

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: July 15, 2014

SUBJECT: Special Use Permit Application (SUP-14-03) an Outdoor Shooting Range for Flat Rock Shooting Range

PRESENTER: Toby Linville

ATTACHMENTS: Staff Report

SUMMARY OF REQUEST: The applicants are requesting a Special Use Permit to allow them to use this property as an outdoor shooting range.

Staff requests that the TRC review the application and site plan in order to provide a recommendation to the Board of Adjustment.

SUGGESTED MOTION: SUGGESTED MOTION: I move that the TRC approve the major site plan for Flat Rock Shooting Range.

I move that the TRC give a favorable recommendation to the Board of Adjustment for SUP 14-03.



Henderson County, North Carolina Code Enforcement Services

1. Committee Request

- 1.1. **Applicant:** Flat Rock Shooting Range
- 1.2. **Request:** Major Site Plan Approval
- 1.3. **PIN:** 9598992547
- 1.4. **Size:** 84.12 acres +/-
- 1.5. **Location:** The subject area is located at 608 Lane Road, at the end of Lane Road off Upward Road
- 1.6. **Supplemental Requirements:**

SR 4.18. Shooting Ranges, Outdoor

- (1) Site Plan. Major *Site Plan* required in accordance with §42-331 (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) Dust Reduction. Unpaved *roads, travelways* and/or parking areas shall be treated to prevent dust from adverse effects to adjacent properties.
- (4) Separation. An outdoor *shooting range* shall not be constructed or newly located within: a. One-half (½) mile of an existing *school, library, day care facility, healthcare facility and/or religious institution*; and b. One thousand (1,000) feet of an existing *dwelling unit* (located in a *residential zoning district* and not located on the same property as the *use*).
- (5) Security. The operations of an outdoor *shooting range* shall be totally enclosed by: (1) a security fence at least eight (8) feet in height; or (2) a wall at least eight (8) feet in height. Entrances and exits should be secured and locked during non-operating hours.
- (6) Perimeter Setback. Two hundred (200) feet. (Storage of debris, equipment and other materials shall not be permitted in the *perimeter setback*).
- (7) Perimeter Buffer. Fifty (50) feet.
- (8) Structure. Outdoor *shooting ranges* must be designed to contain all projectiles fired on-site.
- (9) Hours of Operation. 9:00 a.m. to 8:00 p.m.

Map A: Pictometry/Aerial Photography





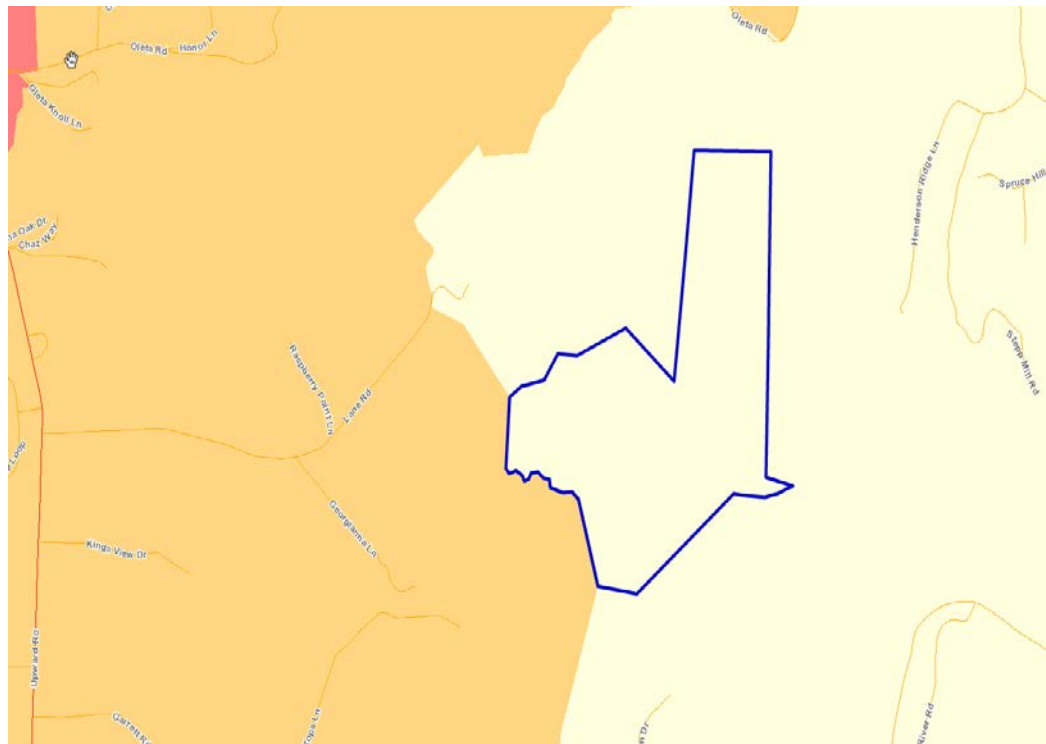
2. **Current Conditions**

Current Use: This parcel is currently in residential use.

Adjacent Area Uses: The surrounding properties consist of mixed residential and agricultural uses.

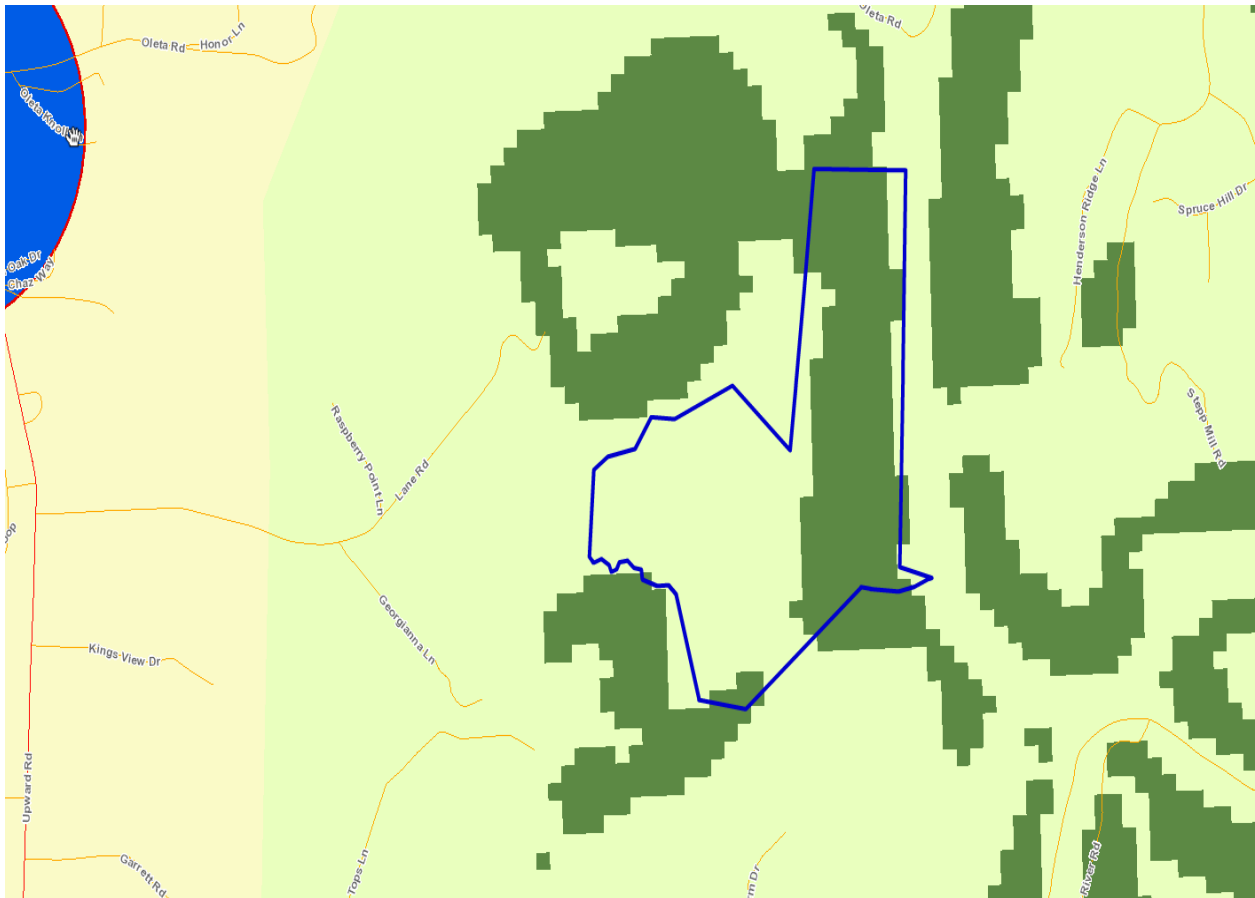
Zoning: The surrounding property to the north, south, and east t is zoned Residential 3(R3) and to the west is zoned Residential Two Rural (R2R).

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** This property is not served by public utilities.
Public Water: not available
Public Sewer: not available

Map C: CCP Future Land Use Map



5. **Comprehensive Plan**

The 2020 CCP: The CCP Future Land Use Map places the majority of the Subject Area in the Rural / Urban Transition Area (RTA) and a small portion in the Conservation Community Service Center Area. The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:

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.

1. Slopes are typically steep, often exceeding 10%, with significant areas greater than 20%.
2. 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

6. Staff Recommendations

Staff's Position at this time, under the guidelines of current plans, policies and studies, is to approve the Major Site Plan and recommend approval to the Zoning Board of Adjustment because it is consistent with the current surrounding land uses and future land use recommendations.

7. Photographs

**PRIVATE
PROPERTY**
NO TRESPASSING

CAUTION
Shooting Range









PLAT OF SITE PLAN
FOR
FLAT ROCK SHOOTING RANGE

BLUE RIDGE TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA

SCALE: 1" = 100'
JUNE 30th, 2014

PRELIMINARY

PROJECT DATA

OWNER:
MARK RICHARD TAYLOR
611 LANE ROAD
FLAT ROCK, NC 28731

WILLIAM H. MAY, JR.
P.O. BOX 127
DANA, NC 28724

MARY LYNNE M. TAYLOR
P.O. BOX 111
DANA, NC 28724

DEVELOPER:
FLAT ROCK SHOOTING RANGE

ZONING:
R2R/R3

FIRE DISTRICT:
DANA

FARMLAND PRESERVATION DISTRICT:
NOT LOCATED WITHIN 1/2 MILE OF A FARMLAND PRESERVATION DISTRICT

FLOOD INFORMATION:
ZONE X PER F.I.R.M. 3700959800J REVISED 10/02/2008
ZONE X PER F.I.R.M. 3700959900J REVISED 10/02/2008

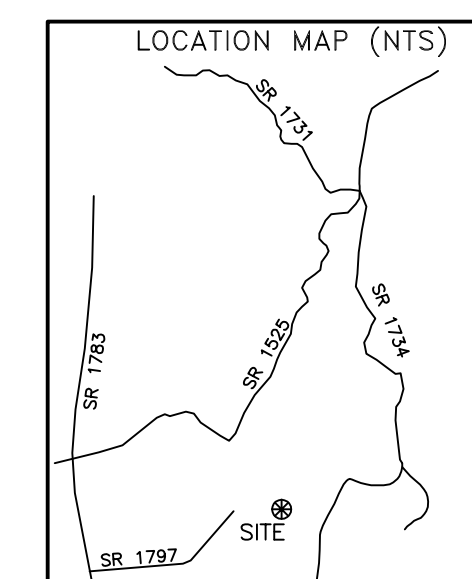
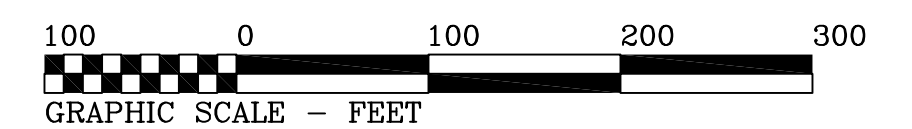
ROAD ACCESS:
EXISTING PRIVATE GRAVEL ROAD WITH EXISTING PRIVATE 60' RIGHT OF WAY

PARKING:
EXISTING GRAVEL AREAS

SIDEWALKS:
NONE

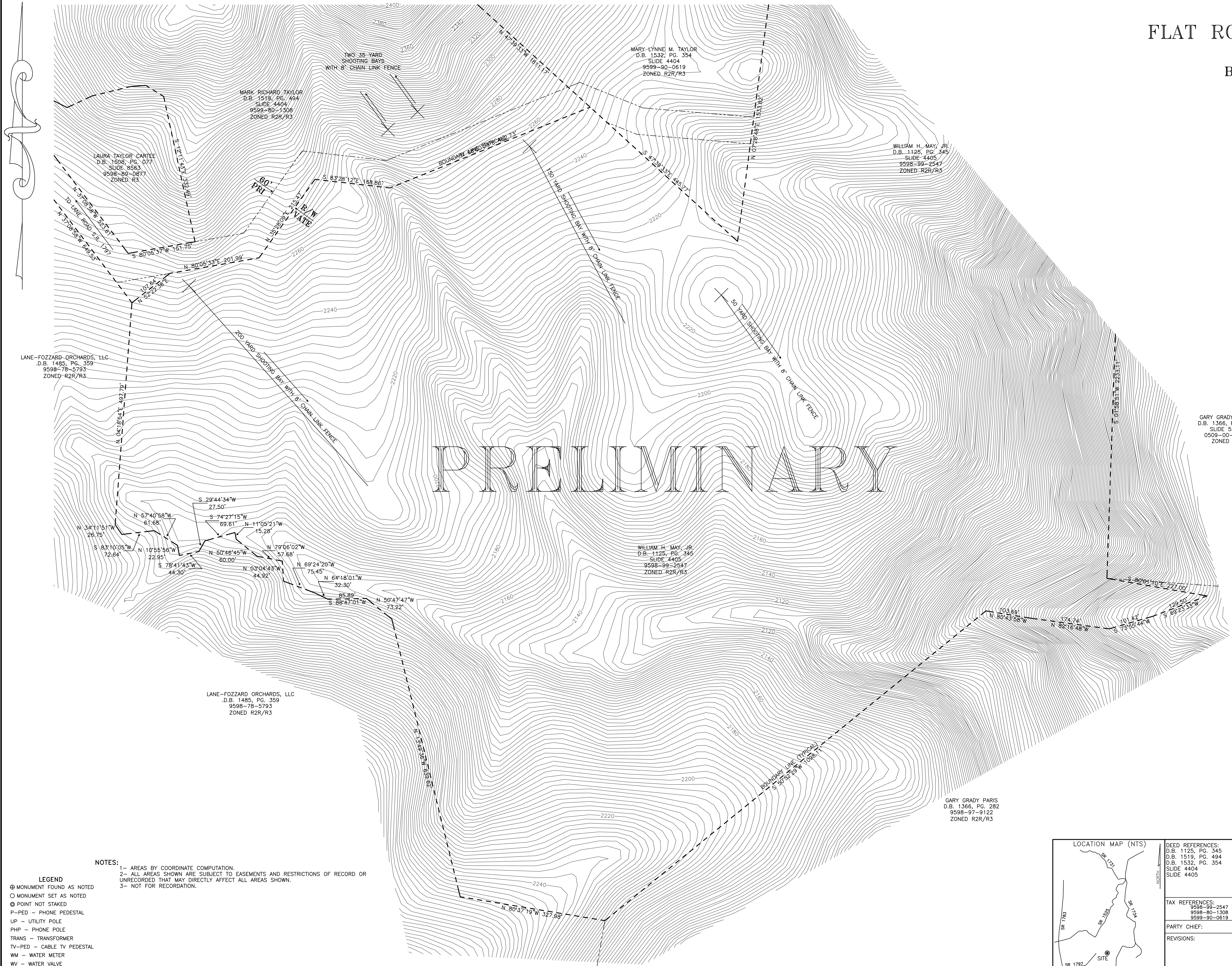
LANDSCAPING:
LOCATED IN EXISTING WOODED AREA.

FENCING:
8' CHAIN LINK



DEED REFERENCES: D.B. 1125, PG. 345 D.B. 1519, PG. 494 D.B. 1532, PG. 354 SLIDE 4404 SLIDE 4405
TAX REFERENCES: 9598-99-2547 9598-90-1308 9599-90-0819
PARTY CHIEF:
REVISIONS:

SURVEY BY HILL AND ASSOCIATES SURVEYORS, P.A.	
LICENSE NUMBER: C-1991	
DAVID H. HILL N.C.P.L.S. 3863	
403 WEST BLUE RIDGE ROAD EAST FLAT ROCK, NORTH CAROLINA 28726 (828) 693-1409	
CHECKED BY: DHH	DRAWING: 2014049SP
DATE: JUNE 30th, 2014	FILE: 2014049



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- NOT FOR RECORDATION.

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