

Staff Report: SUP 13-04
Slick Rock Campground

REQUEST FOR COMMITTEE ACTION
HENDERSON COUNTY
Technical Review Committee

MEETING DATE: October 1, 2013

SUBJECT: Special Use Permit Application (SUP-13-04) for Campground located at 4580 Chimney Rock Road

PRESENTER: Toby Linville, Code Enforcement Director

ATTACHMENTS:

1. Staff Report
2. Photographs
3. Site Plan

SUMMARY OF REQUEST:

The applicants are requesting a Special Use Permit to allow them to use this property as a Campground.

Staff requests that the TRC review the application and provide a recommendation to the Board of Adjustment. The TRC should also review the site plan.

Suggested Motion:

I move to approve the site plan for SUP-13-04 because it meets the requirements of the Land Development Code.

I move that TRC give a favorable recommendation for SUP-13-04.



Henderson County, North Carolina Code Enforcement Services

1. Board Request

- 1.1. **Applicant:** Slick Rock Campground
- 1.2. **Request:** Special Use Permit
- 1.3. **PIN:** 0612-54-0898
- 1.4. **Size:** 19.46 acres +/-
- 1.5. **Location:** The subject area is located at 4580 Chimney Rock Road
- 1.6. **Supplemental Requirements:**

SR 4.4. Campground

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-331 (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-182 (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*).

SR 4.6. Common Area Recreation and Service Facilities

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-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*.

Campground. An establishment primarily engaged in operating/accommodating campsites.

Staff Report: SUP 13-04
Slick Rock Campground

These establishments may provide access to facilities, such as laundry rooms, recreational halls and playgrounds, stores and snack bars.

Map A: Aerial Photo/Pictometry



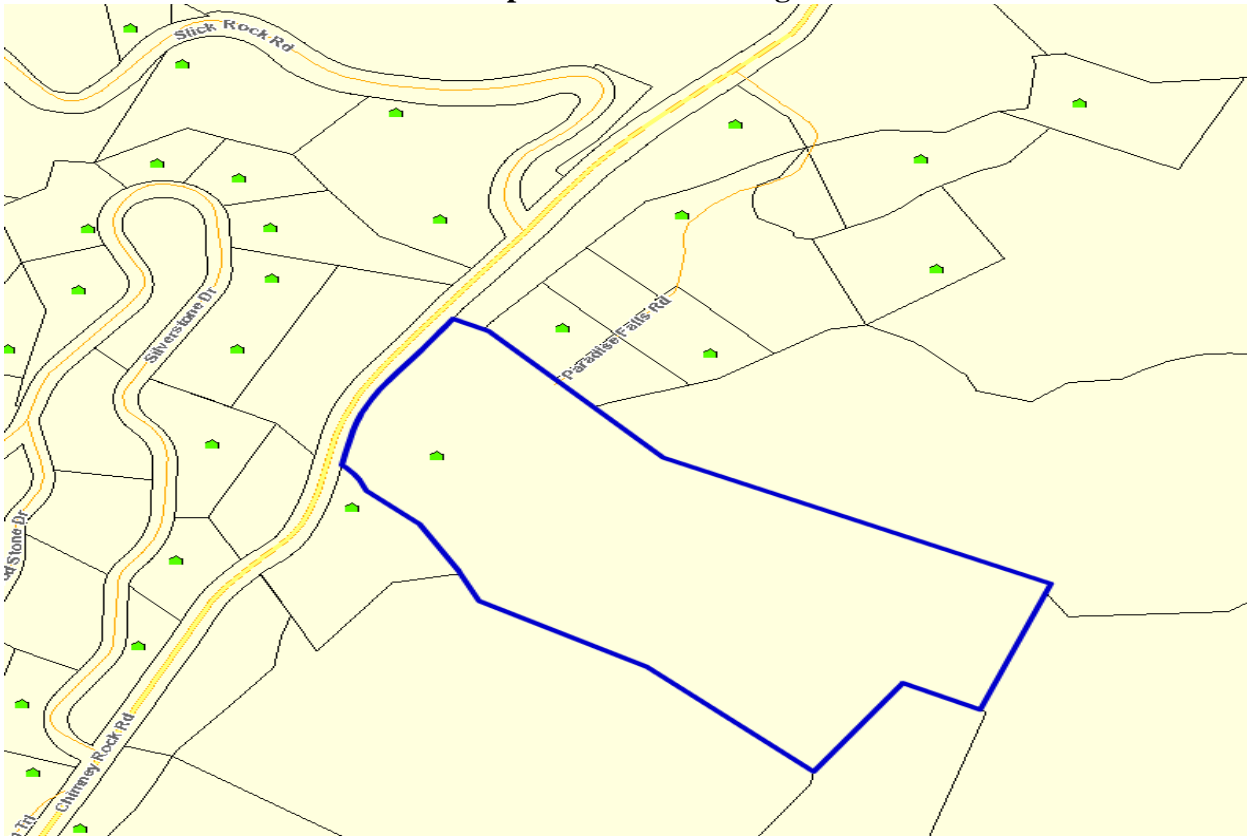
2. Current Conditions

2.1 Current Use: This parcel is currently vacant.

2.2 Adjacent Area Uses: The surrounding properties consist of residential and undeveloped land.

2.3 Zoning: The surrounding property is zoned Residential 3 (R3).

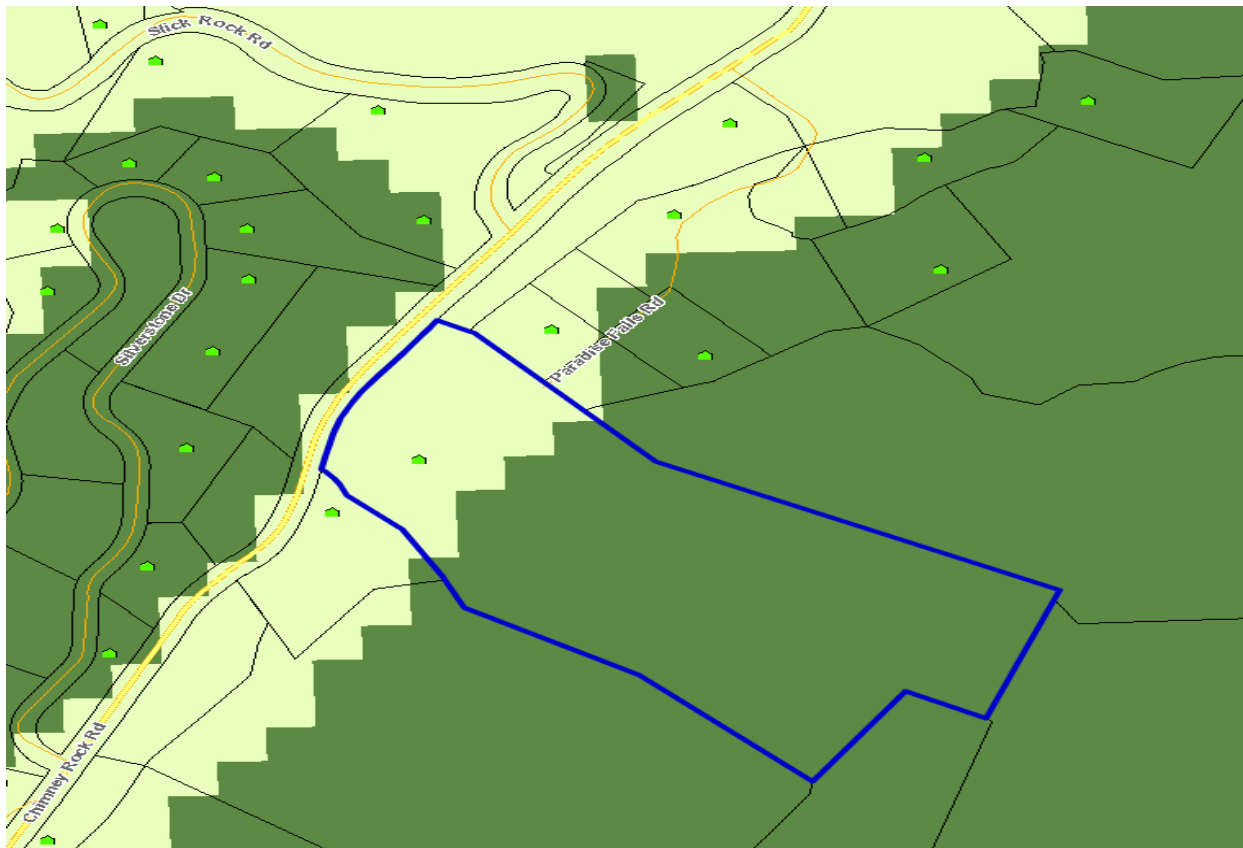
Map B: Current Zoning



2. Floodplain /Watershed Protection A portion of this property lies in the special flood hazard area. The property is not in a Water Supply Watershed district.

3. Water and Sewer Private well and septic system serve this property.

Map C: CCP Future Land Use Map



4. Staff Comments

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

1. **Rural/Agricultural Category** covers those portions of the county that are predominantly rural and are characterized by low-density residential development with substantial land areas devoted to agriculture and undeveloped lands. Land use policies will seek to retain that character.
2. Slopes are typically steep, often exceeding 10%, with significant areas greater than 20%.
3. Most sections of the RAA are so far from sewer services as to make their extension largely impossible. Land development regulations should recognize this by not permitting densities that would require sewer services or introduce traffic capacity problems and by encouraging densities that are consistent with steep slopes, poor septic capacities, and sensitive topography.

Conservation 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
5. Other areas yet to be defined

5. Staff Recommendations

Staff's position at this time, under the guidelines of current plans, policies and studies, is to recommend approval of the Special Use Permit because it is consistent with the current surrounding land uses and future land use recommendations.

6. Photographs

Looking Northeast



Looking South



Looking Southeast



Looking East

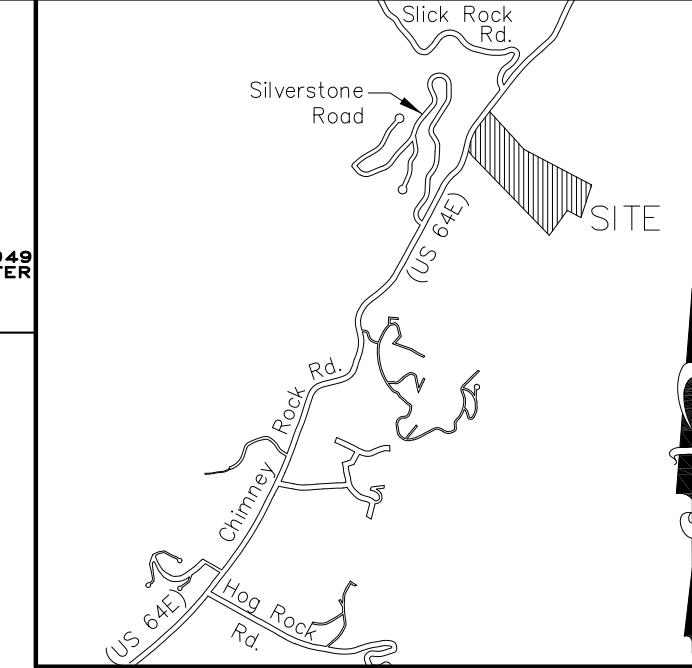
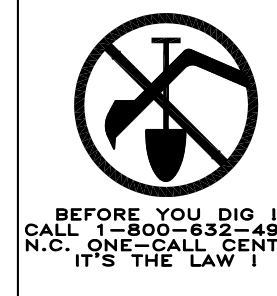


PROJECT TEAM INFORMATION

OWNER/DEVELOPER: ALISON SADLER
 1345 VIRGINIA AVENUE
 GLENDALE, CA 91202
 CONTACT: ALISON SADLER
 (323) 578-8561

CIVIL ENGINEER: MICHAEL D. LOVOY, P.E.
 34 BIG BEAR TRAIL
 ASHEVILLE, NC 28805
 CONTACT: MIKE LOVOY, P.E.
 (828) 545-5393

SURVEYOR: PATTERSON AND PATTERSON, INC.
 PO BOX 6114
 HENDERSONVILLE, NC 28793-6114
 CONTACT: PAUL PATTERSON, PE/PLS
 (828) 692-6629



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SLICK ROCK CAMPGROUND

MASTER SITE PLAN

HENDERSON COUNTY, HENDERSONVILLE, NORTH CAROLINA
 SEPTEMBER 17, 2013

PROJECT FOR:
 ALISON SADLER
 1345 VIRGINIA AVENUE
 GLENDALE, CA 91202

INDEX OF SHEETS

SHEET #	SHEET TITLE
CVR	COVER
C1	MASTER SITE PLAN

SLICK ROCK CAMPGROUND
 MASTER SITE PLAN
 HENDERSON COUNTY
 HENDERSONVILLE, NC

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 CALL 1-800-632-4949
 N.C. ONE CALL CENTER
 IT'S THE LAW!

REVISION #	DATE	DESCRIPTION
1.		
2.		
3.		
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6.		

PROJECT NO.: 1324
 DRAWN BY: MDL
 DATE: 9-17-13

COVER



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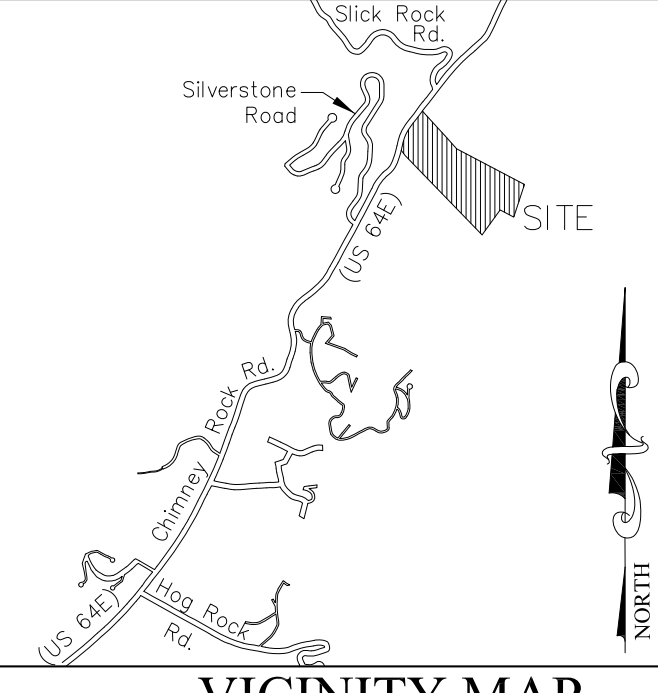
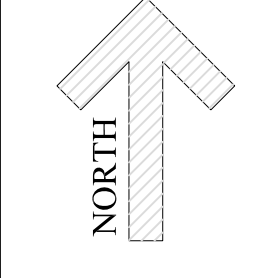
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NOTES

- TWO PHASE CONSTRUCTION: PHASE ONE WILL INCLUDE PRIVATE ACCESS ROAD, PARKING, ENTRY FENCING, RENOVATION OF EXISTING HOUSE, AND 8 TENT SITES LOCATED ON THE WEST SIDE OF REDDY PATCH CREEK. PHASE TWO WILL INCLUDE PEDESTRIAN FOOT BRIDGE ACROSS REDDY PATCH CREEK AND 14 TENT SITES LOCATED ON THE EAST SIDE OF REDDY PATCH CREEK.
- PROPOSED ROADS TO BE PRIVATE.
- PROJECT PARTIALLY LIES WITHIN 100 YEAR FLOOD ZONE.
- EXISTING HOUSE WILL HAVE PRIVATE WELL WATER AND SEPTIC SERVICE. TENT SITES TO INCLUDE RAINWATER COLLECTION FOR WATER SERVICE (NON POTABLE), COMPOSTING TOILETS, AND GREY WATER TANKS FOR SHOWERS.
- ELECTRICAL SERVICE WILL ONLY BE SUPPLIED TO THE EXISTING HOUSE STRUCTURE. TENT SITES WILL NOT HAVE ELECTRICAL SERVICE.
- NO DISTURBANCE IS ALLOWED WITHIN THE THIRTY (30) FOOT CREEK BUFFER. ALL DISTURBANCE SHOULD INCLUDE NECESSARY EROSION CONTROL MEASURES IN ACCORDANCE WITH HENDERSON COUNTY AND NCDENR STANDARDS AND SPECIFICATIONS AT ALL TIMES.
- LAND DISTURBANCE AND GRADING WILL BE LESS THAN 1 ACRE AND THEREFOR WILL NOT REQUIRE AN EROSION CONTROL PLAN SUBMITTAL OR A LAND DISTURBANCE PERMIT. THE AVERAGE SLOPE OF THE AREA WHERE DISTURBANCE WILL TAKE PLACE IS LESS THAN 15%.

LEGEND

- EIP - EXISTING IRON PIPE
- ▽ EPS - EXISTING PLANTED STONE
- - CALCULATED POINT
- R/W - RIGHT OF WAY
- D.B. - DEED BOOK
- UP - UTILITY POLE
- OHU- - OVERHEAD UTILITY LINES
- GUY- - GUY WIRE
- - GUARD RAIL
- X- - CHAIN-LINK FENCE
- == - REINFORCED CONCRETE PIPE (SOME TAKEN FROM DEEDS, PLATS, ETC.)
- - - - ADJACENT PROPERTY LINES (SOME TAKEN FROM DEEDS, PLATS, ETC.)



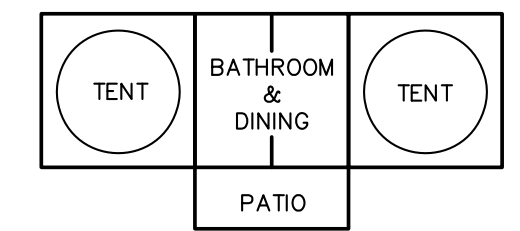
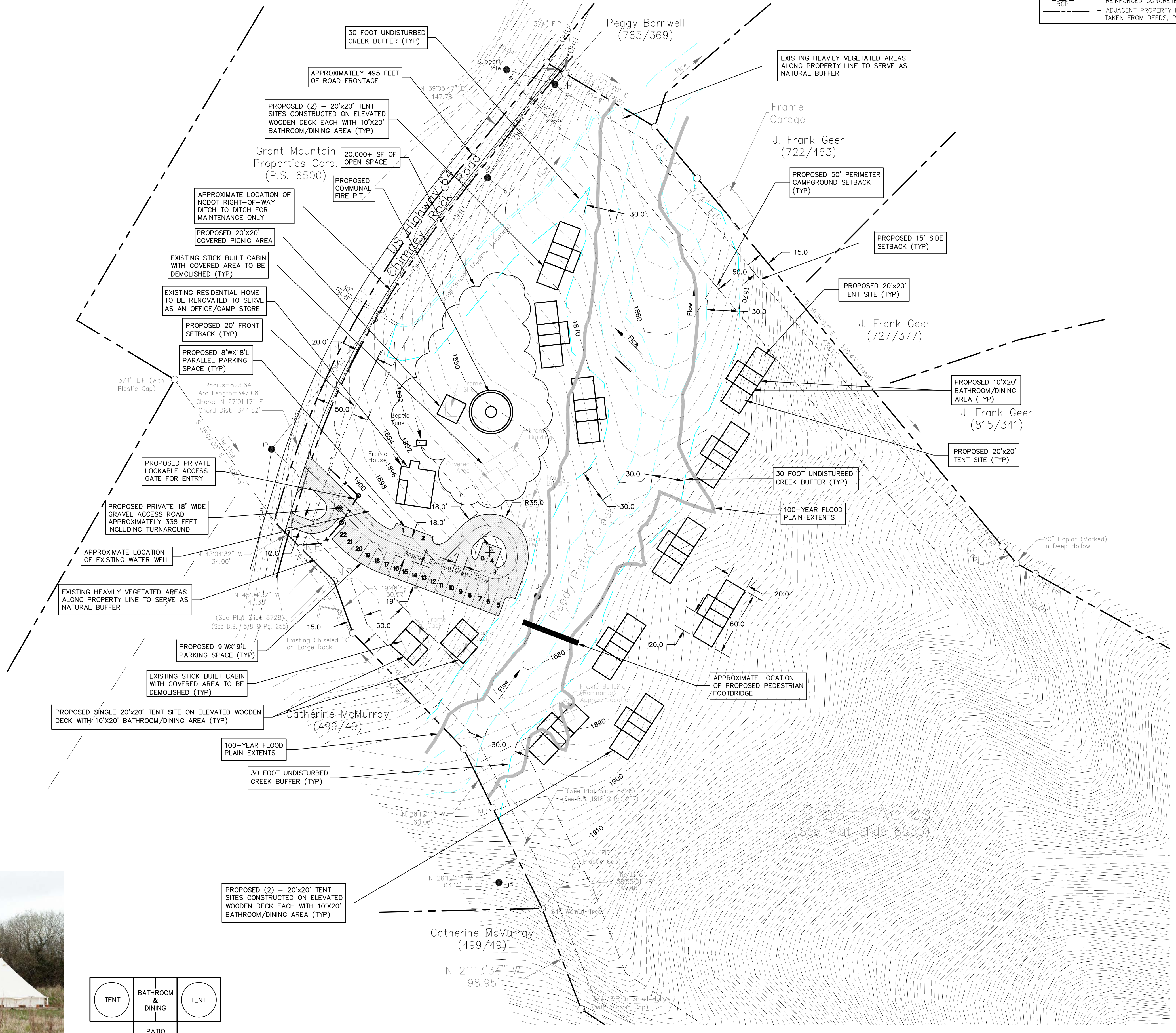
VICINITY MAP
(NOT TO SCALE)

SITE DATA:

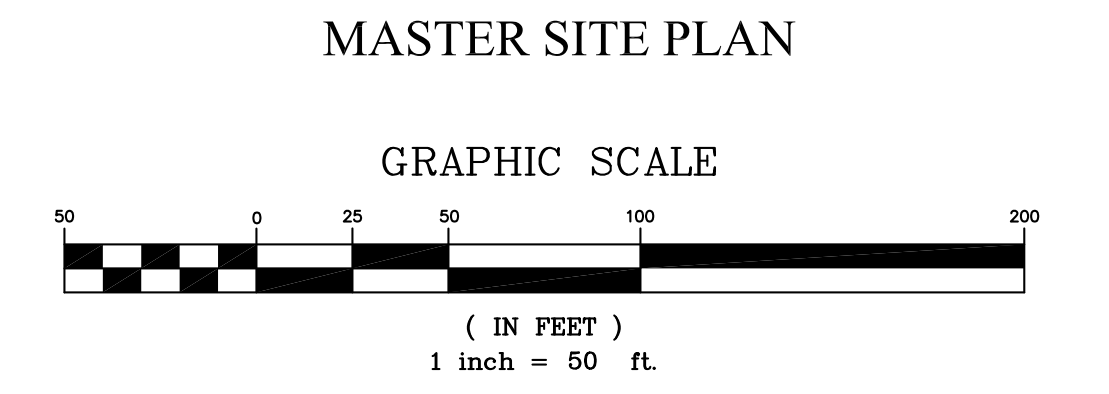
- EXISTING BUILDINGS:**
- 1 RESIDENTIAL HOUSE TO BE RENOVATED
 - 5 STICK BUILT CABINS WITH LARGE COVERED AREAS TO BE DEMOLISHED DUE TO SAFETY CONCERNS
 - 1 STICK BUILT STORAGE SHED TO BE DEMOLISHED DUE TO SAFETY CONCERNS
- PROPOSED BUILDINGS:**
- 22 TENT SITES CONSTRUCTED ON ELEVATED WOODEN DECK SYSTEMS (20'X20')
 - 1 COVERED PICNIC PAVILION (20'X20')
- PARKING:**
- 22 SPACES PROVIDED
 - 1 SPACE FOR EACH TENT SITE
 - UNLIMITED SPACE WILL BE AVAILABLE FOR BICYCLE PARKING
- OPEN SPACE REQUIREMENTS:**
- REQUIRED: 500 SF PER TENT SITE
 - PROVIDED: 600 SF PER TENT SITE (20'X20' TENT, 10'X20' COVERED DINING/BATHROOM)

DEVELOPMENT DATA:

PIN #: 0612-54-0898
ACREAGE: ±19.89 ACRES
ZONING: RESIDENTIAL DISTRICT THREE (R3)
PROPERTY ADDRESS: 4580 CHIMNEY ROCK ROAD
HENDERSONVILLE, NC 28792
FIRE AND TAX DISTRICT: EDNEYVILLE
WATERSHED: N/A



TYPICAL TENT SITE



MASTER SITE PLAN

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HENDERSON COUNTY

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