

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

**MEETING DATE:** February 19<sup>th</sup> TRC & February 27<sup>th</sup> ZBA

**SUBJECT:** Special Use Permit for Outdoor Storage

**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 Outdoor Storage

**Suggested Motion:**

I move to approve the major site plan for Pittillo Outdoor Storage

I recommend forwarding SUP-19-02 to the Henderson County Zoning Board of Adjustment for further review.

In order to grant a special use permit the use must:

- a. Not materially endanger the public health, safety or welfare;
- b. Not substantially injure the value of property or improvements in the area; and
- c. Be in harmony with the surrounding area.



## Henderson County, North Carolina Code Enforcement Services

### **1. Board Request**

- 1.1. **Applicant:** Turf Mountain Sod dba Mountain Storage
- 1.2. **Request:** Outdoor Storage >5000sqft
- 1.3. **PIN:** 9680897215
- 1.4. **Size:** 4.08 acres +/-
- 1.5. **Location:** The subject area is located off Chimney Rock Rd behind 3249
- 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*).



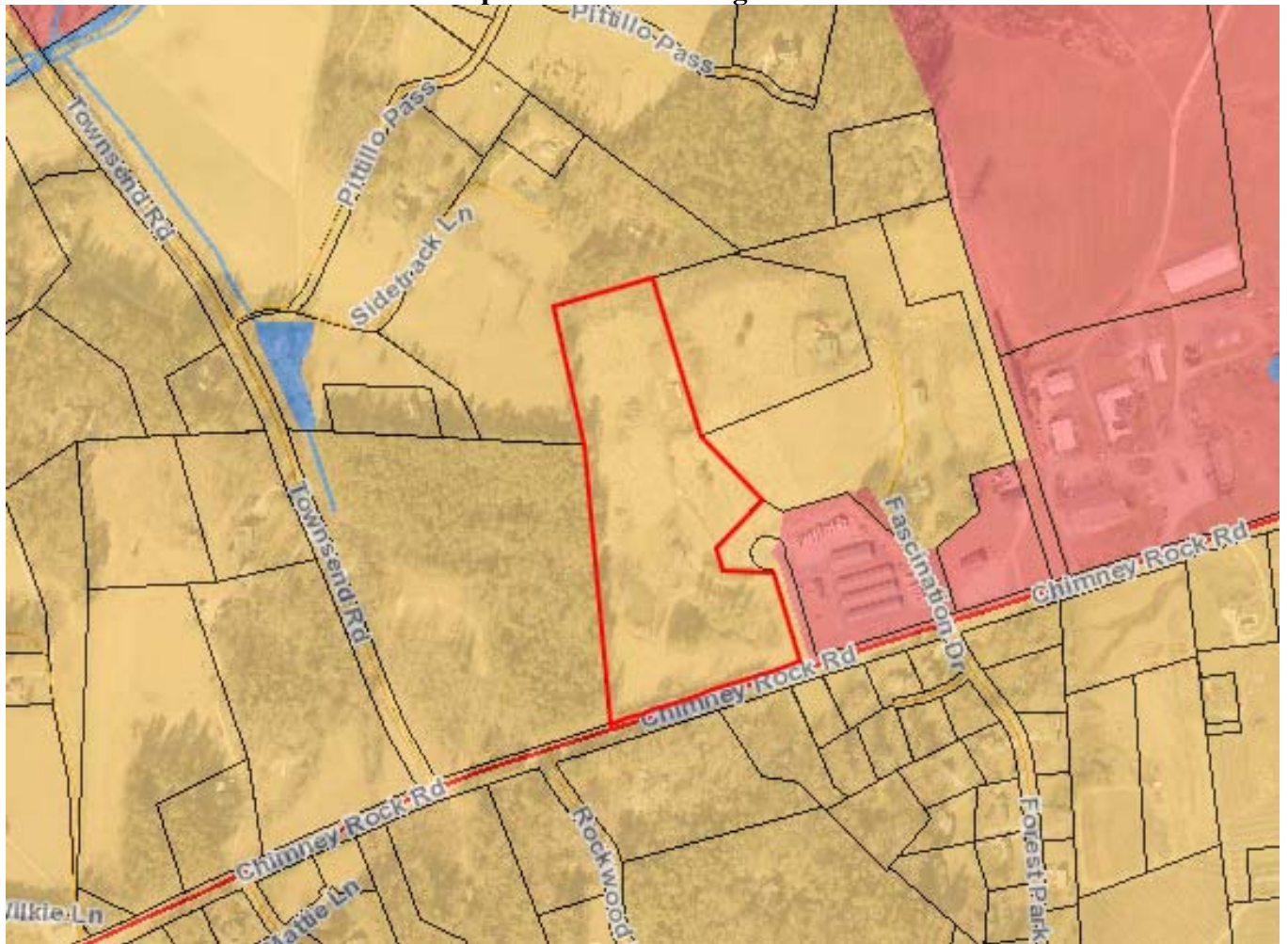
2. **Current Conditions**

**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 surrounding property is zoned Residential Two Rural (R2R) and Local Commercial (LC).

**Map B: Current Zoning**



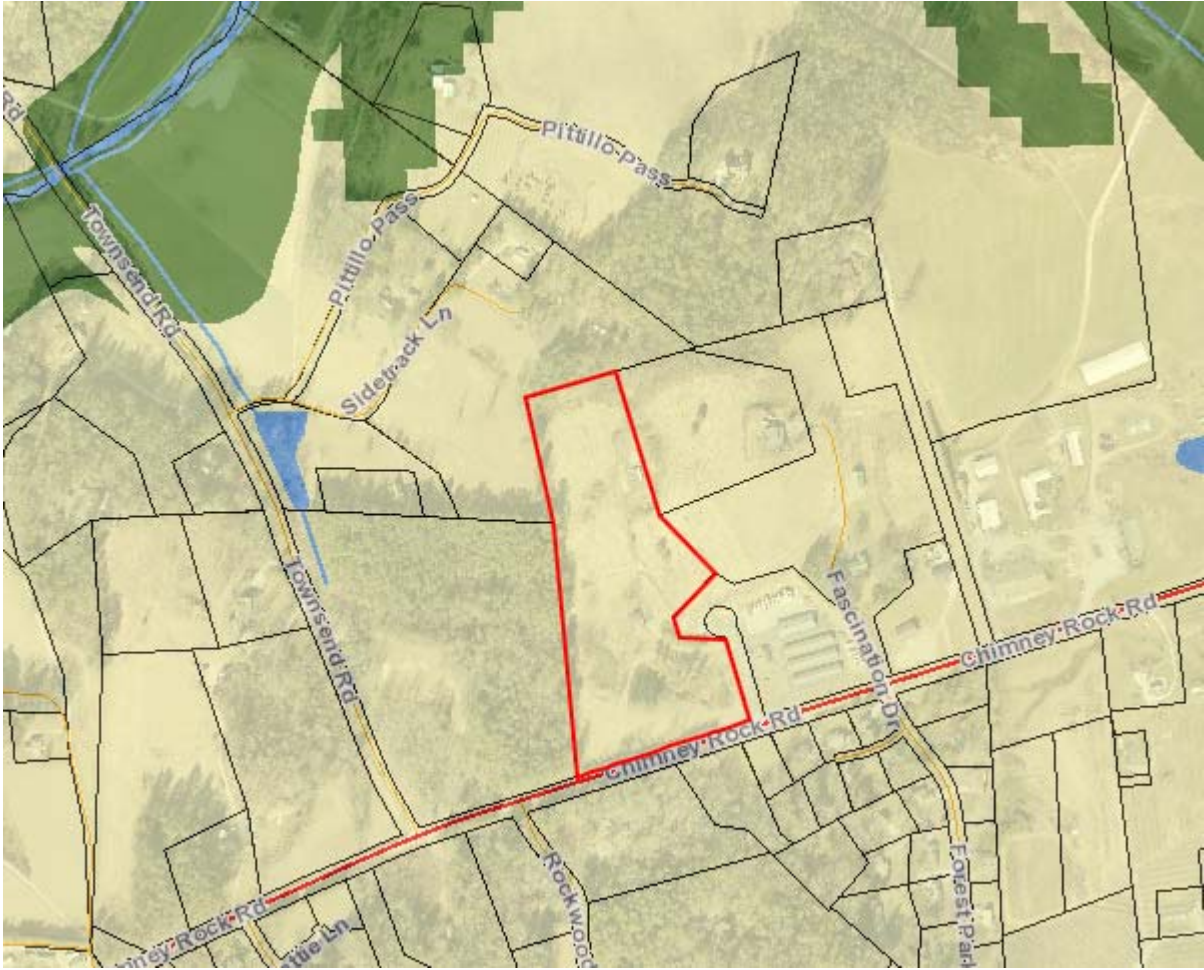
3. **Floodplain /Watershed Protection** The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.

4. **Water and Sewer** 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 the Rural/Urban Transition Area. The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:

The RTA is currently rural in character, with existing pockets of limited higher density residential and commercial development. Slopes vary across the RTA, although the area can be considered generally developable. The primary factor preventing urban development in the RTA is the absence of sewer and water service. The RTA will continue to experience extensive development over the operational timeframe of this Comprehensive Plan.

**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**

**HENDERSON COUNTY  
MAJOR SITE PLAN REVIEW APPLICATION**

**CONTACT INFORMATION**

**Property Owner:**

Name: Turf Mountain Sod dba Mountain Storage Phone: 828-685-3642  
Complete Address: 3277 Chimney Rock Rd. Hendersonville, NC 28792

**Applicant:**

Name: Linda Bradley/ Fred Pittillo Phone: 828-685-3642  
Complete Address: 3277 Chimney Rock Rd. Hendersonville, NC 28792

**Agent:**

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

**Plan Preparer:**

Name: Clay Mooney, Design Associates Phone: 828-277-7410  
Complete Address: 1293 Hendersonville Rd. Suite 21 Asheville, NC 28803

**GENERAL INFORMATION**

**Date of Application:** 1-31-19

**Site Plan Attached (Circle One):** Yes    No

**PARCEL INFORMATION**

PIN: <u>TBD (part of PIN 9680897215)</u>	Tract Size (Acres): <u>4.07</u>
Zoning District: <u>R2R</u>	Fire District: <u>Edneyville</u>
Supplemental Requirement#: _____	Watershed: _____
Permitted by Right _____	Floodplain: <u>No</u>
Special Use Permit _____	

Location / Property to be developed: (exact street address TBD after recording of deed) Property is formerly a portion of the tract located at 3277 Chimney Rock Road, Hendersonville, NC 28792

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\*\*\*\*\*

**County Use Only**

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

*NOTE: PER CARL OWNBEY AT DIST. 14 NCDOT, A DRIVEWAY PERMIT FOR THIS PROJECT IS NOT NEEDED OR REQUIRED.*

APPLICATION IDENTIFICATION		N.C. DEPARTMENT OF TRANSPORTATION STREET AND DRIVEWAY ACCESS PERMIT APPLICATION
Driveway Permit No.	Date of Application	
County: <i>HENDERSON</i>		
Development Name: <i>PITTILLO RV &amp; CAMPER STORAGE</i>		

**LOCATION OF PROPERTY:**

Route/Road:

Exact Distance  Miles  Feet      N S E W

From the Intersection of Route No. \_\_\_\_\_ 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 accesspoint.
- **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 \_\_\_\_\_ NAME X \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
ADDRESS X \_\_\_\_\_ ADDRESS X \_\_\_\_\_  
X \_\_\_\_\_ Phone No. X \_\_\_\_\_

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:





 **Mountain**  
**STORAGE**  
828.685.2893



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