

SUP-18-02-Gary Barnwell-RV Park

REQUEST FOR BOARD ACTION
HENDERSON COUNTY
Technical Review Committee

MEETING DATE: February 20th TRC & February 28th ZBA

SUBJECT: Special Use Permit for a Recreational Vehicle Park

PRESENTER: Toby Linville, Code Enforcement Services Director

ATTACHMENTS:

1. Staff Report
2. Photographs
3. Site Plan

SUMMARY OF REQUEST:

Major site plan review and special use permit for a RV park

Suggested Motion:

I move to approve the major site plan for the Gary Barnwell

I move to recommend approval of SUP-18-02 to the Henderson County Zoning Board of Adjustment.



Henderson County, North Carolina Code Enforcement Services

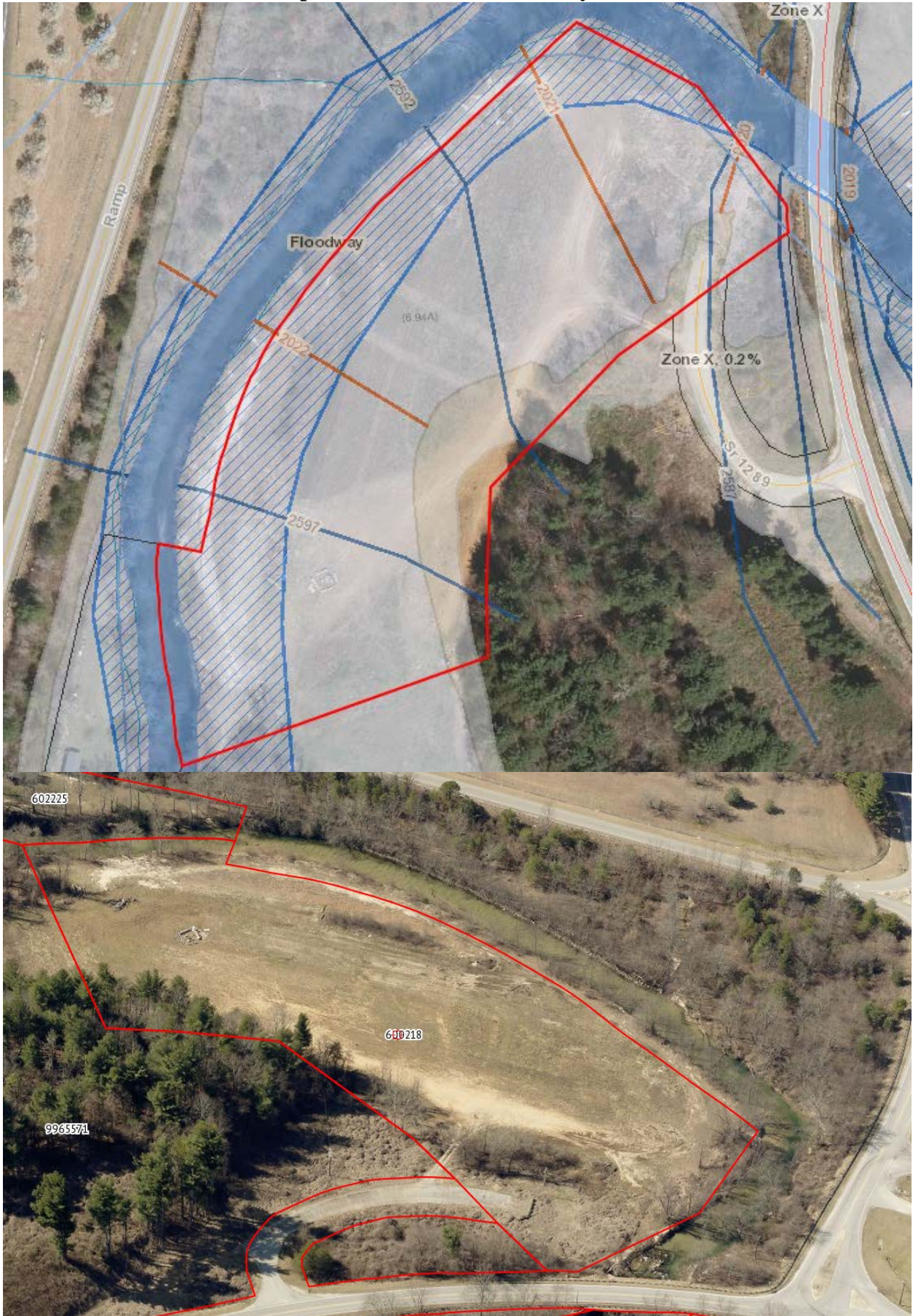
1. Board Request

- 1.1. **Applicant:** Gary Barnwell
- 1.2. **Request:** Recreational Vehicle Park
- 1.3. **PIN:** 9575108506
- 1.4. **Size:** 6.93 acres +/-
- 1.5. **Location:** The subject area is located of S Orchard Rd east of the existing Village of Wildflowers.
- 1.6. **Supplemental Requirements:**

SR 4.15. Recreational Vehicle Park

- (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) 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*.
- (5) 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*.
- (6) 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.
- (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 95 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).
- (8) Sewage System. *Recreational vehicle/park model home* spaces shall not be provided individual hookups to a septic tank, *approved public or community sewage disposal 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.
- (9) *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 4.6 (*Common Area Recreation and Service Facilities*).

Map A: Aerial Photo/Pictometry



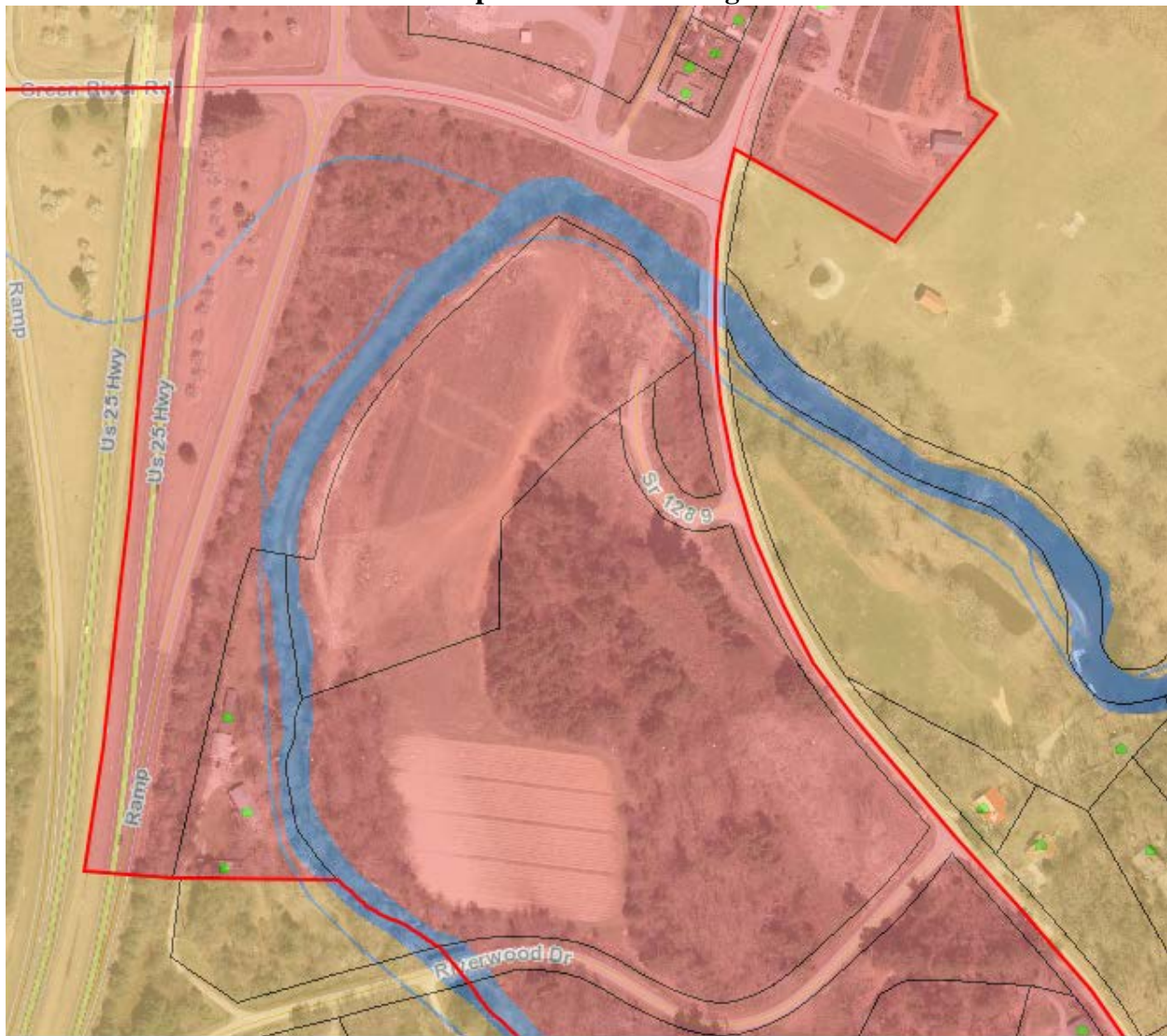
2. **Current Conditions**

2.1 Current Use: This parcel is currently vacant

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

2.3 Zoning: The adjoining property is zoned Local Commercial (LC). Property to the east is Residential Two Rural (R2R).

Map B: Current Zoning



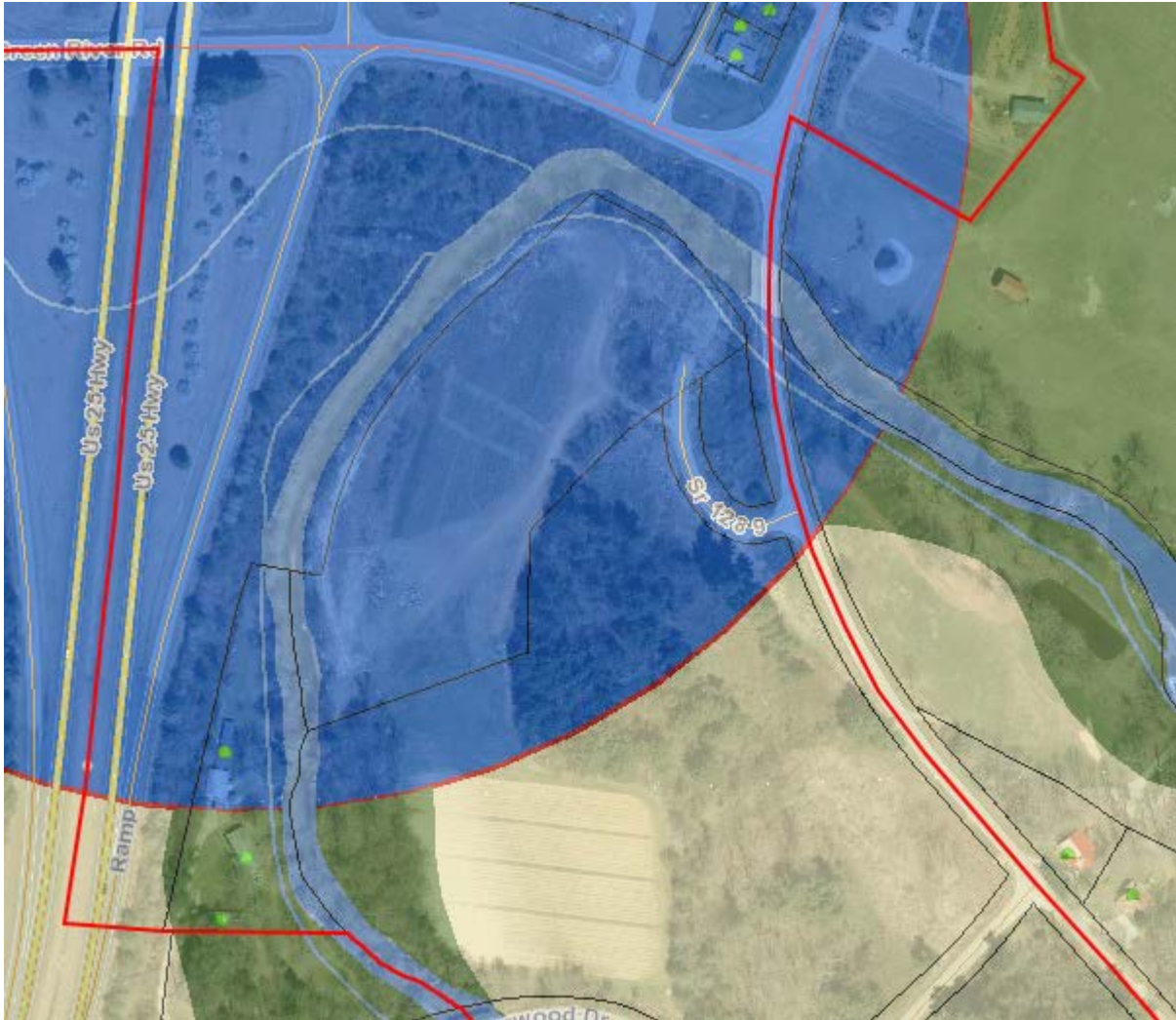
3. **Floodplain /Watershed Protection** The property is located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.

4. **Water and Sewer** Public water and sewer do not serve this property.

Public Water: N/A

Public Sewer: N/A

Map C: CCP Future Land Use Map



5. Staff Comments

The 2020 CCP: The CCP Future Land Use Map places the Subject Area in a Community Service Center. The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:

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

SUP-18-02-Gary Barnwell-RV Park



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**HENDERSON COUNTY
MAJOR SITE PLAN REVIEW APPLICATION**

CONTACT INFORMATION

Property Owner:

Name: Gary Barnwell Phone: 828-606-2580
Complete Address: P.O. Box 871, Flat Rock, NC 28731

Applicant:

Name: Gary Barnwell Phone: 828-606-2580
Complete Address: P.O. Box 871, Flat Rock, NC 28731

Agent:

Name: _____ Phone: _____
Complete Address: _____
Agent Form (Circle One): Yes No

Plan Preparer:

Name: Barry L. Collins Phone: 864-878-8623
Complete Address: P.O. Box 937, Pickens, SC 29671

GENERAL INFORMATION

Date of Application: 2/7/18
Site Plan Attached (Circle One): Yes No

PARCEL INFORMATION

PIN: 9575-10-8506 Tract Size (Acres): 6.93
Zoning District: LC Fire District: Green River
Supplemental Requirement# 4.15 Watershed: N/A
Permitted by Right Floodplain: ZONE X, 0.2%
Special Use Permit _____

Location / Property to be developed: From Hendersonville take Old 25 to NEXT Rd past Green River Rd turn Rt property ON LEFT

County Use Only

Fee: \$ _____ Paid: _____ Method: _____ Received by: _____

Rec'd 2/7/18 MKW

APPLICATION IDENTIFICATION		N.C. DEPARTMENT OF TRANSPORTATION STREET AND DRIVEWAY ACCESS PERMIT APPLICATION
Driveway Permit No.	Date of Application <u>2/7/18</u>	
County: <u>Henderson</u>		
Development Name:		

LOCATION OF PROPERTY:

Route/Road: SR 1289

Exact Distance Miles N S E W
 Feet

From the Intersection of Route No. 256 ft and Route No. _____ Toward _____

Property Will Be Used For: Residential /Subdivision Commercial Educational Facilities TND Emergency Services Other
Property: is is not within City Zoning Area.

AGREEMENT

- I, the undersigned property owner, request access and permission to construct driveway(s) or street(s) on public right-of-way at the above location.
- I agree to construct and maintain driveway(s) or street entrance(s) in absolute conformance with the current "Policy on Street and Driveway Access to North Carolina Highways" as adopted by the North Carolina Department of Transportation.
- I agree that no signs or objects will be placed on or over the public right-of-way other than those approved by NCDOT.
- I agree that the driveway(s) or street(s) will be constructed as shown on the attached plans.
- I agree that that driveway(s) or street(s) as used in this agreement include any approach tapers, storage lanes or speed change lanes as deemed necessary.
- I agree that if any future improvements to the roadway become necessary, the portion of driveway(s) or street(s) located on public right-of-way will be considered the property of the North Carolina Department of Transportation, and I will not be entitled to reimbursement or have any claim for present expenditures for driveway or street construction.
- I agree that this permit becomes void if construction of driveway(s) or street(s) is not completed within the time specified by the "Policy on Street and Driveway Access to North Carolina Highways".
- I agree to pay a \$50 construction inspection fee. Make checks payable to NCDOT. This fee will be reimbursed if application is denied.
- I agree to construct and maintain the driveway(s) or street(s) in a safe manner so as not to interfere with or endanger the public travel.
- I agree to provide during construction proper signs, signal lights, flaggers and other warning devices for the protection of traffic in conformance with the current "Manual on Uniform Traffic Control Devices for Streets and Highways" and Amendments or Supplements thereto. Information as to the above rules and regulations may be obtained from the District Engineer.
- I agree to indemnify and save harmless the North Carolina Department of Transportation from all damages and claims for damage that may arise by reason of this construction.
- I agree that the North Carolina Department of Transportation will assume no responsibility for any damages that may be caused to such facilities, within the highway right-of-way limits, in carrying out its construction.
- I agree to provide a Performance and Indemnity Bond in the amount specified by the Division of Highways for any construction proposed on the State Highway system.
- The granting of this permit is subject to the regulatory powers of the NC Department of Transportation as provided by law and as set forth in the N.C. Policy on Driveways and shall not be construed as a contract access point.
- **I AGREE TO NOTIFY THE DISTRICT ENGINEER WHEN THE PROPOSED WORK BEGINS AND WHEN IT IS COMPLETED.**

SIGNATURES OF APPLICANT

PROPERTY OWNER (APPLICANT)		WITNESS	
COMPANY	X <u>Wang Brunwell</u>	NAME	X <u>MIKE WILLIAMS</u>
SIGNATURE	_____	SIGNATURE	<u>Mike Williams</u>
ADDRESS	X <u>P.O. Box 871</u>	ADDRESS	X <u>100 N King St</u>
	X <u>Flat Rock NC</u> Phone No. <u>X 606-3580</u>		X <u>Hendersonville NC 28739</u>

AUTHORIZED AGENT		WITNESS	
COMPANY	_____	NAME	_____
SIGNATURE	_____	SIGNATURE	_____
ADDRESS	_____	ADDRESS	_____
	_____ Phone No. _____		_____

APPROVALS

APPLICATION RECEIVED BY DISTRICT ENGINEER

SIGNATURE

DATE

APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required)

SIGNATURE

TITLE

DATE

APPLICATION APPROVED BY DISTRICT ENGINEER

SIGNATURE

DATE

INSPECTION BY NCDOT

SIGNATURE

TITLE

DATE

COMMENTS:

NCDOT

SUBJECT TO ALL STATE AND LOCAL ORDINANCE REGARDING RECREATIONAL VEHICLE DEVELOPMENT. EVACUATION ROUTE TO BE ROUTED ALONG EXISTING DRIVEWAY ENTRANCE.

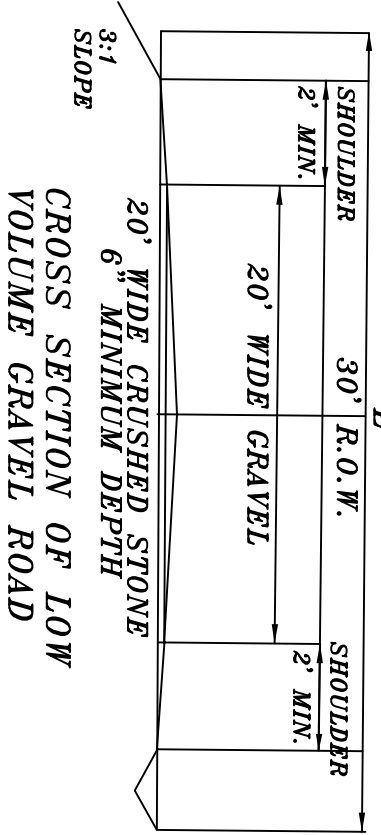
ZONED LC

THERE WILL BE ONE SEPTIC TANK TO SERVICE TWO LOTS. TO BE LOCATED WEST OF THE PROPOSED LOTS.

ELEVATIONS SHOWN ALONG THE 100 YEAR FLOODLINE ARE LOCATED AT THE B.F.E. PER FLOOD MAPS.

THERE WILL BE NO DEVELOPMENT INTO THE FEMA-REGULATED FLOODWAY.

LIGHTING MITIGATION REQUIRED. DUMPSTER MUST BE SCREENED PER SR 2/3



REVISED: 2/9/18 ROAD NAME, SEPTIC AREA.

GARY BARNWELL
1497/638

PREPARED BY:
BARRY L. COLLINS NCPLS 3018
P.O.B. 937
PICKENS, S.C. 29671
(864) 878-8623

- LOT 1 2028.2 SQ. FT.
- LOT 2 2239.4 SQ. FT.
- LOT 3 2017.3 SQ. FT.
- LOT 4 2009.2 SQ. FT.
- LOT 5 2170.5 SQ. FT.
- LOT 6 2004.7 SQ. FT.

0.29 ACRES TOTAL
12504.7 SQ. FT.

GARY BARNWELL
9575-10-8506
1541/406

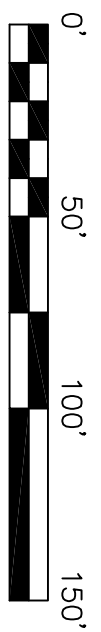
LIVING SIMPLE LANE
PROPOSED 30' R.O.W.

DON E. FREEMAN
BARBARA F. HUNNICUTT
1012/475

OWNER: GARY BARNWELL
P.O.B. 871
FLAT ROCK, N.C. 28731
828-606-2580

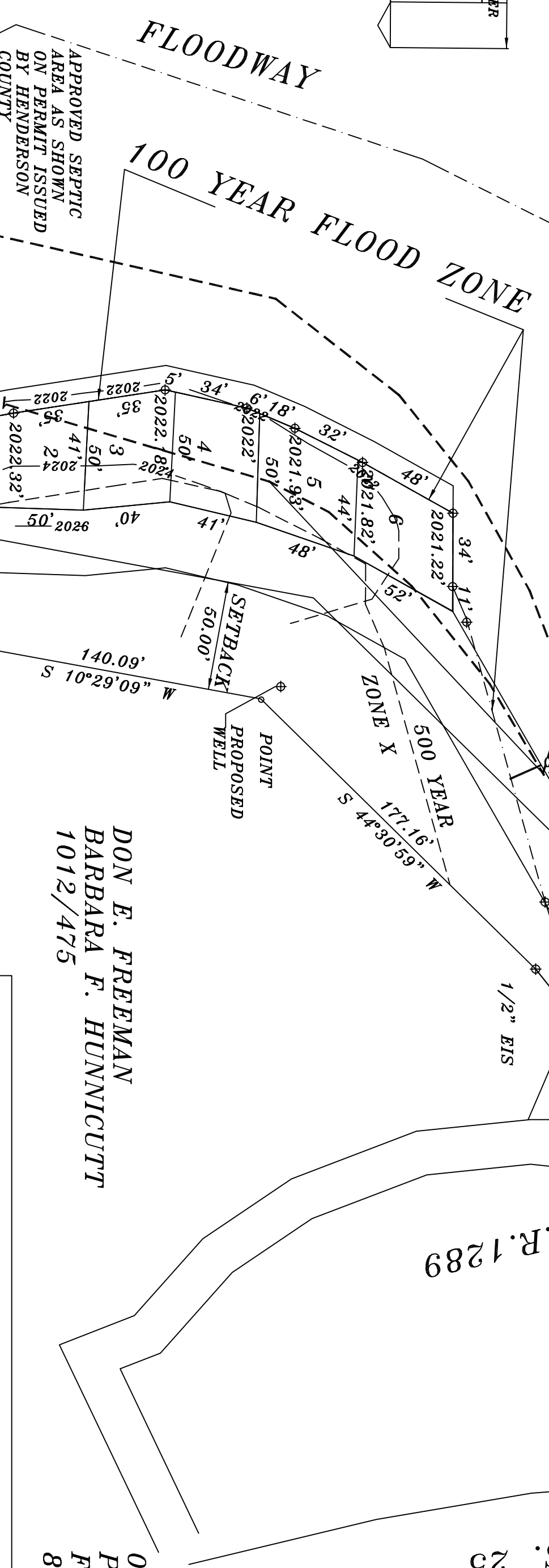
STATE OF NORTH CAROLINA
HENDERSON COUNTY
GREEN RIVER TOWNSHIP

DRAWN	DATE	SITE PLAN FOR OWNER:
APPROVED	1/26/2018	GARY BARNWELL
	DATE	PROJECT NO.
		N201512



T0: 1" EIP
S 69°29'03" W 445.00'

DON E. FREEMAN
BARBARA F. HUNNICUTT
1012/475



GREEN RIVER

S.R. 1289

6 OLD U.S. 25

