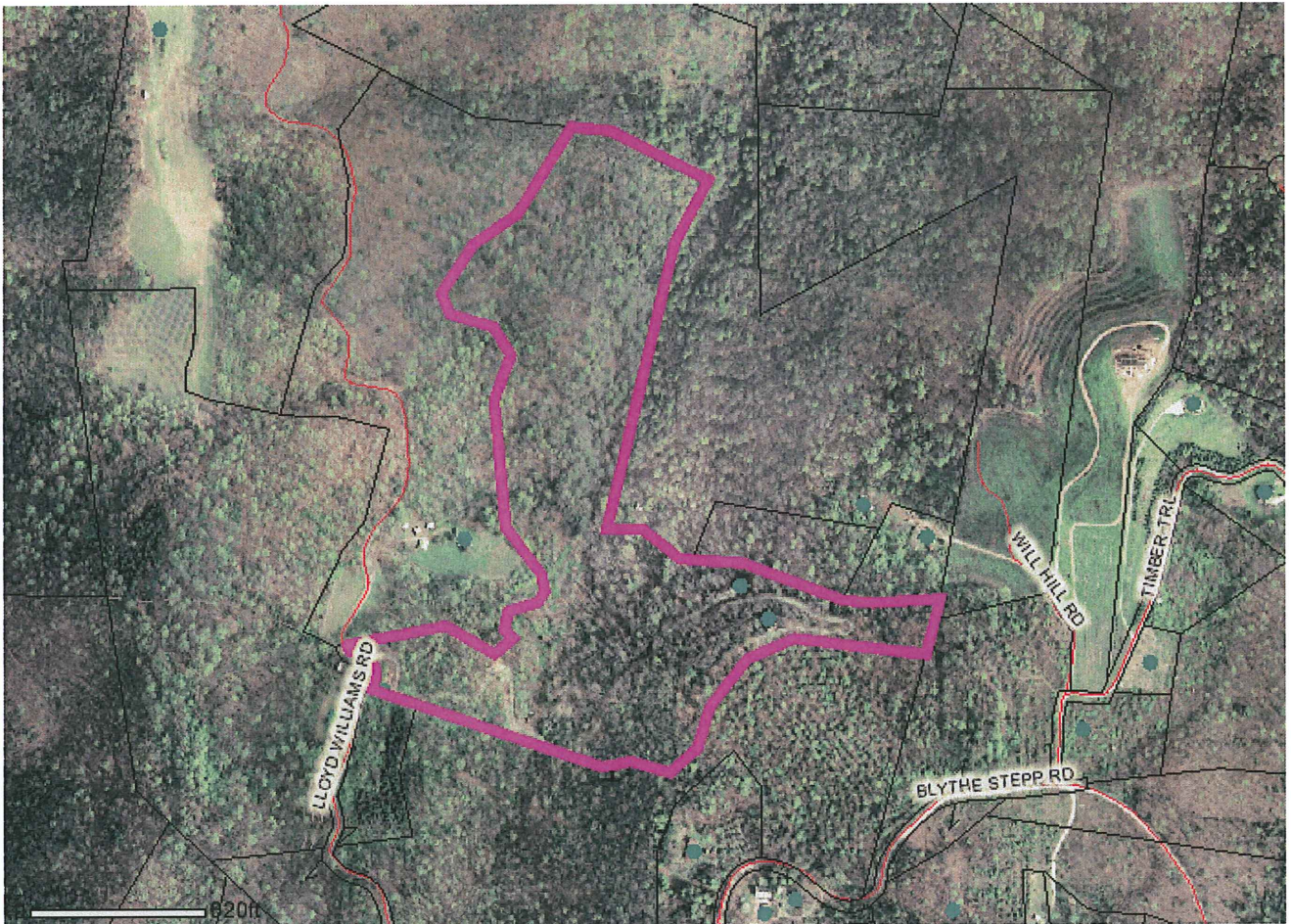
SR 4.4. Campground

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-299 (Major Site Plan Review).
- (2) Lighting. *Lighting mitigation* required.
- (3) Size. No *campground* located on/adjacent to a *residential zoning district* shall contain more than 200 campsites. Individual campsites shall be a minimum of 500 square feet.
- (4) Perimeter Setback. Fifty (50) feet.
- (5) Common Area. A *common area* shall be provided, that is equivalent in square footage to 25 percent the total square footage in: campsites, *structures* on site, parking areas and *driveways*. *Common area* shall be accessible for the *use* and enjoyment of *campground* occupants, located as to be free of traffic hazards and maintained in good condition by the *applicant*.
- (6) Operations. The *campground*:
 - a. May contain *structures* ancillary to the use; and
 - b. Shall be permitted one (1) store, exclusively for the sale of incidental gifts and foodstuffs.
- (7) 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).
- (8) Common Area Recreation and Service Facilities. Those facilities within the *campground* shall be for the sole purpose of serving the overnight guests in the *campground*, and shall adhere to the development standards established therefore in SR 4.6 (*Common Area Recreation and Service Facilities*).

Date: February 12, 2010
Owner Name:
Mailing Address:
Situs Address:

PIN: 0611689025
WATERWAY VENTURES INC
PO BOX 322
470 LLOYD WILLIAMS RD 480 LLOYD WILLIAMS RD 490 LLOYD WILLIAMS RD

Parcel Number: 0502234



History:	No History Found
Permit:	No Permit Found
Date:	No Date Found
NEW Zoning Districts:	Residential 3
Acreage:	36.3800
Municipality Boundaries:	No City Found
	No Ordinance Found
Water Supply Watersheds:	No Watershed Found
	No Watershed Found
	No Watershed Found
OLD 1982 Flood Zones 03-01-1982:	No Flood Zone Found
	No Flood Zone Found
NEW 2008 Flood Zones 10-02-2008:	Zone X, Not Shaded (Areas outside of the floodplain)
NEW 2008 Floodway 10-02-2008:	
NEW 2008 Flood Panel 10-02-2008:	0611
Protected Ridges:	No
City of Hendersonville Annexation Resolution:	No
Fire Tax Districts:	03 Edneyville Fire

PLAT OF SITE PLAN
FOR
WATERWAY VENTURES, INC.

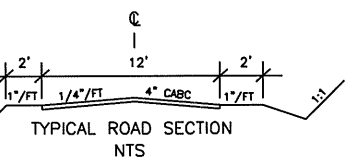
BEING THE PROPERTY DESCRIBED IN
DEED BOOK 869, PAGE 453

EDNEYVILLE TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA

SCALE: 1" = 200'
FEBRUARY 15th, 2010
SHEET 1 OF 2

CALLS ALONG CENTERLINE OF BRANCH

Course	Bearing	Distance
41	S 66°36'18" E	24.13'
42	S 83°41'23" E	32.02'
43	S 88°53'38" E	24.92'
44	S 83°15'31" E	40.82'
45	S 79°32'48" E	26.47'
46	N 62°36'34" E	30.39'
47	S 83°37'53" E	25.59'
48	S 63°53'29" E	33.29'
49	S 30°23'29" E	29.39'
50	S 10°18'11" E	42.45'
51	S 67°42'37" E	48.76'
52	S 43°05'51" E	26.84'
53	S 61°11'02" E	53.04'
54	N 60°39'05" E	18.47'
55	N 83°03'43" E	20.36'
56	N 67°47'39" E	51.24'
57	S 85°02'23" E	47.37'
58	S 80°57'35" E	35.97'
59	S 75°42'01" E	61.71'
60	S 70°16'04" E	38.22'
61	S 66°42'41" E	112.80'
62	S 72°45'14" E	43.97'
63	S 77°33'15" E	17.78'
64	S 75°39'56" E	84.91'
65	N 68°55'04" E	56.14'
66	N 86°27'02" E	164.80'
67	N 88°04'13" E	30.40'



CALLS ALONG CENTERLINE OF ROAD BED KNOWN AS THE JACKSON ROAD

Course	Bearing	Distance
13	N 89°48'28" W	24.14'
14	N 52°35'40" W	21.15'
15	N 15°47'24" W	18.91'
16	N 26°40'36" E	18.99'
17	N 70°24'47" E	68.88'
18	N 65°39'05" E	30.55'
19	N 50°05'28" E	16.42'
20	N 27°30'51" E	25.30'
21	N 09°14'59" E	20.63'
22	N 06°23'37" W	20.44'
23	N 13°21'02" W	22.94'
24	N 36°57'59" W	34.26'
25	N 35°09'11" W	46.39'
26	N 39°01'30" W	42.57'
27	N 39°56'42" W	35.93'

CALLS ALONG EASTERN MARGIN OF LLOYD WILLIAMS ROAD S.R. 1704

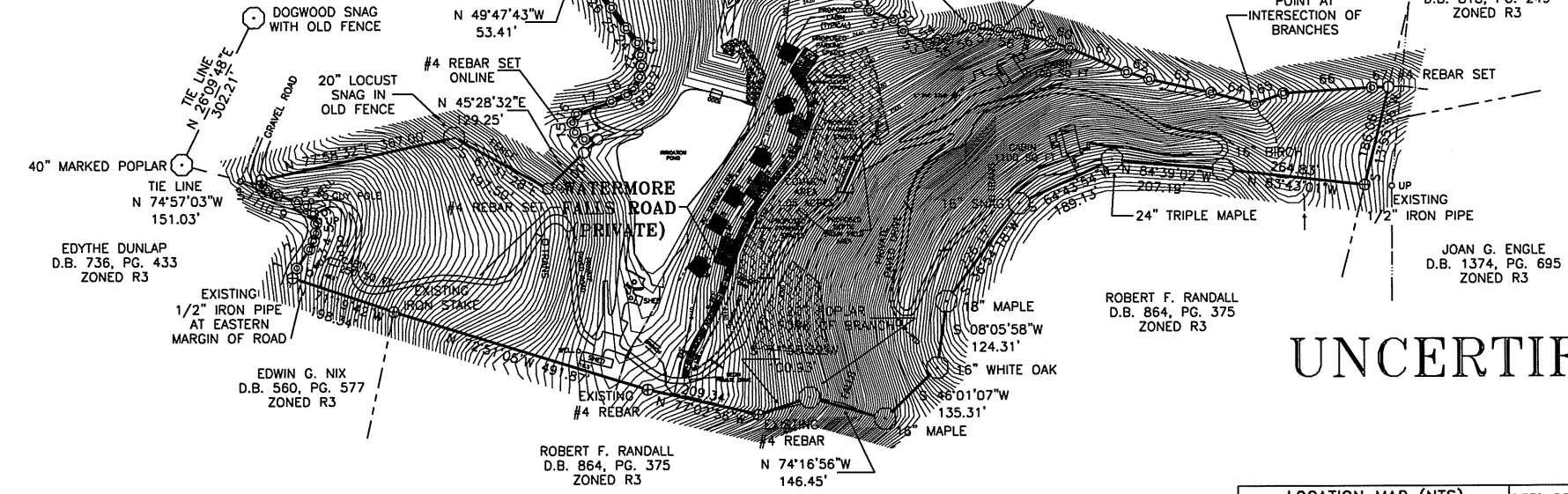
Course	Bearing	Distance
1	N 23°02'38" E	20.16'
2	N 33°55'56" E	42.03'
3	N 28°14'38" E	17.57'
4	N 15°53'40" E	14.83'
5	N 02°04'06" E	18.27'
6	N 18°12'32" W	19.10'
7	N 42°58'05" W	19.02'
8	N 63°58'55" W	18.32'
9	N 71°46'53" W	38.53'
10	N 63°52'02" W	21.18'
11	N 50°51'42" W	13.26'
12	N 00°28'32" E	11.00'

CALLS ALONG CENTERLINE OF ROAD BED

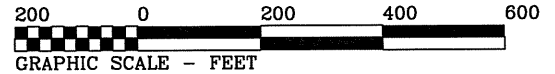
Course	Bearing	Distance
28	N 38°20'06" E	15.02'
29	N 23°14'10" E	22.59'
30	N 18°10'11" E	56.26'
31	N 25°27'10" E	51.82'
32	N 01°42'48" W	38.45'
33	N 31°03'36" W	18.12'
34	N 52°48'48" W	14.12'
35	N 59°39'55" W	22.26'
36	N 70°19'38" W	135.00'
37	N 49°09'06" W	22.30'
38	N 23°31'29" W	20.46'
39	N 06°18'38" W	26.94'
40	N 21°45'56" W	20.15'

PROJECT TABLE

- OWNER: WATERWAY VENTURES, INC.
PO BOX 322
NORTH MYRTLE BEACH, SC 29597
PHONE: (843) 249-4286
- ZONED - R3.
SETBACKS- FRONT 15' FROM RIGHT OF WAY
SIDE 15'
REAR 15'
- PROPOSED UNITS- 6 (900 SQUARE FEET EACH).
- PARKING- 2 SPACES PER UNIT (9'X18').
- PROJECT AREA- 34.68 ACRES.
- PROPOSED PROJECT DENSITY- 3.85 ACRES PER UNIT.
- FIRE DISTRICT- EDNEYVILLE.
- WATERSHED- NONE.
- ALL STRUCTURES, EXISTING AND PROPOSED, ARE FOR RENTAL PURPOSES.
- MINIMUM DISTANCE BETWEEN PROPOSED STRUCTURES IS 30'. FINAL LOCATION OF STRUCTURES TO BE DETERMINED IN FIELD.
- COMMON AREA ACREAGE IS 3.0% OF TOTAL PROPERTY AREA.
- 253' ROAD FRONTAGE ALONG LLOYD WILLIAMS ROAD, S.R. 1704.
- PARKING AREAS WILL HAVE 4" CRUSHED STONE SURFACE.
- TOTAL LENGTH OF PROPOSED ROAD IS 625'.
- PROPOSED CULVERTS WILL BE A MINIMUM OF 18" DIAMETER. LOCATION AND LENGTHS TO BE DETERMINED IN FIELD.
- PROPOSED STRUCTURES TO BE SERVED BY SEPTIC DRAIN FIELDS AND COMMON WELL.
- PROJECT IS SERVED BY UNDERGROUND POWER AND PHONE AS SHOWN. FUTURE CONNECTIONS TO BE DETERMINED BY UTILITY COMPANY.
- THIS PROPERTY IS NOT LOCATED WITH IN A SPECIAL FLOOD HAZARD ZONE PER F.I.R.M. PANEL 370125 0611J, EFFECTIVE DATE OCTOBER 2nd, 2008.
- SOLID WASTE COLLECTION IS PRIVATE COLLECTION.



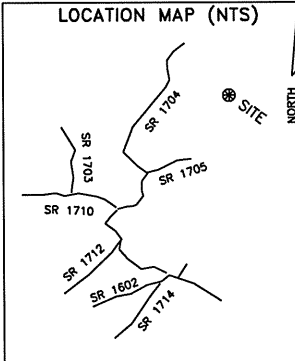
UNCERTIFIED ELECTRONIC COPY



NOTES:

- 1- AREAS BY COORDINATE COMPUTATION.
- 2- ALL AREAS SHOWN ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD OR UNRECORDED THAT MAY DIRECTLY AFFECT ALL AREAS SHOWN.
- 3- THIS PLAT IS FOR PERMITTING PROCESSES ONLY.
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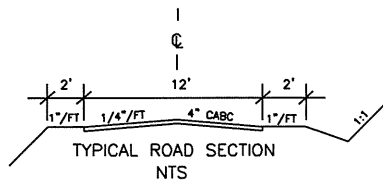
- LEGEND**
- ⊙ MONUMENT FOUND AS NOTED
 - MONUMENT SET AS NOTED
 - POINT NOT STAKED
 - P-PED - PHONE PEDESTAL
 - UP - UTILITY POLE
 - PHP - PHONE POLE
 - TRANS - TRANSFORMER
 - TV-PED - CABLE TV PEDESTAL
 - WM - WATER METER
 - WV - WATER VALVE



DEED REFERENCES: D.B. 869, PG. 453	<p>SURVEY BY HILL AND ASSOCIATES SURVEYORS, P.A. LICENSE NUMBER: C-1991</p> <p>DAVID H. HILL N.C.P.L.S. 3863</p> <p>403 WEST BLUE RIDGE ROAD EAST FLAT ROCK, NORTH CAROLINA 28726 (828) 693-1409</p>	
TAX REFERENCES: 0611-68-9025		
PARTY CHIEF: DHH		
REVISIONS:		
DATE: FEBRUARY 15th, 2010	CHECKED BY: DHH	DRAWING: 28033SITE
	DRAWN BY: DHH	FILE: 28033

DEED NORTH
D.B. 869, PG. 453

GARY WESLEY JACKSON
D.B. 1317, PG. 246
ZONED R3

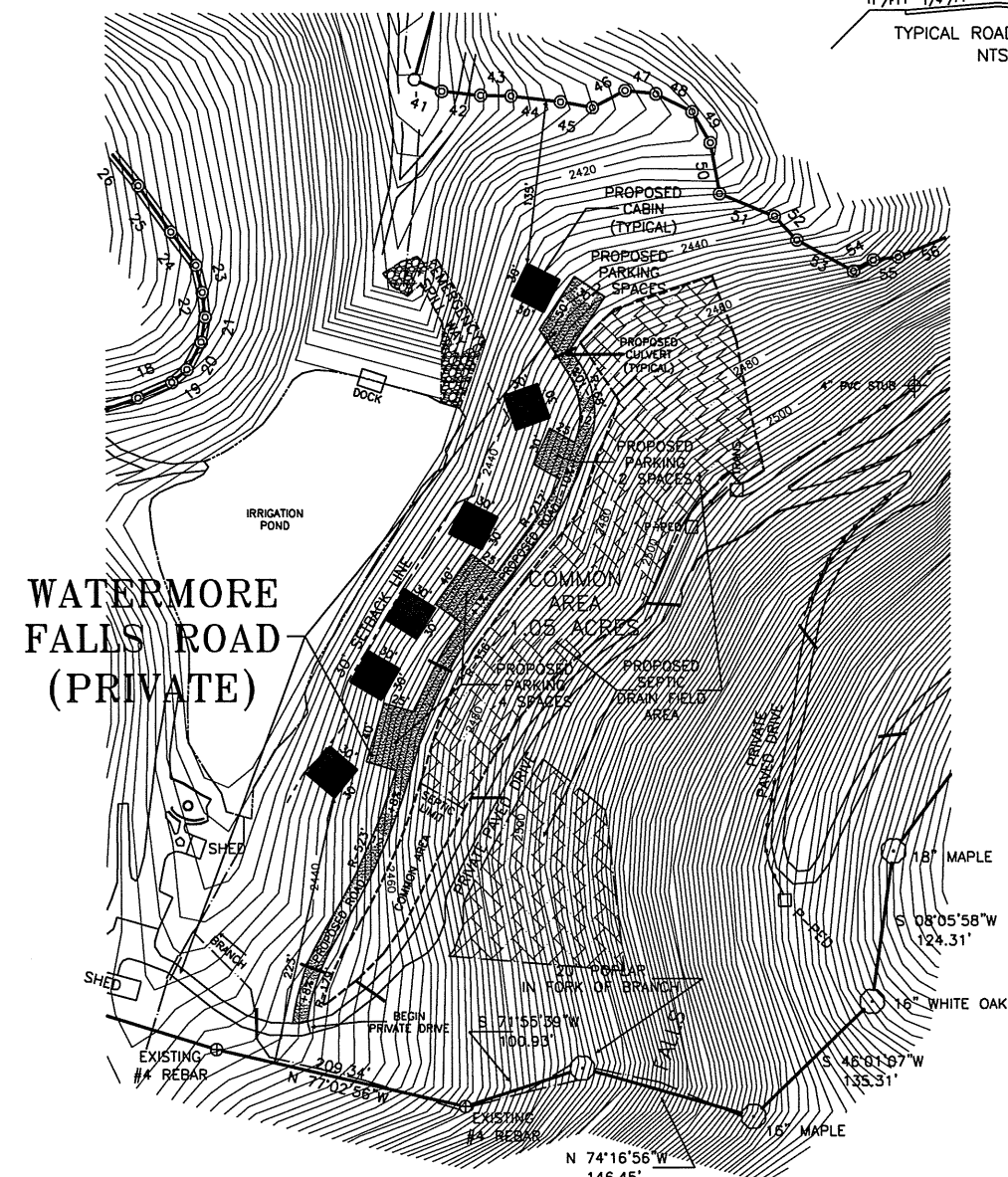


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HENDERSON COUNTY
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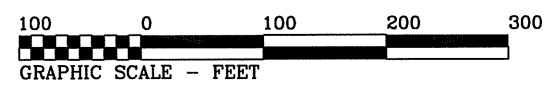
SCALE: 1" = 100'
FEBRUARY 15th, 2010
SHEET 2 OF 2



ROBERT F. RANDALL
D.B. 864, PG. 375
ZONED R3

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<p>LOCATION MAP (NTS)</p>	<p>DEED REFERENCES: D.B. 869, PG. 453</p>	<p>SURVEY BY HILL AND ASSOCIATES SURVEYORS, P.A. LICENSE NUMBER: C-1991 DAVID H. HILL N.C.P.L.S. L-3863 403 WEST BLUE RIDGE ROAD EAST FLAT ROCK, NORTH CAROLINA 28726 (828) 693-1409</p>
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	<p>PARTY CHIEF: DHH</p>	
	<p>REVISIONS:</p>	
<p>DATE: FEBRUARY 15th, 2010</p>	<p>CHECKED BY: DHH DRAWN BY: DHH</p>	<p>DRAWING: 28033SITE2 FILE: 28033</p>