

REQUEST FOR COMMITTEE ACTION
HENDERSON COUNTY
Technical Review Committee

MEETING DATE: July 17, 2018

SUBJECT: Major Site Plan for Stamey Family Cemetery located at 567 Fortescue Rd

PRESENTER: Toby Linville, Code Enforcement Director

ATTACHMENTS:

1. Staff Report
2. Photographs
3. Site Plan

SUMMARY OF REQUEST:

Major site plan review for a family cemetery.

Suggested Motion:

I move to approve the site plan for Stamey Family Cemetery because it meets the requirements of the Land Development Code.



Henderson County, North Carolina Code Enforcement Services

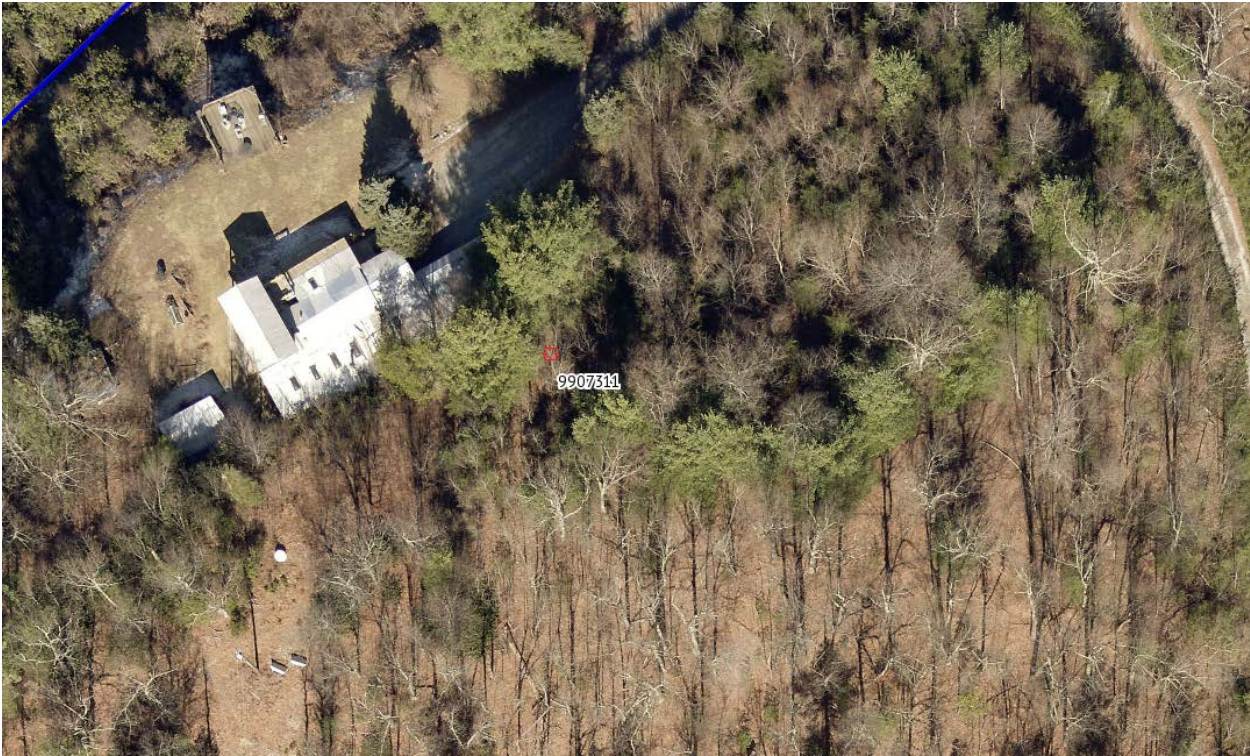
1. Board Request

- 1.1. **Applicant:** Vervin Stamey
- 1.2. **Request:** Major Site Plan Review for a family cemetery
- 1.3. **PIN:** 9566021360
- 1.4. **Size:** 0.05 acres +/-
- 1.5. **Location:** The subject area is located near 567 Fortescue Rd off Pinnacle Mountain Rd
- 1.6. **Supplemental Requirements:**

SR 5.3. Cemetery, Family

- (1) Site Plan. Major *Site Plan* required in accordance with §42-331 (Major Site Plan Review).
- (2) Plot Setback. Plots shall be:
 - a. Twenty (20) feet from any property line.
 - b. One hundred (100) feet from any structure.
 - c. One hundred (100) feet from an existing well.
 - d. One hundred (100) feet from the high-water mark of any spring, stream, lake, reservoir or other know source of water. Family cemeteries shall not be located in a *special flood hazard area*.
- (3) Security. The family cemetery shall be enclosed by a fence or wall at least four (4) feet in height constructed of metal, masonry or stone.
- (4) Private/Public Easement. A minimum twenty (20) foot private or public *easement* shall be recorded to provide access to a family cemetery.
- (5) Certification, Licensure and Permitting. A family cemetery shall comply with all applicable local, state and federal environmental and public health laws (including the requirements of N.C.G.S. 65-Cemeteries).
- (6) Plat. A family cemetery shall be recorded on a plat in the Register of Deeds office.
- (7) Marker. Each container of human remains shall be buried beneath the surface of the ground and shall be indicated by a permanent visible marker or monument. The marker or monument should be made of granite or bronze, mounted on at least a four inch concrete base and have a minimum dimension of one (1) foot wide by two (2) feet tall and be four (4) inches thick. The marker should be placed as soon as practicable after the remains are interred and shall bear the name, year of birth and year of death of the deceased.
- (8) Responsibility. The owner of any property which contains all or part of a family cemetery is responsible for maintaining the family cemetery in compliance with local, state and federal regulations.

Map A: Aerial Photo/Pictometry



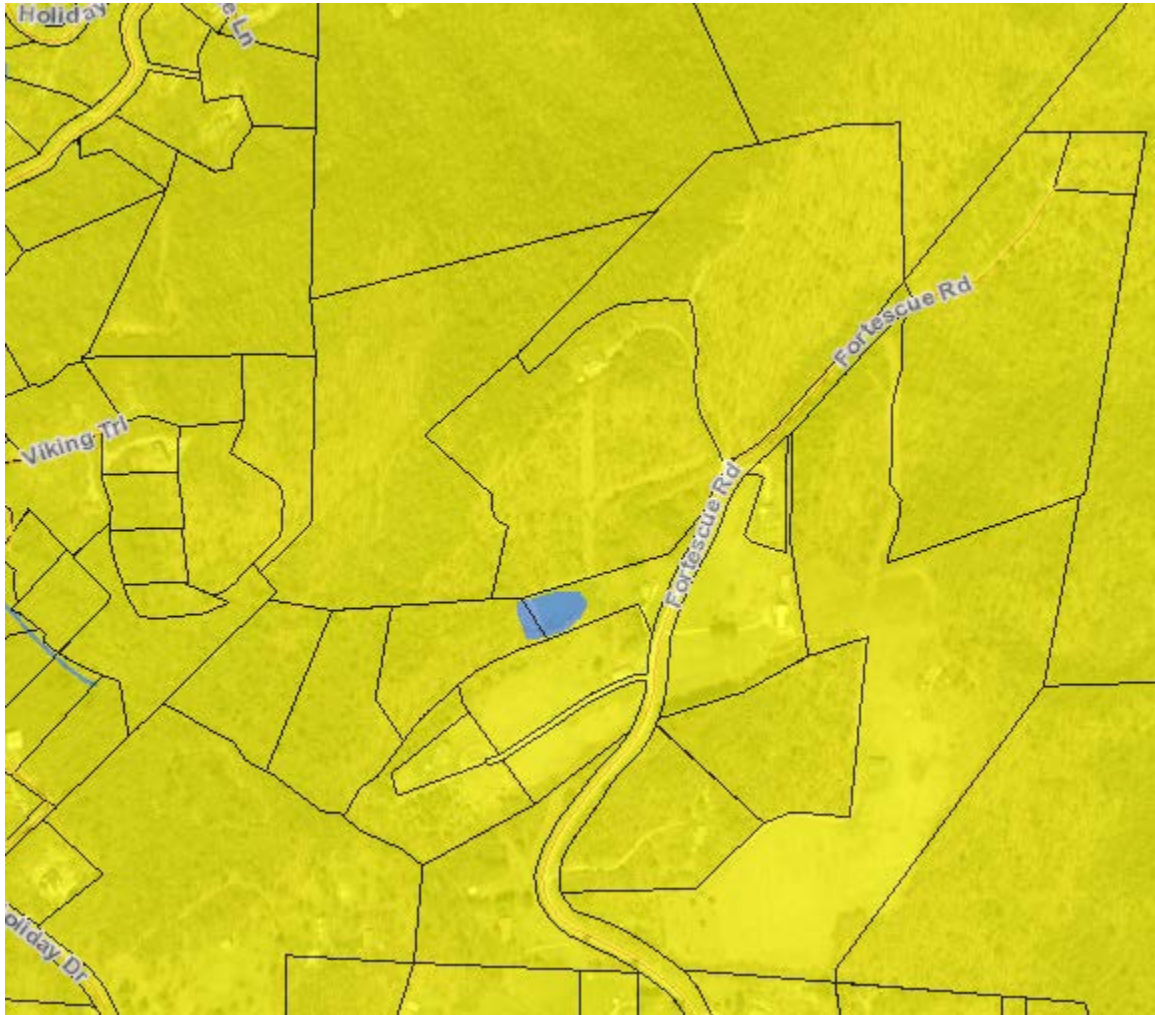
2. **Current Conditions**

2.1 **Current Use:** This parcel is currently residential.

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

2.3 **Zoning:** The surrounding properties are zoned Estate Residential (R-40).

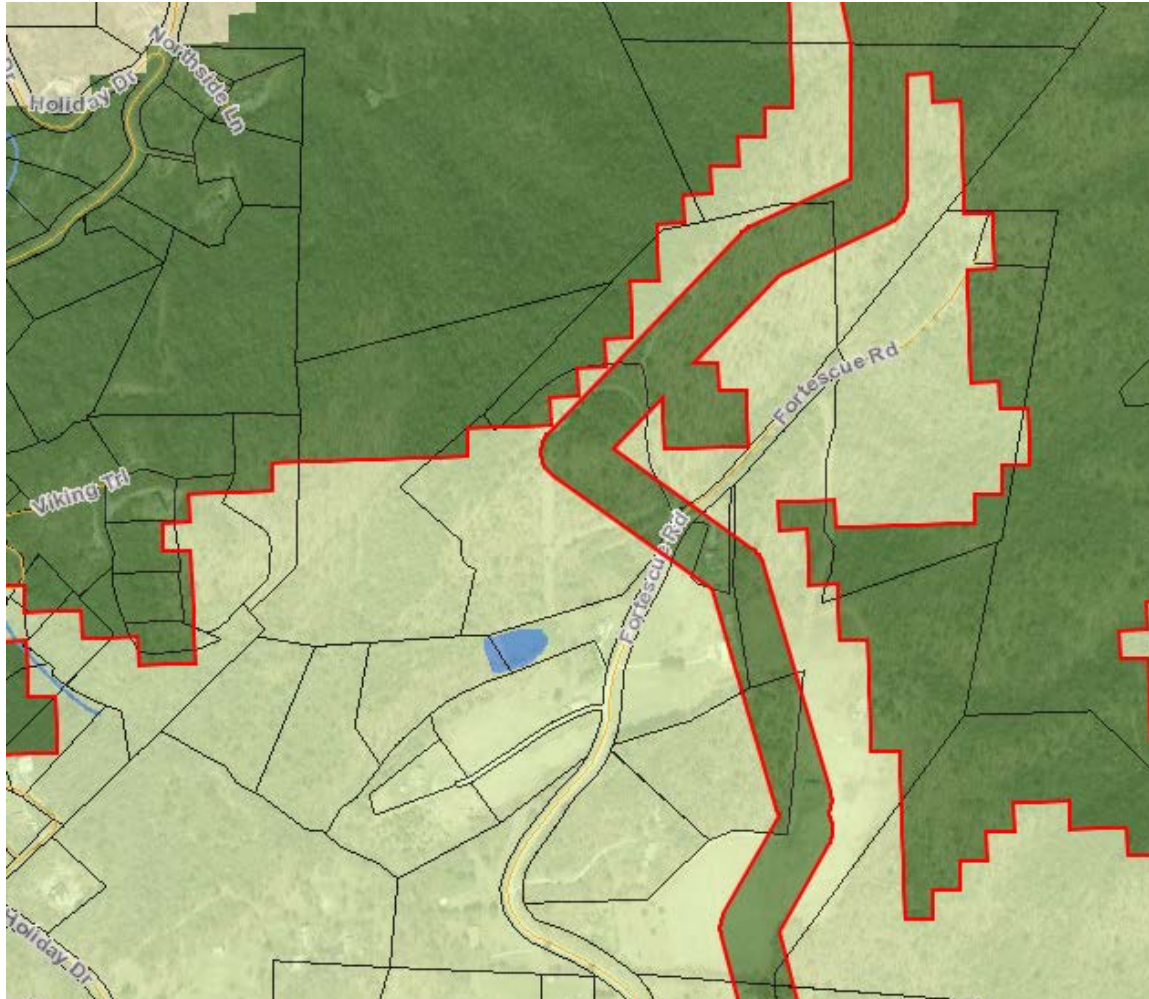
Map B: Current Zoning



3. **Floodplain /Watershed Protection:** The parcel is not in special flood hazard area. The property is not in a Water Supply Watershed district.

4. **Water and Sewer:** Private well and septic.

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 Conservation and Rural/Agricultural Areas (RAA). The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:

Conservation: The CCP states that, “This 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.” (2020 CCP, Pg. 138).

Rural/Agriculture Areas: 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. Slopes are typically steep, often exceeding 10%, with significant areas greater than 20%.

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. Site Plan and Photographs

**HENDERSON COUNTY
MAJOR SITE PLAN REVIEW APPLICATION**

CONTACT INFORMATION

Property Owner:

Name: Veruia Stamey Phone: (828) 699-2269
Complete Address: 567 Fortesque Rd, Zirconia, NC

Applicant:

Name: Same as above Phone: _____
Complete Address: _____

Agent:

Name: Freeland - Clinkscates + Assoc. Phone: (828) 697-6539
Complete Address: 201 2nd Ave E, Hendersonville, NC
Agent Form (Circle One): Yes No

Plan Preparer:

Name: Charlie Erdman Phone: (828) 216-3815
Complete Address: 201 2nd Ave E, Hendersonville, NC

GENERAL INFORMATION

Date of Application: _____

Site Plan Attached (Circle One): Yes No

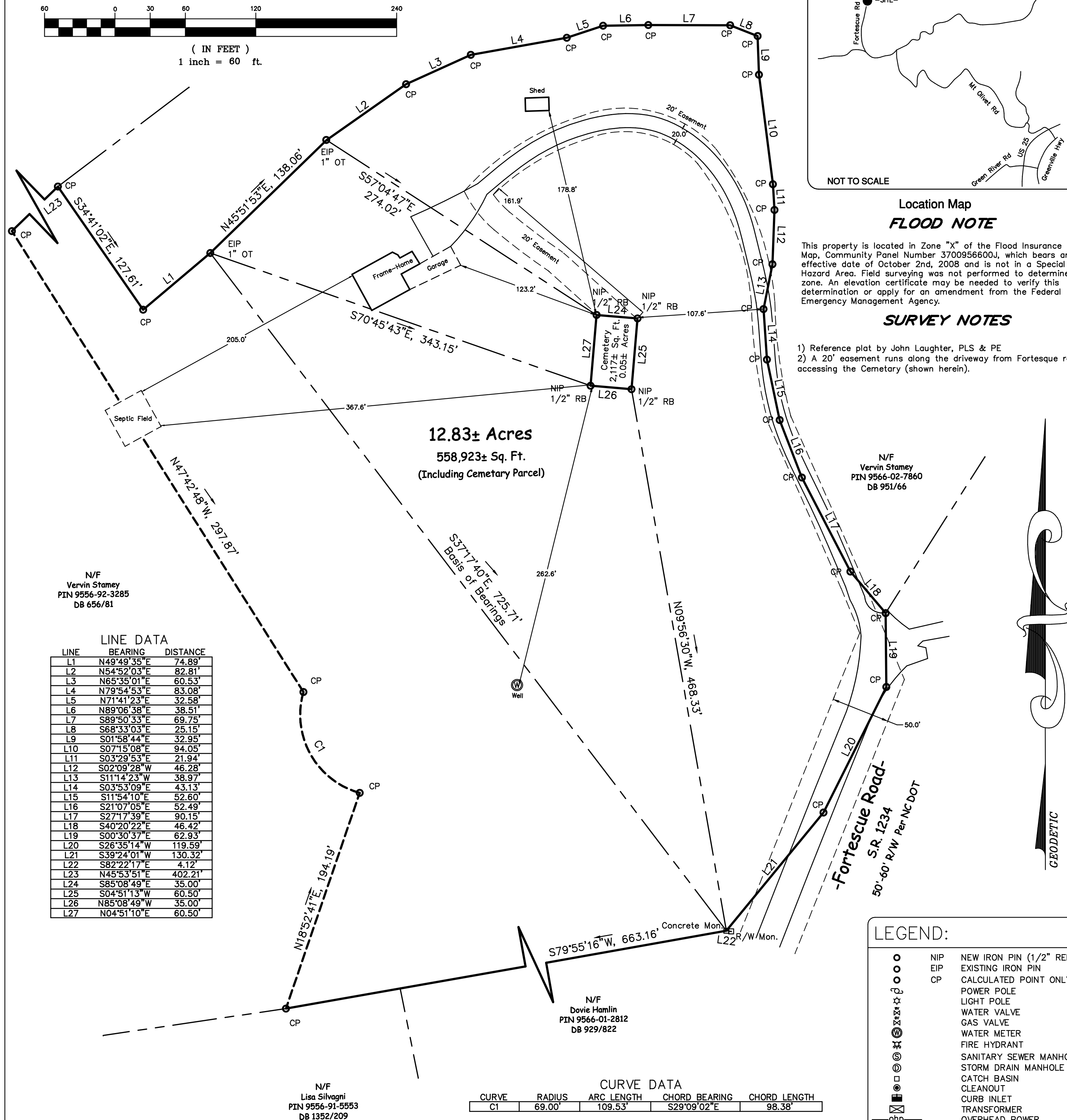
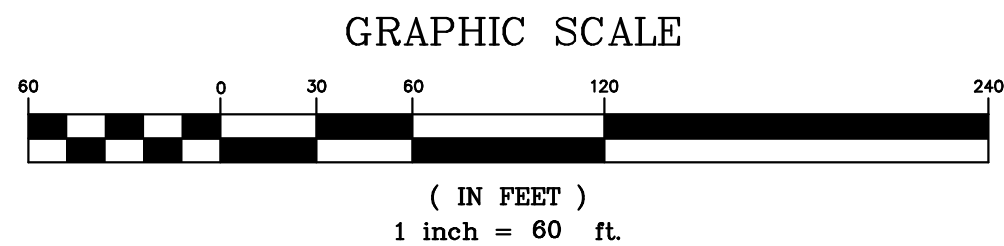
PARCEL INFORMATION

PIN: 9566-02-1360 Tract Size (Acres): 12.83
Zoning District: R-40 Fire District: Green River
Supplemental Requirement# _____ Watershed: _____
Permitted by Right _____ Floodplain: Zone X
Special Use Permit _____

Location / Property to be developed: 567 Fortesque Rd, Zirconia, NC

County Use Only

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



N/F
Vervin Stamey
PIN 9556-92-3285
DB 656/81

LINE DATA

LINE	BEARING	DISTANCE
L1	N49°49'35"E	74.89'
L2	N54°52'03"E	82.81'
L3	N65°35'01"E	60.53'
L4	N79°54'53"E	83.08'
L5	N71°41'23"E	32.58'
L6	N89°06'38"E	38.51'
L7	S89°50'33"E	69.75'
L8	S68°33'03"E	25.15'
L9	S01°58'44"E	32.95'
L10	S07°15'08"E	94.05'
L11	S03°29'53"E	21.94'
L12	S02°09'28"W	46.28'
L13	S11°14'23"W	38.97'
L14	S03°53'09"E	43.13'
L15	S11°54'10"E	52.60'
L16	S21°07'05"E	52.49'
L17	S27°17'39"E	90.15'
L18	S40°20'22"E	46.42'
L19	S00°30'37"E	62.93'
L20	S26°35'14"W	119.59'
L21	S39°24'01"W	130.32'
L22	S82°22'17"E	4.12'
L23	N45°53'51"E	402.21'
L24	S85°08'49"E	35.00'
L25	S04°51'13"W	60.50'
L26	N85°08'49"W	35.00'
L27	N04°51'10"E	60.50'

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	69.00'	109.53'	S29°09'02"E	98.38'

N/F
Lisa Silvagni
PIN 9556-91-5553
DB 1352/209

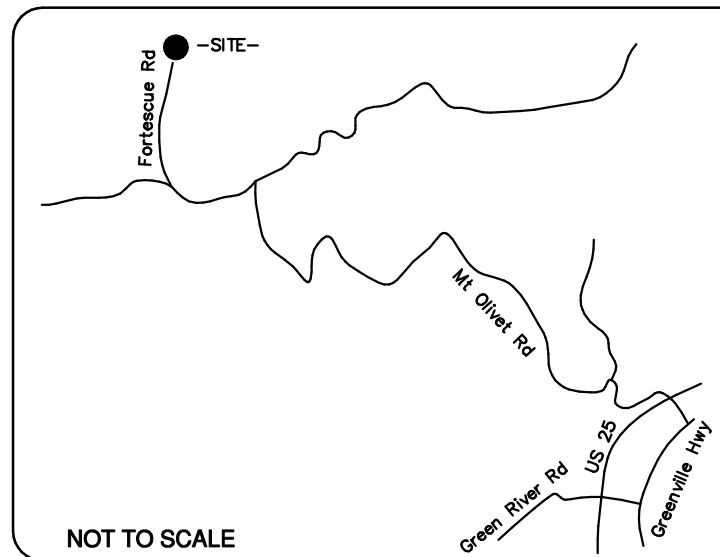
N/F
Dovie Hamlin
PIN 9566-01-2812
DB 929/822

N/F
Vervin Stamey
PIN 9566-02-7860
DB 951/66

-Fortescue Road-
SR. 1234
50'-50' R/W Per Nc DOT

LEGEND:

○	NIP	NEW IRON PIN (1/2" REBAR)
●	EIP	EXISTING IRON PIN
○	CP	CALCULATED POINT ONLY
○		POWER POLE
○		LIGHT POLE
○		WATER VALVE
○		GAS VALVE
○		WATER METER
○		FIRE HYDRANT
○		SANITARY SEWER MANHOLE
○		STORM DRAIN MANHOLE
○		CATCH BASIN
○		CLEANOUT
○		CURB INLET
○		TRANSFORMER
○		OVERHEAD POWER
-X-X-X-		FENCE LINE



Location Map
FLOOD NOTE

This property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel Number 3700956600J, which bears an effective date of October 2nd, 2008 and is not in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

SURVEY NOTES

- 1) Reference plat by John Laughter, PLS & PE
- 2) A 20' easement runs along the driveway from Fortescue road, accessing the Cemetery (shown herein).

I, Fulton V. Clinkscales, Jr., certify that this plat was drawn under my supervision from an actual survey made under my supervision (Deed description recorded in Book xxx, page xxx, etc.) that the boundaries not surveyed are clearly indicated as drawn from information found in Book 608, Page 23; that the ratio of precision as calculated is 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this _____ day of _____, 2018, A.D..

(11)d. That the survey is of another category, such as a recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.

Fulton V. Clinkscales, Jr.
L-2614

State of North Carolina
Henderson County

I, _____, Review Officer of Henderson County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer

Filed and recorded in the Register of Deeds Office for Henderson County, N.C. this _____ day of _____, xxxx at _____ o'clock ____M in Slide _____

Register of Deeds

STATE of NORTH CAROLINA
Henderson County, Hendersonville Township

Survey for
Vervin Stamey (Owner)
567 Fortescue Rd
(Family Cemetery Site)



FREELAND - CLINKSCALES & ASSOCIATES, INC. OF N.C.
ENGINEERS + LAND SURVEYORS
201 2nd AVE. EAST
HENDERSONVILLE, N.C. 28792
fcaofnc@outlook.com
(828) 697-6539
Fax (828)-697-4195
Firm No. C-1562

REF. PLAT BOOK	N/A
REF. DEED BOOK	608/23
TAX MAP	9566-02-1360
COUNTY ZONING	R-40
TAX DISTRICT	GREEN RIVER FIRE
MAILING CITY	ZIRCONIA
PARTY CHIEF	CPE
DRAWN	CPE
DATE	05/29/2018
DWG. NO.	H38195

RLS: F. V. CLINKSCALES JR., P.E.
NO: L-2614





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