

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: June 5, 2018

SUBJECT: Major Site Plan Review for Under Canvas Campground

PRESENTER: Toby Linville

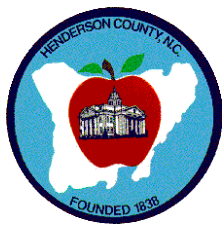
ATTACHMENTS: Staff Report

SUMMARY OF REQUEST: Major site plan review and special use permit

SUGGESTED MOTION :

I move to approve the major site plan for Under Canvas Campground.

I recommend forwarding the special use permit application to the Zoning Board of Adjustment.



Henderson County, North Carolina Code Enforcement Services

1. Committee Request

- 1.1. **Applicant:** Under Canvas
- 1.2. **Request:** Major Site Plan Review
- 1.3. **PIN:** 9527792425
- 1.4. **Size:** 202.65 acres +/-
- 1.5. **Location:** Pleasant Grove Church Rd.
- 1.6. **Supplemental Requirements:**

SR 4.3. Campground

- (1) Site Plan. Major *Site Plan* required in accordance with §42-331 (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 §42-182 (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*).

Map A: Pictometry/Aerial Photography





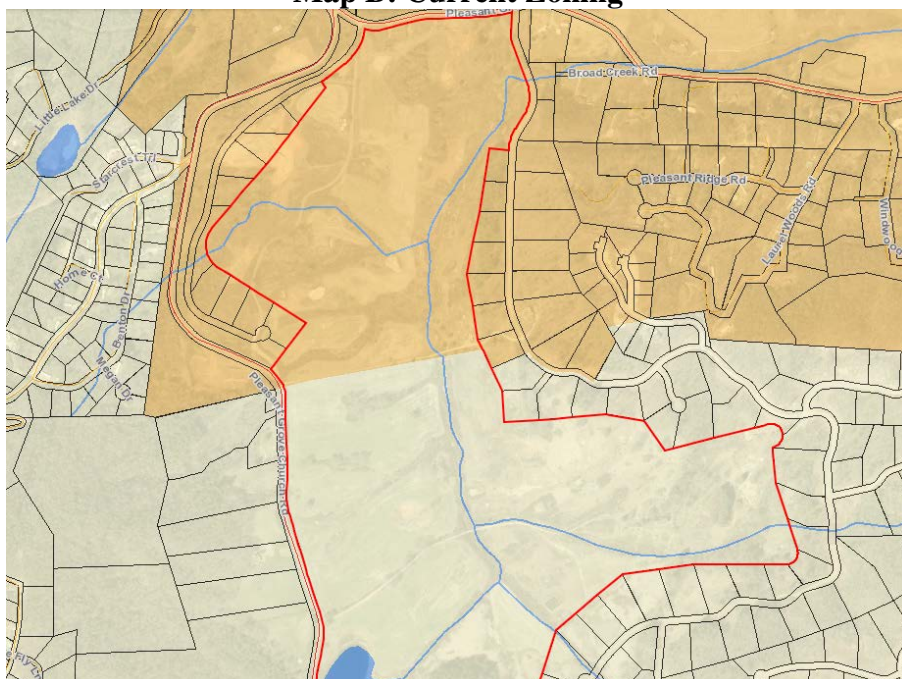
2. Current Conditions

Current Use: This parcel is currently vacant, previously approved for a golf course

Adjacent Area Uses: The surrounding properties are residential and agricultural.

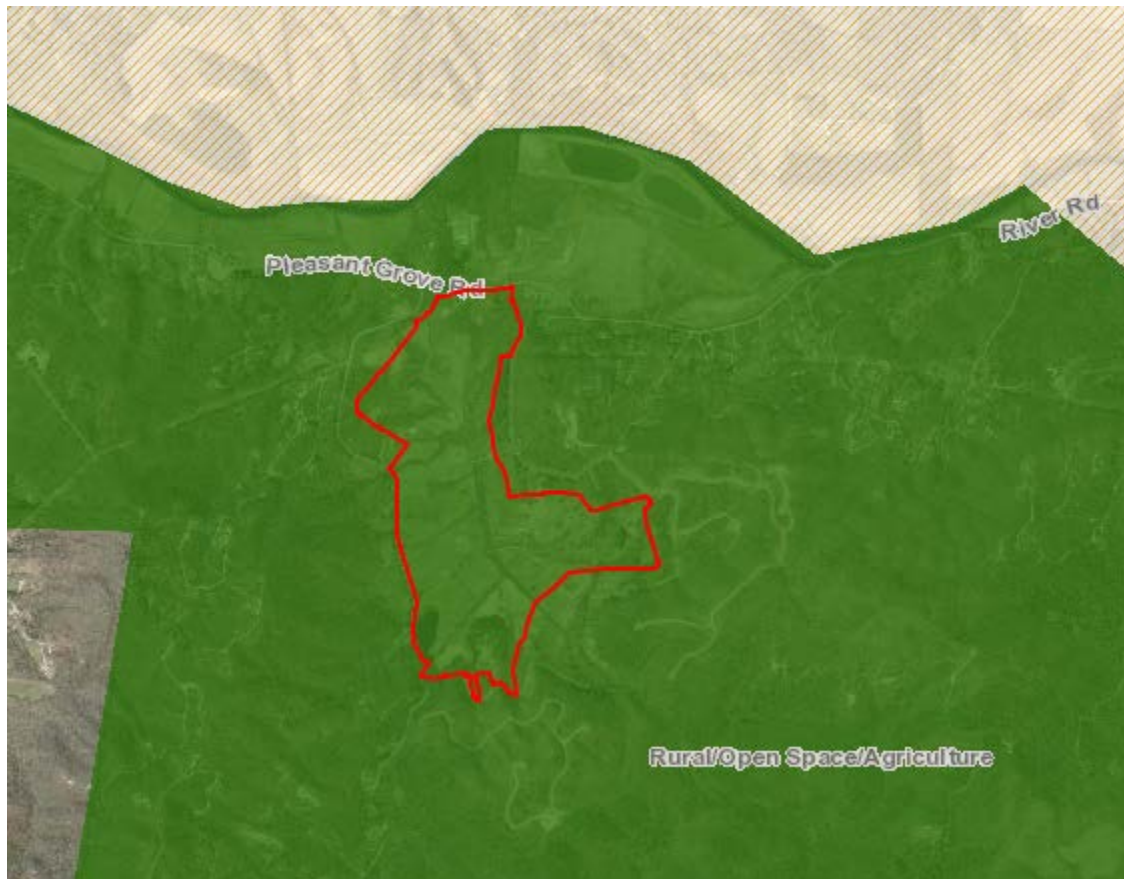
Zoning: The surrounding properties to the north and east are Residential Two Rural. Property south and west is Residential Three.

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** This property is served by private well and septic.
Public Water: N/A
Public Sewer: N/A

Map C: CCP Future Land Use Map



5. **Comprehensive Plan**
The 2020 CCP: The CCP Future Land Use Map places the Subject Area in the Rural/Open Space district. The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:
 1. The RAA 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.
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 because it is consistent with the current surrounding land uses and future land use recommendations.
7. **Photographs**





