

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE

MEETING DATE: March 19, 2019

SUBJECT: Land Development Code (LDC) Text Amendment
(TX-2018-04) – RV Parks and Park Model RV Parks

PRESENTER: Autumn Radcliff, Planning Director

ATTACHMENTS: 1. Draft Text Amendments
2. Example of a recently approved Park Model RV Park

SUMMARY OF REQUEST:

The Board of Commissioners (BOC) directed the Planning Board to review the requirements for RV (Recreational Vehicle) Parks which include park model parks. The Planning Board sent forth draft amendments last fall. The BOC tabled its discussion of the amendments and asked for the Technical Review Committee (TRC) and Planning Board to review the State standards and requirements for central holding tanks to make sure that was allowed, and to determine the appropriate density for these types of parks.

Staff has attached the draft text amendments previously recommended by the Board with options for the above-mentioned items for the TRC and Planning Board to discuss. The proposed text amendment includes:

- Amendments to the existing RV Park requirements such as: duration, density, buffer requirements, permanent structures such as storage buildings, porches or decks would not be permitted (covered picnic areas are allowed), requires a 50 foot setback from perennial streams, minimum road standards, and limits permanently placed park models to no more than 10% of the park. The amendment also clarifies allowed sewage disposal systems, standards for the park model spaces, and requires that RV's have a current tag, no underpinning and tires must be operational.
- The proposed Park Model RV Park use requires similar restrictions as those found in the traditional RV Park, but includes allowances for covered porches, decks and storage buildings, a minimum of 5 contiguous acres, a separation of 20 feet for fire safety, provide 2 parking spaces, 25% open space, and does not allow traditional RV's in these parks. The amendment also limits the allowed density for both RV Parks and Park Model RV Parks to no more than 10 sites per acre.

BOARD ACTION REQUESTED:

The Land Development Code requires the TRC to make a recommendation on the proposed amendments.

Suggested Motion:

I move that the TRC find the attached text amendments of the LDC is consistent with the County Comprehensive Plan and forward the item to the Planning Board for its review and recommendation.

Draft Text Amendments: Recreational Vehicle (RV) Parks and Park Model Recreational Vehicle (RV) Parks

Recommended changes are highlighted in red.

Amendment Options to discuss by TRC and Planning Board are in blue.

Issue: Questions and concerns have been raised with recent applications for new RV Parks as to the current standards. The Board of Commissioners directed the Planning Board to review these issues. The Planning Board discussed the draft amendments over several meetings and recommended the following changes.

Text Amendment A: RV (Recreation Vehicle) Park

Recommendation: Amend the SR standards for RV Parks.

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) Buffer. A B2 buffer is required per Table 5.2 Buffer Width and Plant Material Requirements.
- (5) 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 two (2) ~~four (4)~~ campsites for tent set-up. No *recreational vehicle* space is permitted in the ~~100-year floodplain~~ floodway and in accordance with §42-235.2 (F).
- (6) 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*.
- (7) 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~~ picnic area not exceeding 15 feet in height and not to exceed ~~400~~ 100 square feet in area, and
 3. Which have no point of direct access not indicated on the *site plan*, and
 4. Which have no accessory storage structures, porches, or decks,
 5. Which are setback fifty (50) feet from perennial streams;
 - b. May contain *structures* ancillary to the ~~use~~ RV Park;
 - 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.
 - e. Shall be permitted one (1) designated fire pit.
- (8) Recreational Vehicles. All recreational vehicles, excluding park models, must have a current tag, have no underpinning, and tires must be operational.

- (9) **Park Models.** A recreational vehicle park may contain park model RV's that are for overnight or seasonal accommodations. Only 10% of the RV Park spaces may contain a park model unit. Park models may contain an open or covered porch not to exceed 150 square feet. Park models shall not be located in the 100-year floodplain and must have a minimum separation of twenty (20) feet between units.
- (10) **Roads.** Roads located in the RV Park shall be a minimum of sixteen (16) feet wide for two-way roads or twelve (12) feet wide for one-way roads.
- (11) **Duration.** Recreational vehicles shall not be located in the RV Park longer than 180 consecutive days. The owner of the RV Park shall maintain the approved site plan of the park spaces and provide the County with a report to confirm duration requirement. Such report shall be submitted to the County annually or as requested to determine a violation status. A temporary use permit may be issued by the zoning administrator allowing for a longer duration period of select RV vehicles for the purpose of; FEMA related projects or other natural disaster relief, or for workforce housing related to a specific construction project.
- (12) **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).
- (13) **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 provide one of the following: a central holding tank, individual hookup to a septic tank(s), or approved *public, community or municipal sewage disposal system*. 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. **All sewage systems must be approved by the applicable review agency.**
- (14) **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*).
- (15) **Density.** Recreational vehicle parks shall be allowed at density of ten (10) spaces per acre.

Text Amendment B: Park Model Recreational Vehicle Park

Recommendation: Add a new use to the LDC to allow Park Model Recreational Vehicle Parks. Add Park Model RV Parks to the permitted use table and add a new SR standard for Park Model RV Parks.

USE TYPE	GENERAL USE DISTRICT											
	P=Permitted; S=Special Use Permit											
	R1	R2	R2R	R3	R4	OI	MU	LC	CC	RC	I	SR
1. RECREATIONAL USES												
<i>Recreational Vehicle Park</i>	S	S	S	S	S		P	P	P			4.15
<i>Recreational Vehicle Park, Park Model</i>	S	S	S	S	S		S	S				4.16

SR 4.16 Park Model 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) Minimum Size. A park model RV park must be a minimum of five (5) contiguous acres.
- (5) Buffer. A B2 buffer is required per Table 5.2 Buffer Width and Plant Material Requirements.
- (6) Park Model Spaces. *Park model home* space shall be a minimum of 2,000 square feet and shall have dimensions no less than 40 feet by 50 feet, and have a minimum separation of twenty (20) feet between units. No *park model home* space is permitted in the 100-year floodplain or floodway.
- (7) Open Space. A minimum of twenty-five (25) percent of the project area must be designated as open space or *common area*. *Common area* shall be accessible for the use and enjoyment of *park* occupants, located as to be free of traffic hazards and maintained in good condition by the *applicant*.
- (8) Park Model Units. Each individual park model unit:
 - a. May contain one (1) accessory storage structure not to exceed to 144 square feet;
 - b. May contain an open or covered porch or deck, which may be screened but not enclosed, and not exceeding 15 feet in height and not to exceed 400 square feet in area;
 - c. May provide underpinning;
 - d. Shall clearly display the space number as shown on the approved site plan for the park; and
 - e. Shall not contain other types of recreational vehicles other than park models.
- (9) Layout. Park model spaces shall be arranged to allow a minimum of two (2) parking spaces for each unit, and must be oriented in a uniform manner along roads either parallel, horizontal or angled so long as all units on a single road are positioned in a like fashion.
- (10) Roads. Roads located in the Park shall be a minimum of sixteen (16) feet wide for two-way roads or twelve (12) feet wide for one-way roads.
- (11) 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).
- (12) Sewage System. The park shall provide one of the following; ~~a central holding tank,~~ individual hookups to a septic tank(s), or approved *public, community or municipal sewage disposal system*. The 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. If a park is located more than 2,500 feet from an existing *municipal sewage disposal system*, such connection shall not be required. All sewage systems must be approved by the applicable review agency.
- (13) *Common Area Recreation and Service Facilities*. Those facilities within the Park shall be for the park owners or their guests, and shall adhere to the development standards established in SR 4.6 (*Common Area Recreation and Service Facilities*).
- (14) Density. Park model recreational vehicle parks shall be allowed at a density of ten (10) spaces per acre.



Planning Department

100 North King Street
Hendersonville, NC 28792

Simple Life Park Model Recreational Vehicle (RV) Park Site Plan Example

The attached site plan for the Simple Life Park Model Recreation Vehicle (RV) Park is a recent example of an approved park in the County. This example is for reference purposes only as it relates to the proposed draft text amendments for RV Parks and Park Model RV Parks. The Simple Life Park contains the following:

Simple Life Park Model Recreational Vehicle Park Development:

- R1 zoning district
- Permitted with a special use permit (approved by ZBA on November 28, 2018))
- Located off Orchard Road
- 25.91 Acres
- 141 Lots (2,000 sqft min.)
- Average density of 5.6 units per acre
- 15.39 Acres of Open Space (59.3%)
- Min. of 20 ft two-way roads, min. 12 ft one-way roads
- Several amenities including: pool, community building, fitness and yoga studio, walking trails, and a dog walk park
- Park model units are not allowed in the floodplain

MASTER PLAN SUMMARY:

- RESIDENTIAL UNITS**
 - 141 LOTS AT 2,000 SF MIN.
- PRIVATE ACCESS ROADS**
 - TWO-WAY ROADS AT 20' MIN. WIDTH IN 20' MIN. ROW
 - ONE-WAY ROADS AT 12' MIN. WIDTH IN 20' MIN. ROW
- FLOODPLAIN IMPACTS**
 - TOTAL EXISTING AREA = 297,053 SF (68.82 AC)
 - MAX 20% IMPACT = 59,410 SF (1.36 AC)
 - PROPOSED = 19,796 SF (4.45 AC) - 6.6%
- AMENITIES + FEATURES :: SEE LABELS ON PLAN**
 - A- HAMLET ENTRY SIGN = MAIN ENTRY SIGN FROM S. ORCHARD RD. (SIGN TO BE MOUNTED ON 3"X8" SPECIMEN BOULDER WITH METAL LETTERS PINNED ON WOOD SLAB AT 18"X96" WITH DARK SKY COMPLIANT LIGHTING)
 - B- MAIN ENTRY GATES = LOCATED 50' MIN OFFSET FROM S. ORCHARD RD. AND AT SECONDARY ENTRY (WILL ADHERE TO COUNTY GATE ORDINANCE)
 - C- HAMLET PARKWAY = MAIN ENTRY DRIVE AT 20' WIDE WITHOUT RESIDENTIAL DRIVEWAYS FOR CLEAN ARRIVAL EXPERIENCE
 - D- WASTE MANAGEMENT = DUMPSTER/TRASH PICKUP LOCATION WITH VEHICULAR PULL OUT FOR (3) VEHICLES. SCREENING TO ADHERE TO COUNTY REQUIREMENTS IN SECTION 42-63 - 582.3
 - E- AMENITY ISLAND = POSSIBLE PAVILION STRUCTURES AT THE FOLLOWING SIZES (LOCATION AND SIZE INDICATED SUBJECT TO CHANGE)
 - POOL PAVILION AT 15'X30' WITH OPEN AIR SEATING
 - COMMUNITY BUILDING AT 42'X70' WITH COMMUNITY MEETING SPACE, MULTI-PURPOSE ROOM, OFFICE, BATHROOMS, ETC.
 - FITNESS AND YOGA STUDIO AT 32'X50' WITH CHANGING ROOMS AND BATHROOMS
 - OUTDOOR POOL AND DECK SPACES
 - 12 PARKING SPACES INCLUDING ADA SPACE
 - F- DUNN CREEK RESTORATION = POSSIBLE FUTURE STREAM RESTORATION EFFORT TO INCLUDE INVASIVE SPECIES REMOVAL, STREAM BANK REPAIR, AND WILDLIFE CORRIDOR ENHANCEMENT (REQUIRES ADDITIONAL STUDY AND PERMITTING + ENGINEERING REVIEW)
 - G- MAINTENANCE/EVA BRIDGE = MINIMAL IMPACT STREAM CROSSING FOR UTILITY AND EMERGENCY VEHICLE ACCESS AT 12' MAX. WIDTH (REQUIRES ADDITIONAL REVIEW)
 - H- FOOT BRIDGES = LOW IMPACT STREAM CROSSINGS (REQUIRES ADDITIONAL REVIEW)
 - I- MULTI-USE TRAILS = PEDESTRIAN TRAILS WITH INTERPRETATIVE SIGNAGE THROUGHOUT + OPPORTUNITIES FOR PASSIVE AND ACTIVE RECREATION (APPROX. 1.25 MILES OF TRAILS INDICATED)
 - J- RAIN GARDENS = BIOFILTRATION STORMWATER MEASURES THROUGHOUT AVAILABLE COMMUNITY OPEN SPACES
 - K- VIEW PAVILIONS = SMALL OPEN AIR PAVILIONS ON STILTS AS TRAIL DESTINATIONS (REQUIRES ADDITIONAL REVIEW)
 - L- DOG WALK PARK = FENCED OFF DOG PARK WITH OPEN-AIR PAVILION STRUCTURE (TBD)

DEVELOPMENT NOTES:

LIGHTING MITIGATION REQUIRED FOR EXTERIOR LIGHTING. REFERENCE SECTION 4.15 OF HENDERSON COUNTY CODE FOR RV PARK.

SEE PROPERTY DIMENSIONS EXHIBIT ATTACHED FOR MORE INFORMATION REGARDING ADJACENT PROPERTY OWNERS, ZONING, HYDRANTS, AND SEWER LOCATIONS.

DEVELOPMENT DATA:

PIN 958881468
 ZONING R1
 ADDRESS 420 ORCHARD RD.
 ACREAGE 25.91 AC.

OPEN SPACE CALCS:

PROJECT AREA:	25.91 AC
DEVELOPMENT AREA	
LOTS:	8.16 AC (31%)
ROADS:	2.11 AC (8.1%)
AMENITIES:	0.25 AC (1%)
TOTAL:	10.25 AC
OPEN SPACE:	15.39 AC (59.3%)

CONTACT INFORMATION:

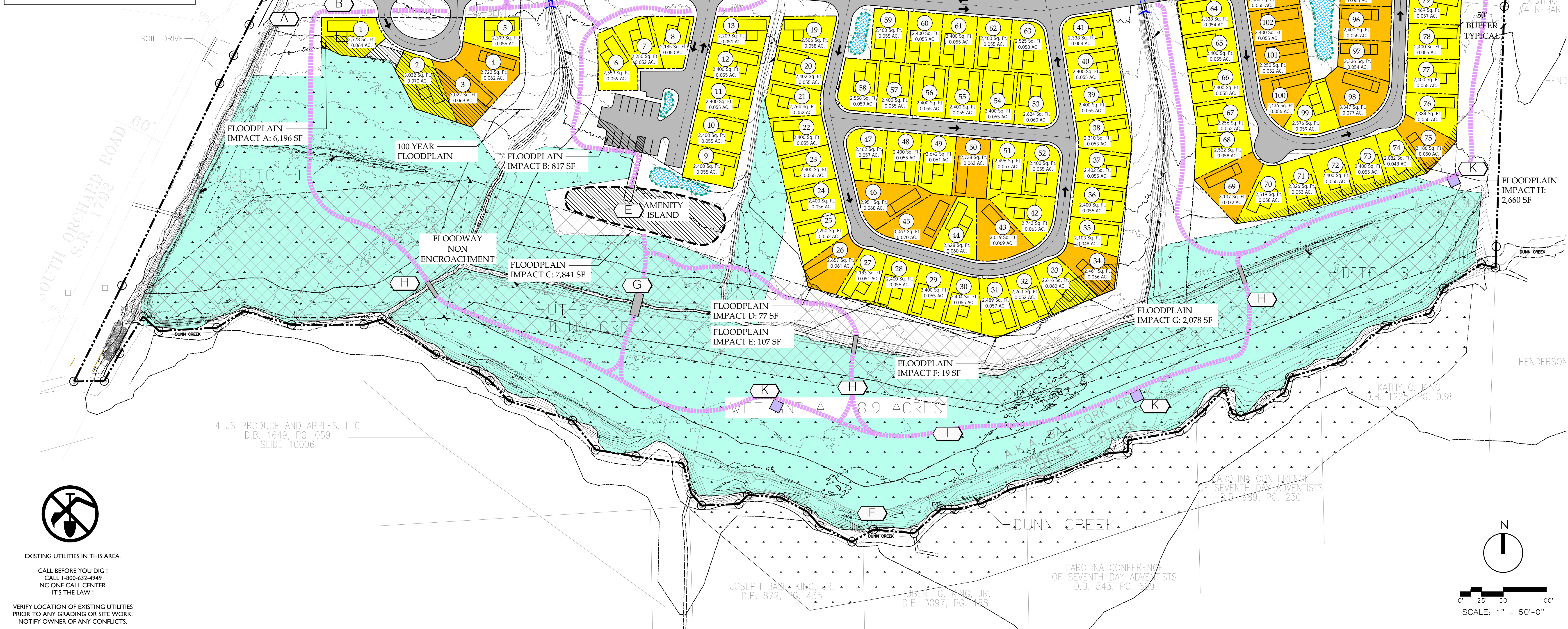
PROPERTY OWNER / APPLICANT
 SIMPLE LIFE - HENDERSONVILLE, LLLP
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LEGEND:

- EXISTING DELINEATED WETLAND
- 100 YEAR FLOOD PLAIN DELINEATION IMPACT - 45 ACRES
- 40'-0" STREAM CROSSING
- 42'-6" LONG UNIT LOTS - 30 LOTS
- 34'-6" LONG UNIT LOTS - 111 LOTS
- RAIN GARDEN
- MULTI-USE TRAIL SYSTEM



SEAL

ISSUED

DATE ISSUED: 11-OCT-2018

DRAWN BY: JJO,MAC,KMD

APPROVED BY: JJO

REVISIONS

SHEET TITLE

MASTER PLAN

SIMPLE LIFE - HAMLET
 FLAT ROCK, NC

PRELIMINARY
 FOR REVIEW PURPOSES ONLY
 NOT FOR CONSTRUCTION

L-0.01
 SHEET 1 OF 2

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