

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: TRC 4-6-21 & ZBA 4-28-21

SUBJECT: **Major Site Plan Review – Epperson Office & Outdoor Storage SUP-21-01**

PRESENTER: **Matt Champion**

ATTACHMENTS: **Staff Report & Site Plan**

SUMMARY OF REQUEST: **Major site plan review for Office: Business, Professional and Public & Outdoor Storage >5,000SQFT**

SUGGESTED MOTION:

I move that the TRC approve the major site plan for Timothy Dale Epperson

I recommend forwarding the Special Use Permit to the Zoning Board of Adjustment



Henderson County, North Carolina Code Enforcement Services

1. Committee Request

- 1.1. **Applicant:** Timothy Dale Epperson
- 1.2. **Request:** Major Site Plan Approval/SUP-21-01
- 1.3. **PIN:** 9690-94-0589
- 1.4. **Size:** 8.36 acres +/-
- 1.5. **Location:** Intersection of Ridge Road and Laycock Road
- 1.6. **Supplemental Requirements:**

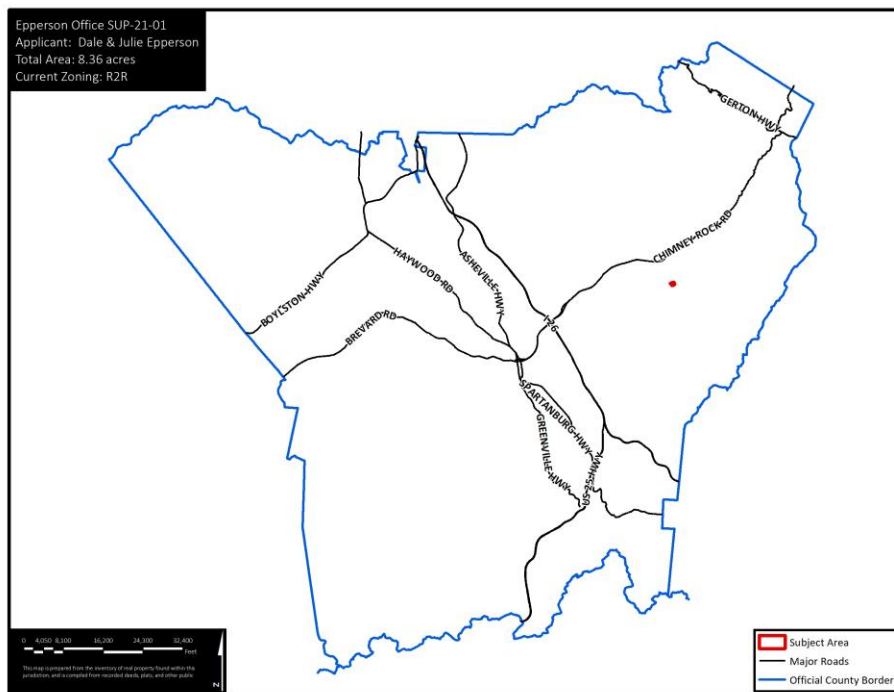
SR 6.9. Office: Business, Professional and Public

- (1) Site Plan. Major *Site Plan* required in accordance with §42-331 (Major Site Plan Review).
- (2) Lighting. *Adequate lighting* shall be placed in areas used for vehicular/pedestrian access including, but not limited to stairs, sidewalks, crosswalks, intersections, or changes in grade. *Lighting mitigation* required.

SR 2.10. Outdoor Storage greater than 5,000 square feet

- (1) Locational Requirements. Storage areas shall not be placed in a *front yard*.
- (2) Screening. Screen Class Three (3) or Four (4) shall be provided consistent with the requirements of §42-182 (Screen Classification).

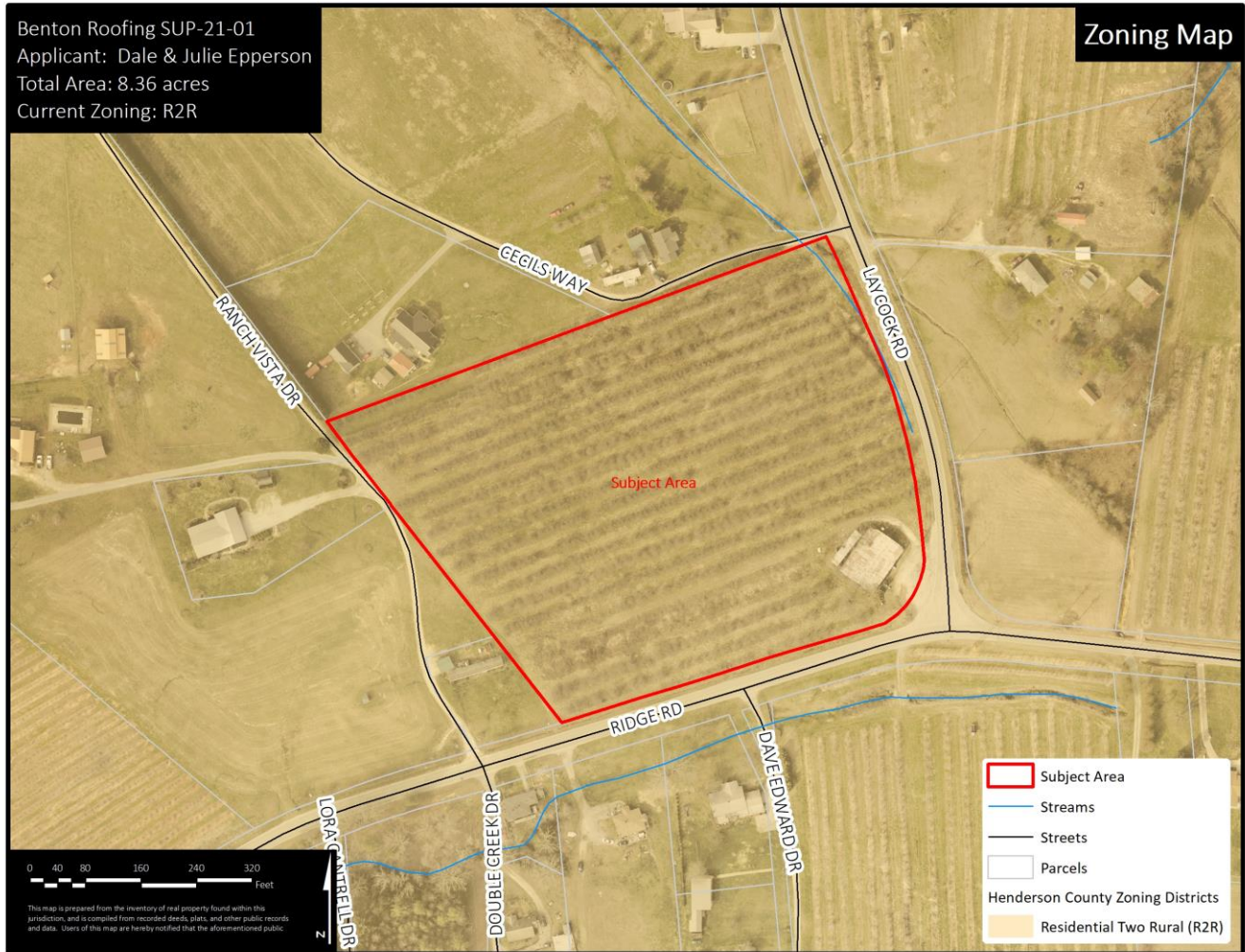
Map A: County Context Map



Map B: Aerial Map



Map C: Zoning Map



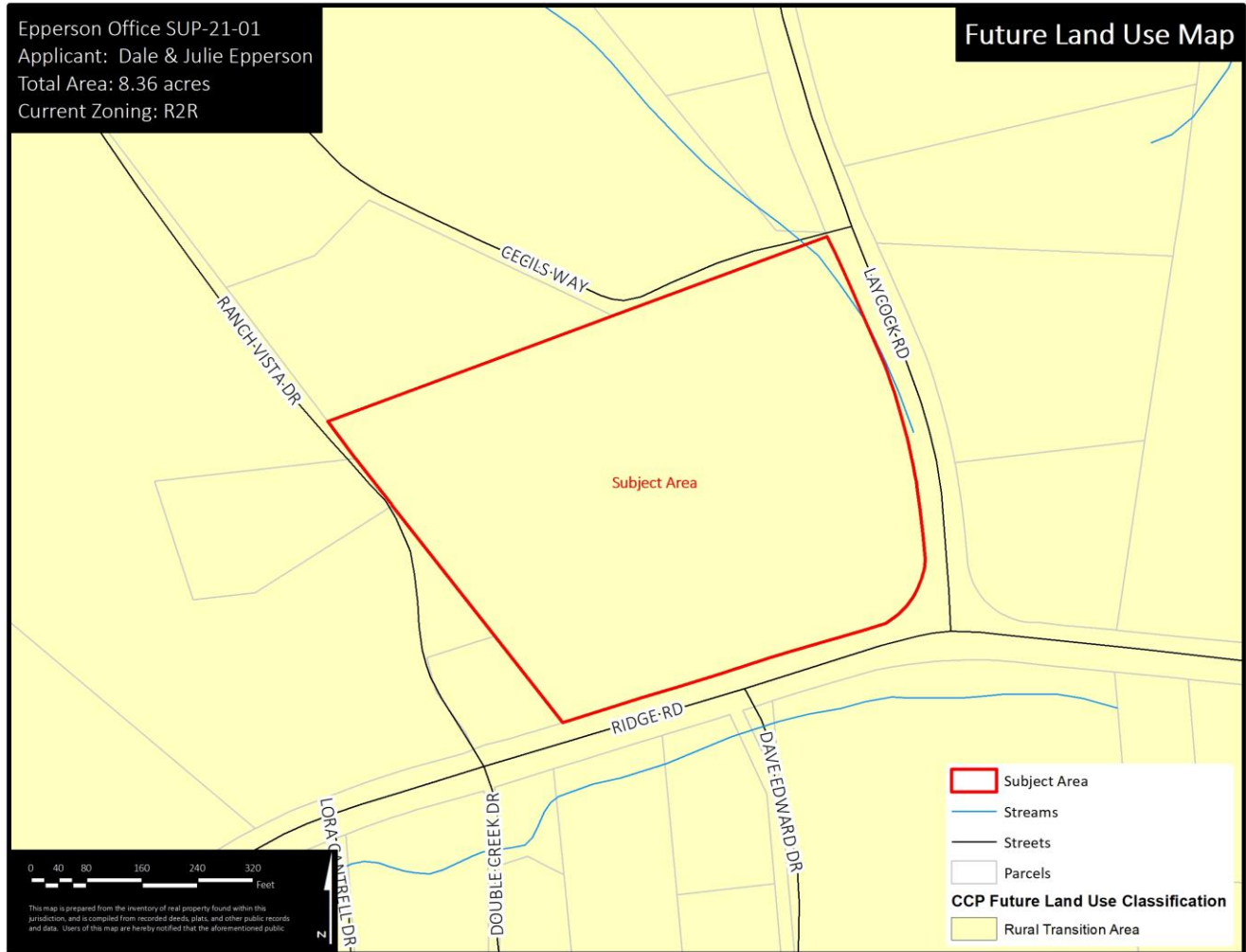
2. Current Conditions

Current Use: The subject area previously operated as an apple orchard with an agricultural packing house. According to the Tax Department, the land class is listed as commercial. There is an existing 4,800SQFT commercial structure on the property as well as a single-wide manufactured home.

Adjacent Area Uses: Adjacent land uses consist of residential, agricultural, and vacant land surrounding the subject area. The subject area is approximately 0.3 miles away from a large solar generation facility off Ridge Road. Sugar Loaf Missionary Baptist Church is approximately 0.1 miles away from the subject area.

Zoning: The subject area is currently zoned Residential Two Rural (R2R). R2R is primarily a residential zoning district allowing some recreational, educational, and institutional, and some other light uses. The subject area is surrounded by Residential Two Rural (R2R) in all directions.

Map D: CCP Future Land Use Map



3. Comprehensive Plan

Henderson County Comprehensive Plan (CCP). The Future Land Use Map of the CCP shows the Subject Area as being located within the Rural Transition Area (RTA) Classification.

- a. **Rural Transition Area:** “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.”
 - i. Population and residential densities should be generally lower than the more urban population densities found within the USA and should be generally in keeping with topography, septic limitations, and school and transportation capacities. The RTA will remain in a state of transition and will absorb much of the development pressure in the USA. The RTA will be necessary to allow more dense development where appropriate.

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

5. **Water and Sewer** This property is served by individual well and septic.

6. **Proposal** The applicant is proposing to convert the existing packinghouse structure to a shop/maintenance facility for his tree service business. The major site plan shows a proposed 50' by 125' storage building, gravel drives/parking area, 4 general parking spaces, 1 ADA accessible parking space, and a common staging area for timber transfer. The common staging area is shown as 70,000SQFT of outdoor storage. Outdoor storage greater than 5,000SQFT requires a Screen Class 3 or 4. The existing well and septic currently serving the site will be utilized for the proposed use.

7. **Screen Class for Outdoor Storage.**
 - 7.1. Screen Class Three (3). A fence or wall constructed with a minimum height of six (6) feet, that is at least 75 percent *opaque*, where all spaces are evenly distributed, and with the finished side of the fence facing the adjacent property or *road*. Fences longer than 20 linear feet shall be landscaped with: a row of *shrubs* spaced a maximum of ten (10) feet apart, or a row of *evergreen trees* planted no more than 15 feet apart (see Figure 5D).
 - 7.2. Screen Class Four (4). A fence or wall constructed with a minimum height of eight (8) feet designed to facilitate the movement of maintenance and emergency response equipment to and from the proposed site. Gates should be secured at all times (unless for maintenance, inspection, or other unforeseen instances) following the completion of construction. Fencing may be in common with other *existing uses* on site. Fences longer than 20 linear feet shall be landscaped (excluding the gate area) with: a continuous hedge of *evergreen shrubs* planted in a five (5) foot strip spaced a maximum of eight (8) feet apart. The *Zoning Administrator* may require additional *screening* to minimize adverse impacts of ground level lighting (where installed) (see Figure 5E).

8. **Staff Recommendations** Staff's position currently, under the guidelines of current plans, policies, and studies, is to approve the Major Site Plan.

9. Photographs







**HENDERSON COUNTY
MAJOR SITE PLAN REVIEW APPLICATION**

CONTACT INFORMATION

Property Owner:

Name: Timothy Dale Epperson Phone: (828) 606-0455
Complete Address: 2080 Mountain Page Road, Saluda, NC 28773

Applicant:

Name: Timothy Dale Epperson Phone: (828) 606-0455
Complete Address: 2080 Mountain Page Road, Saluda, NC 28773

Agent:

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

Plan Preparer:

Name: Stanley C. Byers, PE Phone: (828) 329-4650
Complete Address: 130 School House Road, Mills River, NC 28759

GENERAL INFORMATION

Date of Application: December 21, 2020
Site Plan Attached (Circle One): Yes No

PARCEL INFORMATION

PIN: <u>9690940589</u>	Tract Size (Acres): <u>8.36</u>
Zoning District: <u>R2R</u>	Fire District: <u>Edneyville</u>
Supplemental Requirement# <u>6.9 and 2.10</u>	Watershed: <u>None</u>
Permitted by Right _____	Floodplain: <u>None</u>
Special Use Permit <u>SUP 6.9 and 2.10</u>	

Location / Property to be developed: 7 Laycock Road - North West Corner of Laycock Road and Ridge Road.

County Use Only

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

APPLICATION IDENTIFICATION		N.C. DEPARTMENT OF TRANSPORTATION STREET AND DRIVEWAY ACCESS PERMIT APPLICATION
Driveway Permit No.	Date of Application	
County: Henderson		
Development Name: Timothy Dale Epperson		

LOCATION OF PROPERTY:

Route/Road: 7 Laycock Road - North West Corner of Laycock Road and Ridge Road (SR1722).

Exact Distance Existing Drive at Old Miles N S E W
Packing House (15') Feet
From the Intersection of Route No. Laycock Road and Route No. Ridge Road (SR1722) Toward _____

Property Will Be Used For: Residential /Subdivision Commercial Educational Facilities TND Emergency Services Other
Property: is is not within Hendersonville 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 Timothy Dale Epperson	NAME	X
SIGNATURE	_____	SIGNATURE	_____
ADDRESS	X 2080 Mountain Page Road, Saluda, NC 28773	ADDRESS	X
	X _____ Phone No. X (828) 606-0455		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:

**HENDERSON COUNTY
SPECIAL USE PERMIT APPLICATION FORM**

GENERAL INFORMATION

Date of Application: March 10, 2021
Previously Submitted (Circle One): Yes No
Date of Pre-Application Conference: _____
Site Plan Attached (Circle One): Yes No
Traffic Impact Study Required (Circle One): Yes No

SPECIAL USE PERMIT INFORMATION

Type of use to be permitted: Office and Outdoor Storage Facility (See Attached) SR #: 1722
Existing Structures or Uses on property: Existing Structure: Apple Orchard Packing House
Road System (Circle): Public Private
Water System (Circle): Individual Community Public (Municipal or County)
Sewer System (Circle): Individual Community Public (Municipal or County)

SITE PLAN REQUIREMENTS

If a minor or major site plan is not specifically required, the applicant shall submit a site plan with the following items:

- Dimensions of property.
- Location of existing and proposed structures (including accessory structures), and general use thereof.
- Setbacks of existing and proposed structures from property lines and edge of right-of-way for roads (from centerline of roads for uses located in the R-40, WR, or SW districts).
- Separation of existing and proposed structures from one another.
- Parking and off/on loading areas
- Location of signs (including sign dimensions, height, type of material, lighting).
- Location and dimensions of existing and proposed roads / driveways and their entrance/exits.
- Location of dumpsters.
- Location and general description of any fences, landscaping or other buffering (proposed or existing).

Site plan not to exceed 11 X 17 size. Anything submitted larger than 11 X 17, the applicant must provide 12 copies with the application form.

PARCEL INFORMATION

PIN: 9690940589 Deed Book/Page: 3523/659 Tract Size (Acres): 8.36
Zoning District: R2R Fire District: Edneyville Watershed: None Floodplain: None
Location of property to be developed: 7 Laycock Road in Edneyville. North West Corner of Laycock Road and Ridge Road.

CONTACT INFORMATION

Property Owner:
Name: Timothy Dale Epperson Phone: (828) 606-0455
Address: 2080 Mountain Page Road City, State, and Zip: Saluda, NC 28773
Applicant:
Name: Timothy Dale Epperson Phone: (828) 606-0455

Address: 2080 Mountain Page Road City, State, and Zip: Saluda, NC 28773 Application No. _____

Agent:

Name: _____ Phone: _____
Address: _____ City, State, and Zip: _____
Agent Form (Circle One): Yes No

Plan Preparer:

Name: Stanley C. Byers, PE Phone: (828) 329-4650
Address: 130 School House Road City, State, and Zip: Mills River, NC 28759

STANDARDS FOR REVIEW

The Land Development Code imposes the following GENERAL REQUIREMENTS on the use requested by the applicant. Under each requirement, the applicant should explain, where applicable, how the proposed use satisfies these requirements:

A. General Requirement #1: The use will not materially endanger the public health, safety or welfare:
SEE ATTACHED

B. General Requirement #2. The use will not substantially injure the value of property or improvements in the area.
SEE ATTACHED

C. General Requirement #3. The use will be in harmony with the surrounding area.
SEE ATTACHED

The Land Development Code also imposes the following SPECIFIC REQUIREMENTS on the use requested by the applicant. The applicant should be prepared to demonstrate that satisfactory provisions have been made for the following, where applicable.

- The proposed use shall be located and developed in such a manner as to:
- a. Comply with all applicable local, state and federal statutes, ordinance and regulations.
SEE ATTACHED

 - b. Be in accordance with the Comprehensive Plan, Long Range Transportation Plans and Comprehensive Transportation Plans of the county and/or Long Range Transportation Plans and comprehensive Transportation Plans of nay municipality of the County.
SEE ATTACHED

- c. Minimize the effects of noise, glare, dust, solar access and odor on those persons residing or working in the neighborhood of the proposed use.

SEE ATTACHED

- d. Minimize the environmental impacts on the neighborhood including the following groundwater, surface water, wetlands, endangered/threatened species, archeological sites, historic preservation sites and unique natural areas.

SEE ATTACHED

Show that satisfactory provision/arrangement has been made (where applicable or required) concerning:

- a. Ingress and egress to property and proposed structures thereon (with particular reference to automotive/pedestrian safety/convenience and traffic flow/control).

SEE ATTACHED

- b. Off-street parking and loading areas.

SEE ATTACHED

- c. Utilities (with particular reference to locations, availability and compatibility).

SEE ATTACHED

- d. Buffering and landscaping (with particular reference to type, location and dimensions).

SEE ATTACHED

- e. Structures (with particular reference to location, size and use).

SEE ATTACHED

I certify that the information shown above is true and accurate and is in conformance with the Land Development regulations of Henderson County.

Timothy Dale Epperson

Print Applicant (Owner or Agent)

Signature Applicant (Owner or Agent)

Date

County Use Only

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

Authority to grant the requested permit is contained in the Land Development Code, Sections: _____

Community Planning Area: _____

DESCRIPTION OF PROPOSED USE AND GENERAL REQUIREMENTS

For the proposed Business Service Facility at 7 Laycock Road, Hendersonville, NC

Description of Proposed Use:

This application seeks special use approval to utilize the property located at 7 Laycock Road in the Edneyville area of Henderson County, North Carolina, as a tree business maintenance facility and staging area. The property was originally used as an apple orchard, and the existing structure was utilized as a packing house. Under this request, the existing structure will be utilized as a shop/maintenance facility and it is proposed that the property be enhanced to include a 50' X 125' storage building, gravel drives/parking area, and a common staging area for timber transfer (processing the timber into firewood and/or log transfer to sawmills). The existing driveway, septic system, and well will be utilized as part of this proposal. No other driveway accesses or utilities will be needed under this request. Although the Zoning Code for R2R does not specifically name this type of use for the property, there is little difference in the proposed use versus the processes involved in an apple orchard and packaging operations. It is of our opinion that the proposed use for this property is in line with the past uses and will not affect the surrounding area or the special use requirements.

General Requirements:

General Requirement #1: The use will not materially endanger the public health, safety, or welfare:

The proposed uses will be carried out in accordance with required building safety standards. The portion of the property to receive the proposed storage structure and staging area is largely insulated from the surrounding properties due to the distance from adjoining properties. A buffer area will be provided along the north and west adjoining property lines. There are no obvious additional dangers or safety risks that would be created by implementing this proposal.

General Requirement #2: The use will not substantially injure the value of property or improvements in the area.

We do not foresee anything within the proposed concept that would injure the value of property or any potential improvements in this area. This proposal will respect the existing NCDOT right-of-way and all required setbacks for property lines. The new use would eliminate the diseased apple trees, giving the property a better appearance, and should improve water quality runoff from the site.

General Requirement #3: The use will be in harmony with the surrounding area.

The surrounding properties in this region consist of residential and farmland, more specifically, homes, apple orchards, and solar farms. The proposed uses will be in harmony with the surrounding area's agricultural feel.

Specific Requirements:

a) Comply with all applicable local, state, and federal statutes, ordinances, and regulations.

The proposed uses will be constructed in accordance with all required statutes, ordinances, and regulations that apply. Only one new structure is proposed, and all building requirements will be adhered to. Land disturbance will be restricted to less than one acre, and all erosion control requirements will be followed.

b) Be in accordance with the Comprehensive Plan, Long Range Transportation Plans, and Comprehensive Transportation Plans of the county and/or Long-Range Transportation Plans and Comprehensive Transportation Plans of any municipality of the County.

We do not foresee anything within the proposed concept that would interfere with any future transportation plans. All state setbacks will be adhered to from existing NCDOT rights-of-way.

c) Minimize the effects of noise, glare, dust, solar access, and odor on those persons residing or working in the neighborhood of the proposed use.

The proposed uses will be utilized in a way that will not add any additional noise, glare, dust, solar access, or odor to the surrounding properties. We feel that this portion of the property is largely insulated from the surrounding residents, primarily due to its distance from the adjoining properties.

d) Minimize the environmental impacts on the neighborhood, including the following groundwater, surface water, wetlands, endangered/threatened species, archeological sites, historic preservation sites, and unique natural areas.

The proposed uses will be constructed in a way that will minimize any environmental impacts to groundwater and surface water. Regulatory guidelines will be adhered to. There are no known wetlands, endangered/threatened species, archeological sites, or historic preservation sites located on this property.

Other Provisions:

a) Ingress and egress to property and proposed structures thereon (with particular reference to automotive/pedestrian safety/convenience and traffic flow/control).

Ingress and egress will be obtained by utilizing the existing driveway location for this proposal. No other access onto the property will be needed for this special use provision. The existing driveway location onto the property is in a highly visible location (ample site distance) and close to an intersection where traffic speeds low. There are no obvious additional dangers or safety risks that would be created by implementing the proposed use for traffic or pedestrian flow.

b) Off-street parking and loading areas.

All vehicle parking and loading needs will take place within the property limits. The proposed use will not require parking or loading within the NCDOT rights-of-way, and buffers will be provided along the adjoining property lines as well.

c) Utilities (with particular reference to locations, availability, and compatibility).

Existing septic system, well, and power will be utilized for this proposal. No other provisions will be required under this special use permit.

d) Buffering and landscaping (with particular reference to type, location, and dimensions).

Ample buffering will be provided along the adjoining property lines. No landscaping is anticipated at this time due to the length of clear zone between the proposed use area and existing residents.

e) Structures (with particular reference to location, size, and use).

One building will be constructed under this proposal (see site plan for location). This structure will be approximately 50' X 125' and will be utilized as a storage facility for small equipment and materials.

UNCERTIFIED ELECTRONIC COPY

ORIGINALLY SIGNED AND SEALED
MARCH 4th, 2021

GRID NORTH
N.A.D. 83/2011

PLAT OF SURVEY
FOR
**TIMOTHY DALE EPPERSON
AND WIFE
JULIE MILLER EPPERSON**

BEING THE PROPERTY DESCRIBED IN
BOOK 3523, PAGE 659

BLUE RIDGE TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA

SCALE: 1" = 50'
MARCH 4th, 2021

CALLS ALONG
DEED DESCRIPTION OF
CENTERLINE OF
BLUE RIDGE ROAD

Course	Bearing	Distance
1	S 13°09'44" E	41.84'
2	S 09°49'55" E	35.28'
3	S 08°34'13" W	44.92'
4	S 08°34'13" W	32.99'
5	S 17°44'20" W	68.04'
6	S 30°44'20" W	47.73'
7	S 58°14'20" W	79.21'
8	S 65°59'20" W	133.04'
9	S 72°14'20" W	305.66'

PROPOSED SITE PLAN NOTES:

- Proposed site layout and contours have not been surveyed.
- Parcel I.D. Number: 9690940589
- Assessed Acreage: 9.00
- County Zoning: R2R
- Proposed use of property includes one existing structure and one new structure, utilizing existing utilities
- Fire/Tax District: Edneyville
- Flood Zone: X (Area outside of the floodplain)
- Adjoining property owners:
Hudson, Robert L; Hudson Catherine Jane
Garrett, Bobby Wayne; Garrett, Rebecca Anne
Legris, Michael; Legris, Kathy
Pace, Aileen Warren

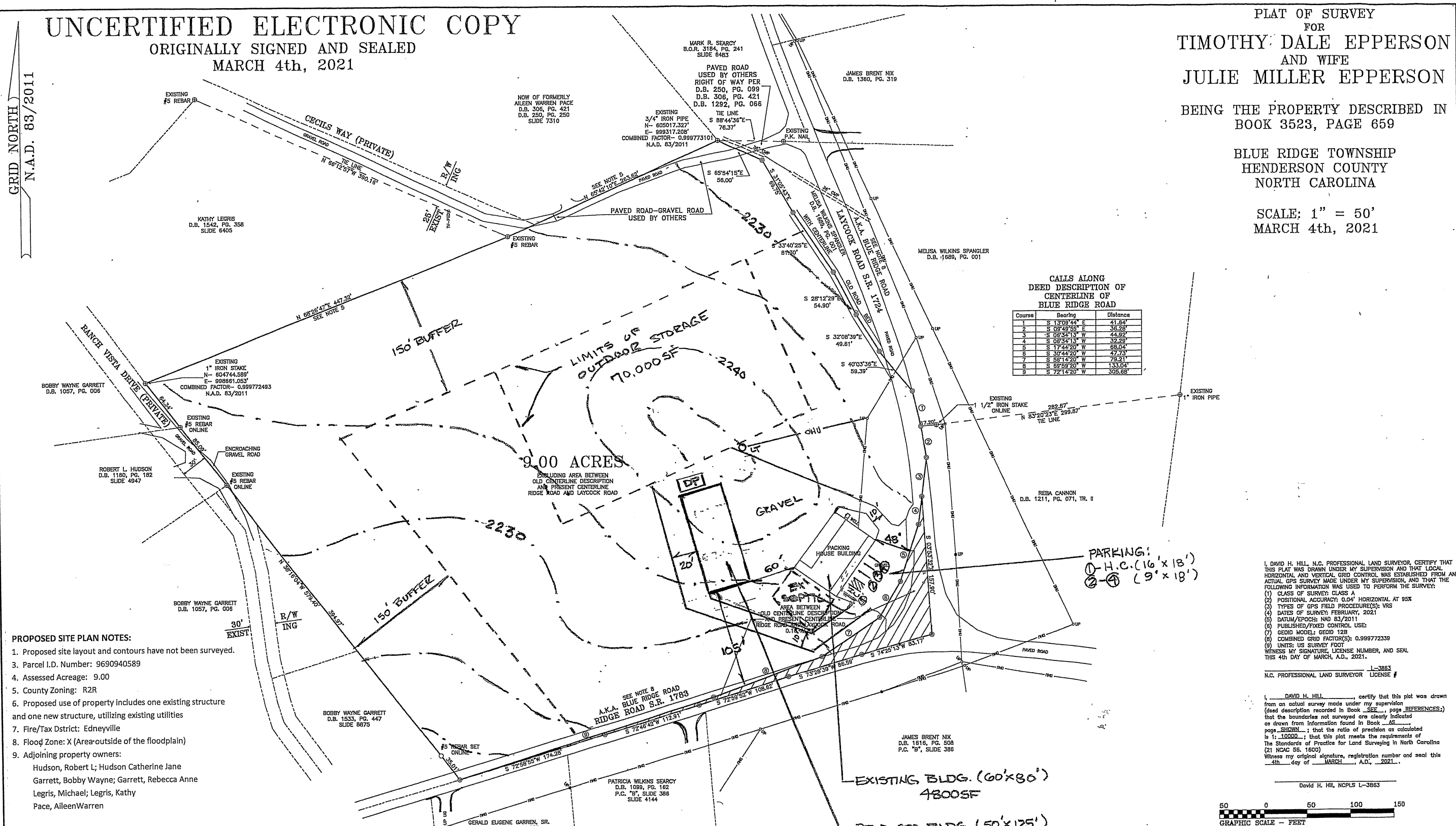
NOTES:

- AREAS BY COORDINATE COMPUTATION.
- ALL AREAS SHOWN ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD OR UNRECORDED THAT MAY DIRECTLY AFFECT ALL AREAS SHOWN.
- ALL DISTANCES ARE HORIZONTAL. GROUND MEASUREMENTS UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS WITHIN AN AREA ZONED R2R BY HENDERSON COUNTY.

SETBACKS:
FRONT- 15' FROM RIGHT OF WAY
SIDE- 10'
REAR- 10'

LEGEND
 ○ MONUMENT SET AS NOTED
 ○ MONUMENT SET AS NOTED
 ○ POINT NOT STAKED
 P-PEDESTAL - PHONE PEDESTAL
 UP - UTILITY POLE
 PHP - PHONE POLE
 TRANS - TRANSFORMER
 TV-PEDESTAL - CABLE TV PEDESTAL
 WM - WATER METER
 WW - WATER VALVE

- DUE TO DISCREPANCIES BETWEEN DEEDS A BOUNDARY LINE AGREEMENT IS RECOMMENDED.
- AREA SHOWN BETWEEN DEED CALLS FOR THE LOCATION OF BLUE RIDGE ROAD AND CURRENT LOCATION OF RIDGE ROAD, S.R. 1783, AND LAYCOCK ROAD, S.R. 1724, ARE SHOWN TO DELINEATE THE AREA OUTSIDE OF DEED TITLE TO THE CURRENT CENTERLINE OF SAID ROADS.
- 30' EASEMENT TO DUKE ENERGY, LLC FOUND IN BOOK OF RECORD 3376, PAGE 702.
- MAINTENANCE RIGHT OF WAY FOR RIDGE ROAD, S.R. 1783 AND 60' RIGHT OF WAY FOR LAYCOCK ROAD PER N.C.D.O.T.
- THE CURRENT OWNERS OF RECORD ARE TIMOTHY DALE EPPERSON AND JULIE MILLER EPPERSON.
- NOT FOR RECORDATION.

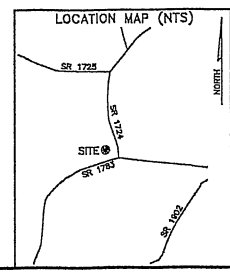
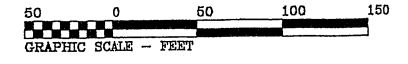


PARKING:
 ① H.C. (16' x 18')
 ② (9' x 18')

I, DAVID H. HILL, N.C. PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION AND THAT LOCAL HORIZONTAL AND VERTICAL GRID CONTROL WAS ESTABLISHED FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION, AND THAT THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
 (1) CLASS OF SURVEY: CLASS A
 (2) POSITIONAL ACCURACY: 0.04' HORIZONTAL AT 95%
 (3) TYPES OF GPS FIELD PROCEDURES(S): VRS
 (4) DATE OF SURVEY: FEBRUARY, 2021
 (5) DATUM/EPOCH: NAD 83/2011
 (6) PUBLISHED/FIXED CONTROL USE:
 (7) GEoid MODEL: GEOID 12B
 (8) COMBINED GRID FACTOR(S): 0.999772339
 (9) UNITS: US SURVEY FOOT
 WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS 4th DAY OF MARCH, A.D., 2021.

I, DAVID H. HILL, certify that this plot was drawn from an actual survey made under my supervision (deed description recorded in Book 3523, page 659) that the boundaries not surveyed are clearly indicated as drawn from information found in Book 3523, page 659; that the ratio of precision as calculated is 1:10000; that this plot meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 58.1600).
 Witness my original signature, registration number and seal this 4th day of MARCH, A.D., 2021.

David H. Hill, NCPLS L-3863
 N.C. PROFESSIONAL LAND SURVEYOR LICENSE #



DEED REFERENCES: B.O.R. 3523, PG. 659	TAX REFERENCES: 9890-94-0589
PARTY CHIEF: JRO	REVISIONS:

PROPOSED SITE PLAN LAYOUT BY STANLEY C. BYERS, PE 130 SCHOOL HOUSE RD MILLS RIVER, NC 28759 (828) 329-4650	SURVEY BY HILL AND ASSOCIATES SURVEYORS, P.A. LICENSE NUMBER: C-1991 DAVID H. HILL N.C.P.L.S. 3863 403 WEST BLUE RIDGE ROAD EAST FLAT ROCK, NORTH CAROLINA 28726 (828) 693-1409
DATE: MARCH 4th, 2021	CHECKED BY: DHH DRAWN BY: DHH FILE: 20212488