

Staff Report: Reeb Ranch- Camp

**REQUEST FOR COMMITTEE ACTION**  
HENDERSON COUNTY  
Technical Review Committee

**MEETING DATE:** July 15, 2014

**SUBJECT:** Major Site Plan Review for a camp located off Crab Creek Road on Shoals Farm Road

**PRESENTER:** Toby Linville, Code Enforcement Director

**ATTACHMENTS:**

1. Staff Report
2. Photographs
3. Site Plan

**SUMMARY OF REQUEST:**

Major site plan review for a camp.

**Suggested Motion:**

I move to approve the camp site plan for Reeb Ranch.



## Henderson County, North Carolina Code Enforcement Services

### **1. Board Request**

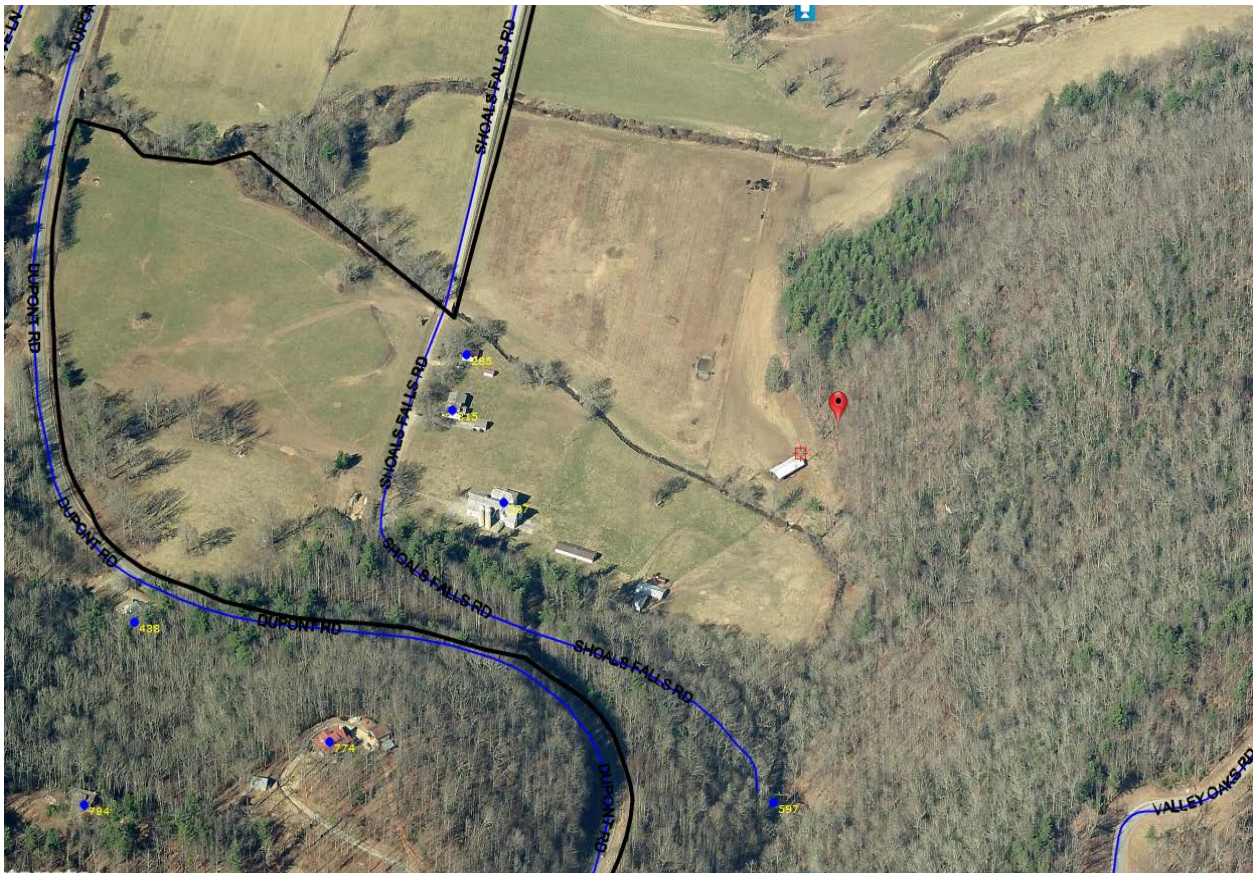
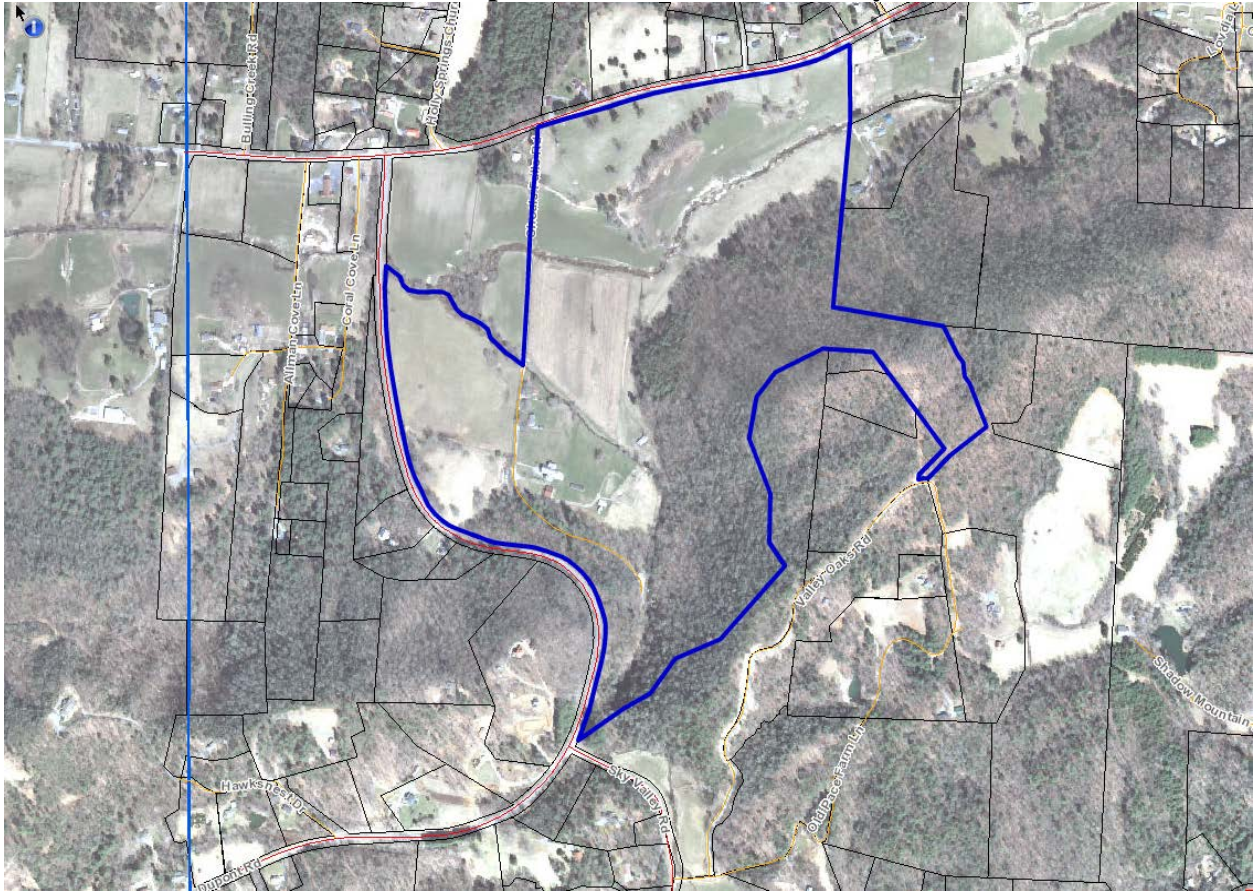
- 1.1. **Applicant:** Reeb Ranch/ Red Clay, LLC
- 1.2. **Request:** Major Site Plan Review-Camp
- 1.3. **PIN:** 9525-69-7663
- 1.4. **Size:** 140.67 acres +/-
- 1.5. **Location:** The subject area is located off Crab Creek Road on Shoals Falls Road
- 1.6. **Supplemental Requirements:**

### **SR 4.2. Camp**

- (1) Site Plan. Major *Site Plan* required in accordance with §42-331 (Major Site Plan Review).
- (2) Lighting. *Lighting mitigation* required.
- (3) Perimeter Setback. Fifty (50) feet.
- (4) Operations. The *camp* may contain *structures* ancillary to the use.
- (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) Common Area Recreation and Service Facilities. Those facilities within the *camp* shall be for the sole purpose of serving the overnight guests in the *camp*, and shall adhere to the development standards established therefore in SR 4.6 (*Common Area Recreation and Service Facilities*).



Map A: Aerial Photo/Pictometry





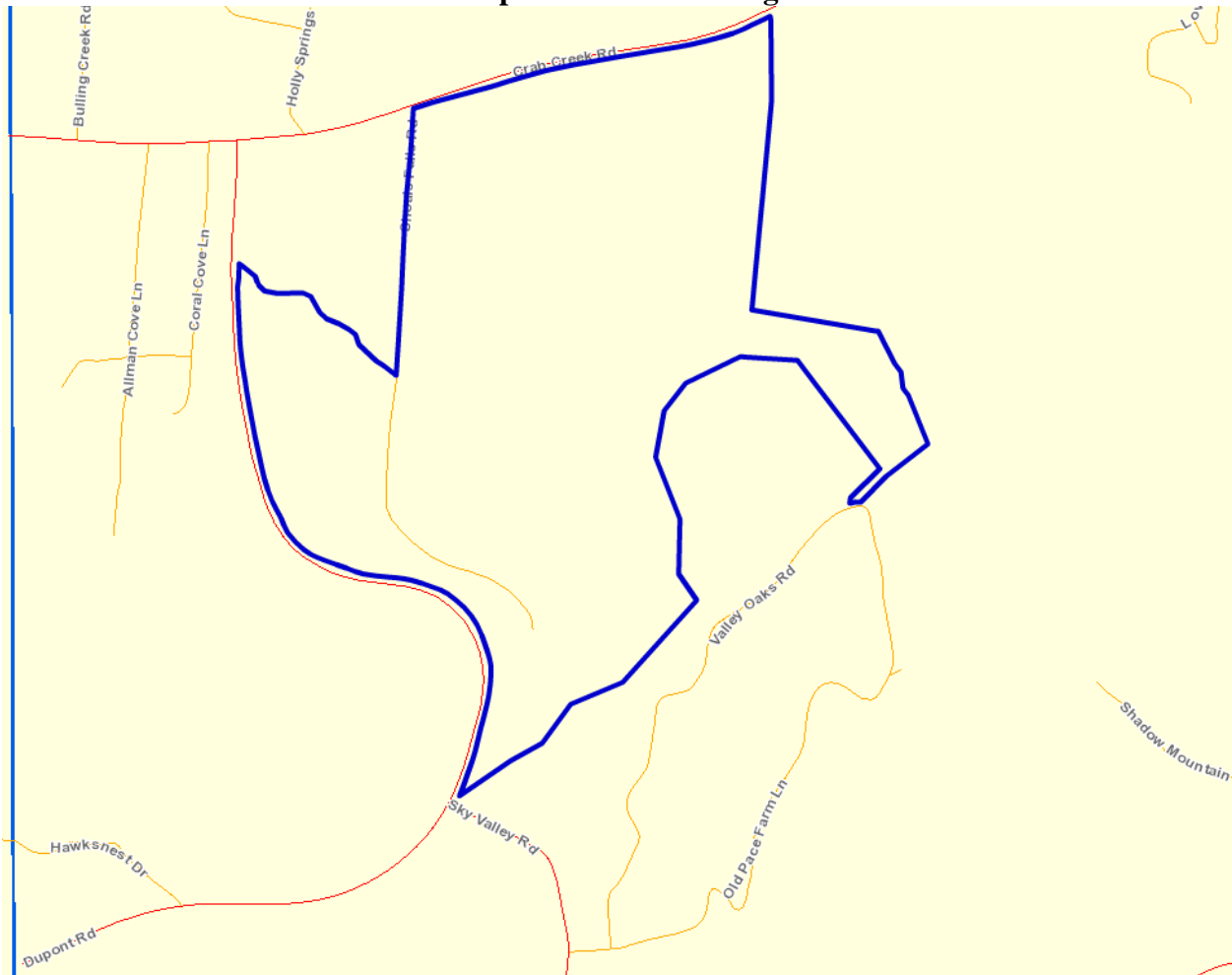
**2. Current Conditions**

**2.1 Current Use:** This parcel is currently agriculture use.

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

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

**Map B: Current Zoning**



**3. Floodplain /Watershed Protection** The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.

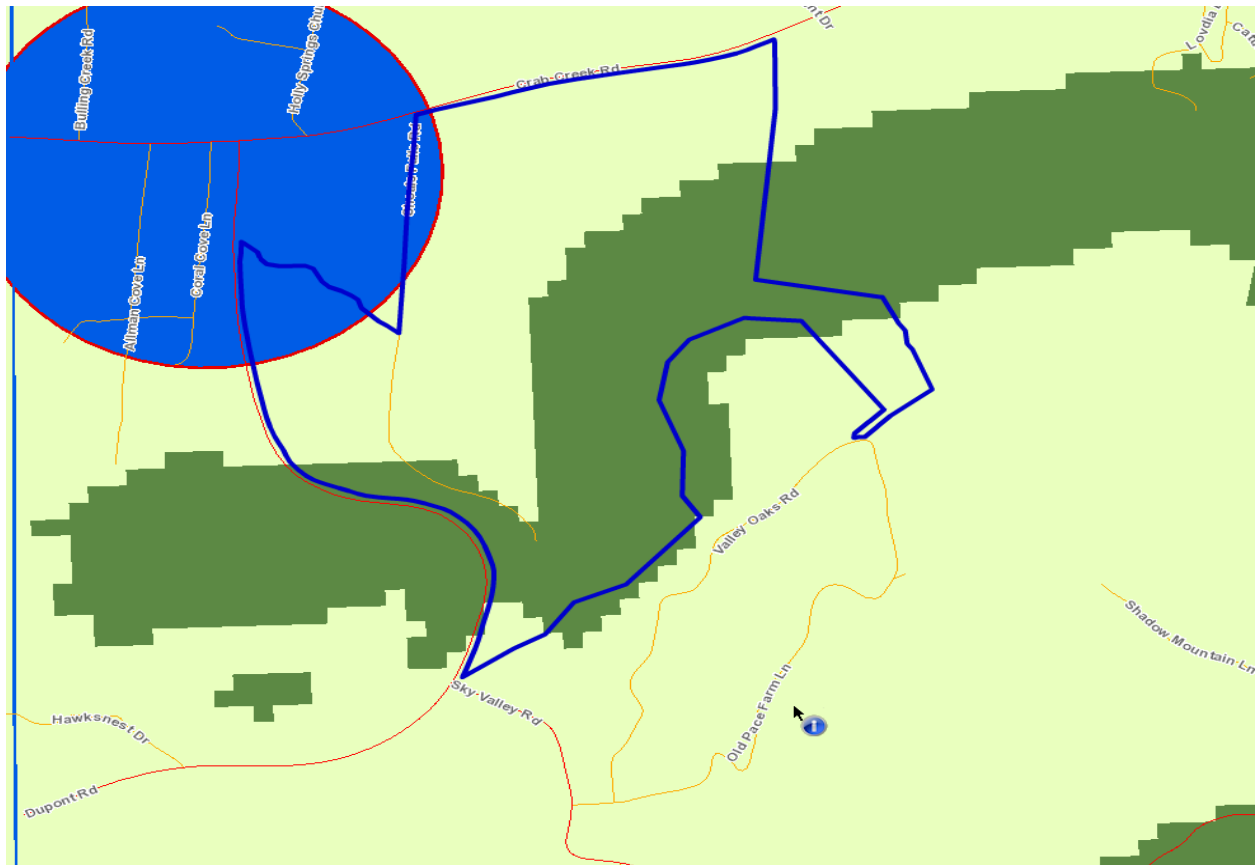
**4. Water and Sewer** Private well and septic system serve this property.

**Public Water:** not available

**Public Sewer:** not available



**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 Rural/Agricultural Area, Conservation Area, and Community Service Center Area classifications. 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

**Community Service Centers** are intended to be intensive, efficient, defined concentrations of mixed services that meet the needs of the surrounding community and defined service areas. Community Service Centers are appropriate for a mixture of commercial uses scaled to the service area in question; residential uses of varying densities depending upon available services; and Community Facilities such as schools, parks, community centers, and other similar Community Facilities. The mixture and intensity of land uses contained within Community Service Centers are intended to be appropriate within the context of the surrounding community and intended service area. Community Service Centers should also be properly controlled by appropriate aesthetic standards, access management standards, and other appropriate development control measures.

**6. Staff Recommendations**

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

**7. Photographs**







SR  
1630 SHOALS FALLS RD















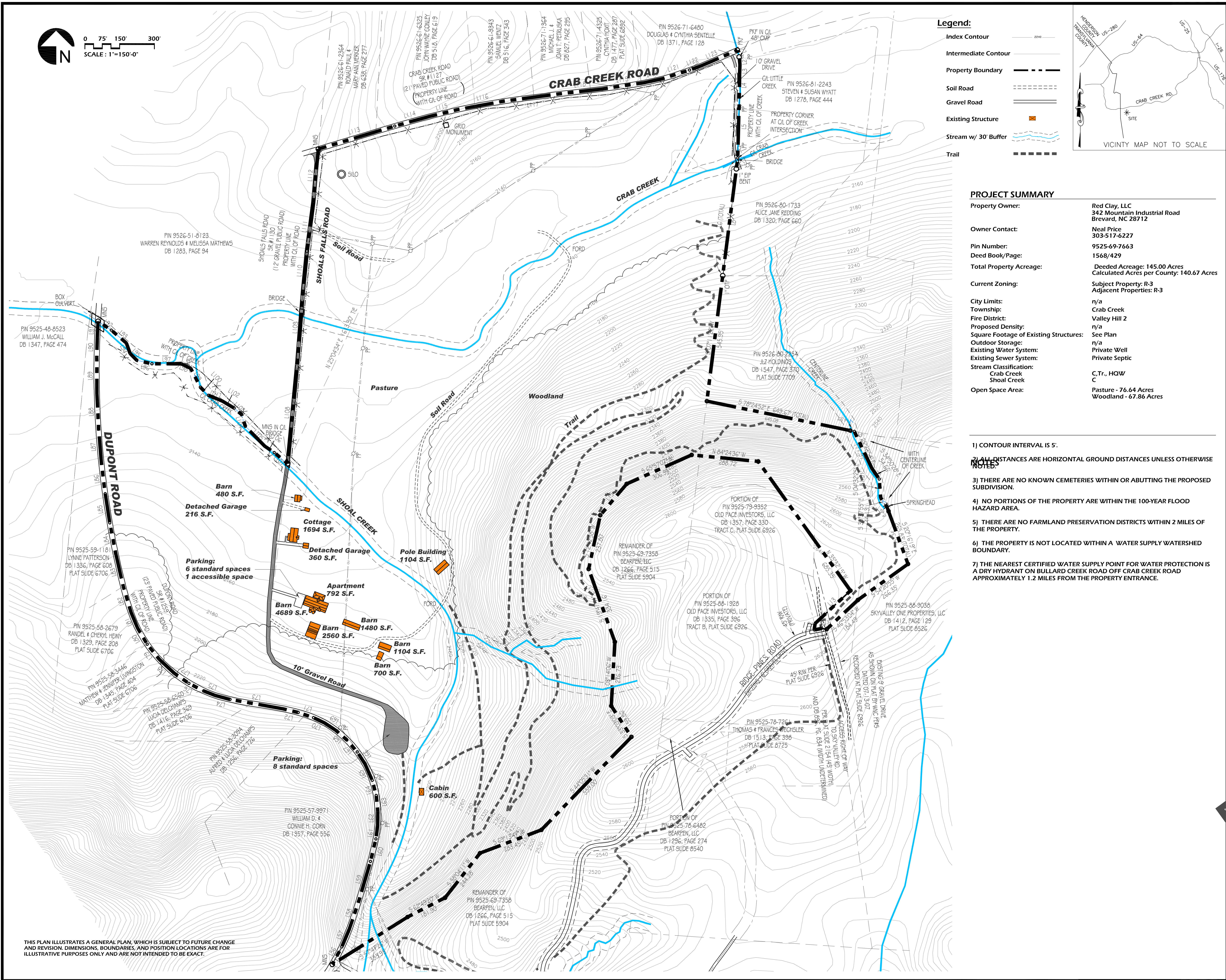
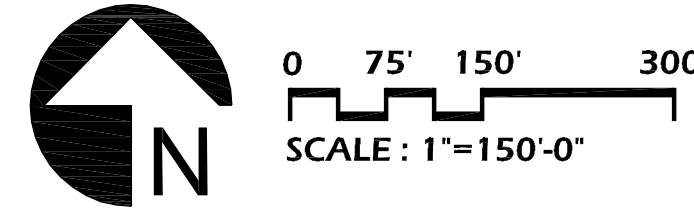






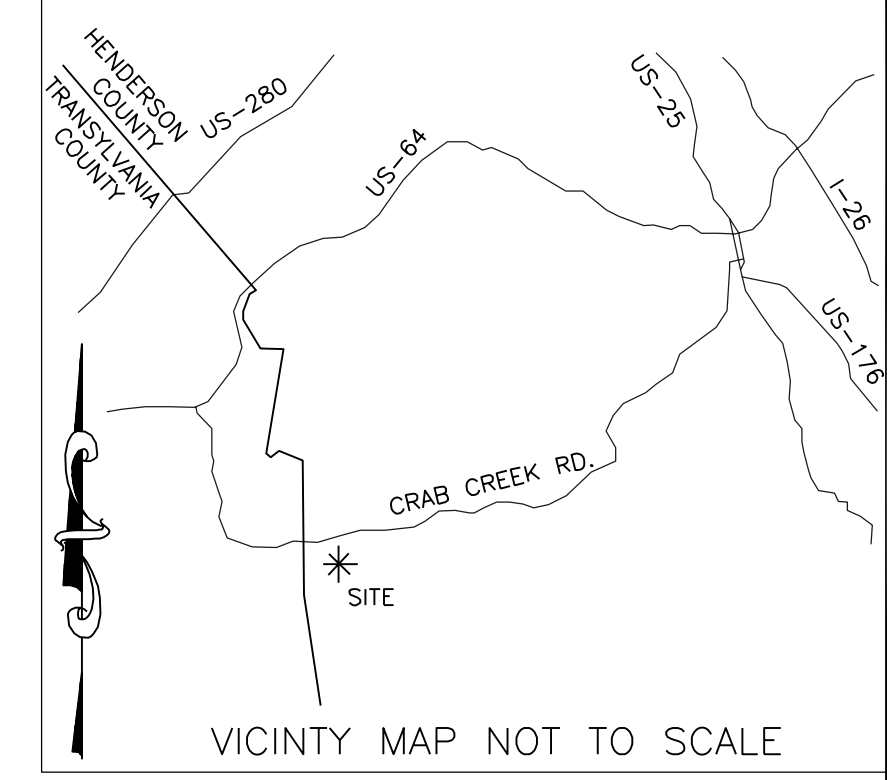






**Legend:**

- Index Contour
- Intermediate Contour
- Property Boundary
- Soil Road
- Gravel Road
- Existing Structure
- Stream w/ 30' Buffer
- Trail



**PROJECT SUMMARY**

<b>Property Owner:</b>	Red Clay, LLC 342 Mountain Industrial Road Brevard, NC 28712
<b>Owner Contact:</b>	Neal Price 303-517-6227
<b>Pin Number:</b>	9525-69-7663
<b>Deed Book/Page:</b>	1568/429
<b>Total Property Acreage:</b>	Deeded Acreage: 145.00 Acres Calculated Acres per County: 140.67 Acres
<b>Current Zoning:</b>	Subject Property: R-3 Adjacent Properties: R-3
<b>City Limits:</b>	n/a
<b>Township:</b>	Crab Creek
<b>Fire District:</b>	Valley Hill 2
<b>Proposed Density:</b>	n/a
<b>Square Footage of Existing Structures:</b>	See Plan
<b>Outdoor Storage:</b>	n/a
<b>Existing Water System:</b>	Private Well
<b>Existing Sewer System:</b>	Private Septic
<b>Stream Classification:</b>	Crab Creek Shoal Creek
<b>Open Space Area:</b>	C.Tr., HQW C Pasture - 76.64 Acres Woodland - 67.86 Acres

- 1) CONTOUR INTERVAL IS 5'.
- 2) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- 3) THERE ARE NO KNOWN CEMETERIES WITHIN OR ABUTTING THE PROPOSED SUBDIVISION.
- 4) NO PORTIONS OF THE PROPERTY ARE WITHIN THE 100-YEAR FLOOD HAZARD AREA.
- 5) THERE ARE NO FARMLAND PRESERVATION DISTRICTS WITHIN 2 MILES OF THE PROPERTY.
- 6) THE PROPERTY IS NOT LOCATED WITHIN A WATER SUPPLY WATERSHED BOUNDARY.
- 7) THE NEAREST CERTIFIED WATER SUPPLY POINT FOR WATER PROTECTION IS A DRY HYDRANT ON BULLARD CREEK ROAD OFF CRAB CREEK ROAD APPROXIMATELY 1.2 MILES FROM THE PROPERTY ENTRANCE.

THIS PLAN ILLUSTRATES A GENERAL PLAN, WHICH IS SUBJECT TO FUTURE CHANGE AND REVISION. DIMENSIONS, BOUNDARIES, AND POSITION LOCATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT INTENDED TO BE EXACT.

**MATTHEW J. FUSCO, LANDSCAPE ARCHITECT**  
 LANDSCAPE ARCHITECTURE | CONSERVATION PLANNING | LOW IMPACT DEVELOPMENT  
 P.O. Box 8013 Asheville, NC 28814 | PH: 828.243.6604 | EMAIL: MFUSCO.LA@GMAIL.COM  
 CONSULTANTS:

**REEB Ranch**  
 285 Shoals Falls Road  
 Henderson County, NC  
 OWNER:  
 Red Clay, LLC  
 342 Mountain Industrial Road  
 Brevard, NC 28712

<b>PROJ. NO.</b>	
<b>DRAWN:</b>	MJF
<b>CHECKED:</b>	MJF
<b>DATE:</b>	06-30-2014
<b>REVISION:</b>	

DRAFT

**SHEET TITLE:**

**SHEET NUMBER:**

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