

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: TRC 8-3-21 & ZBA 8-25-21

SUBJECT: Major Site Plan – Cub Paw Ln RV Park SUP-21-06

PRESENTER: Matt Champion

ATTACHMENTS: Staff Report & Site Plan

SUMMARY OF REQUEST: Major site plan review for Recreational Vehicle Park

SUGGESTED MOTION:

I move that the TRC approve the major site plan for Cub Paw Ln RV Park

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



Henderson County, North Carolina Code Enforcement Services

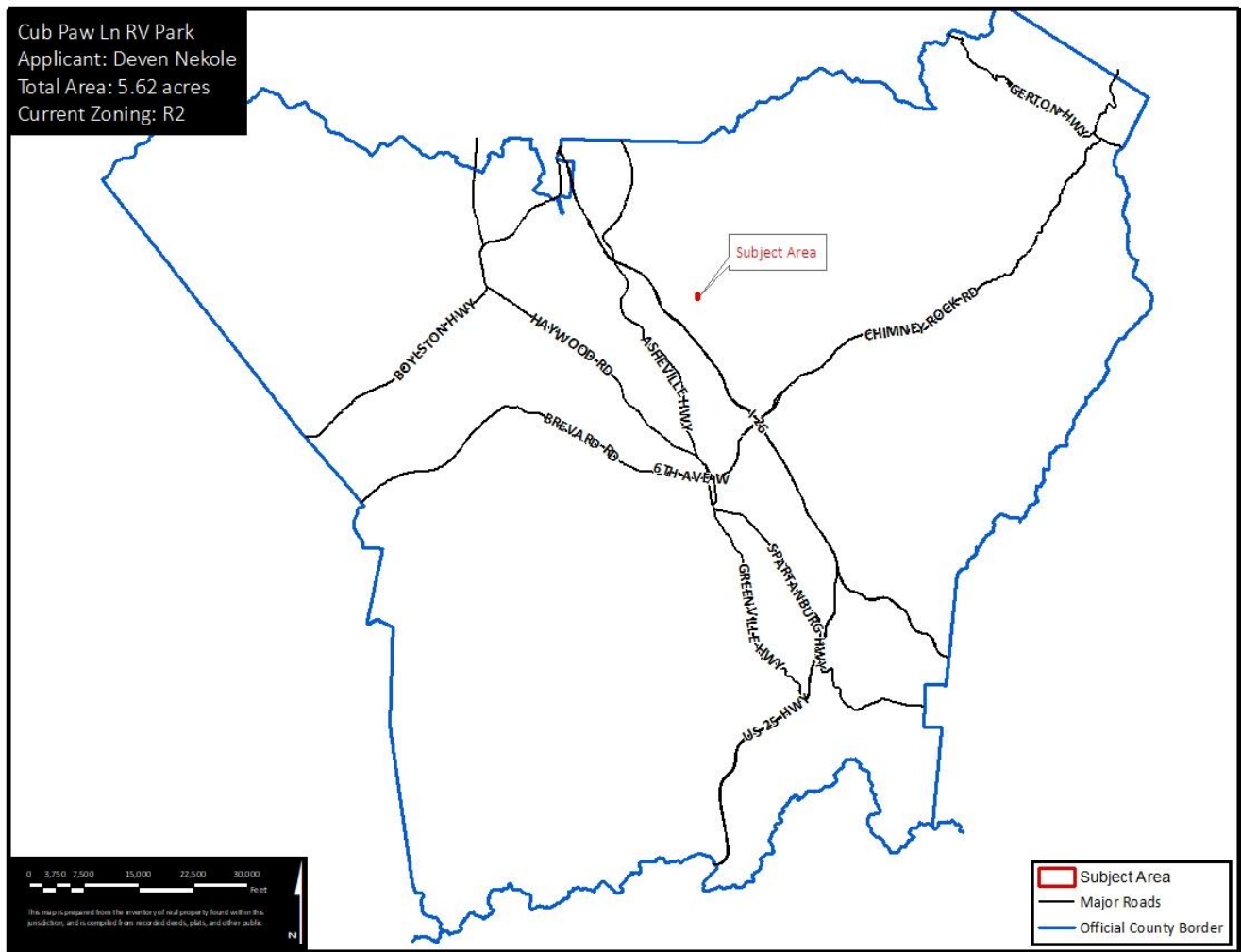
1. Committee Request

- 1.1. **Applicant:** Deven Nekole
- 1.2. **Request:** Major Site Plan Review
- 1.3. **PIN:** 9661-53-9876
- 1.4. **Size:** 5.62 acres +/-
- 1.5. **Location:** Cub Paw Ln
- 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*;
 - a. May contain *structures* ancillary to the use;
 - b. Shall be permitted one (1) store, exclusively for the sale of incidental gifts and foodstuffs;
 - and c. 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*).

Map A: County Context Map



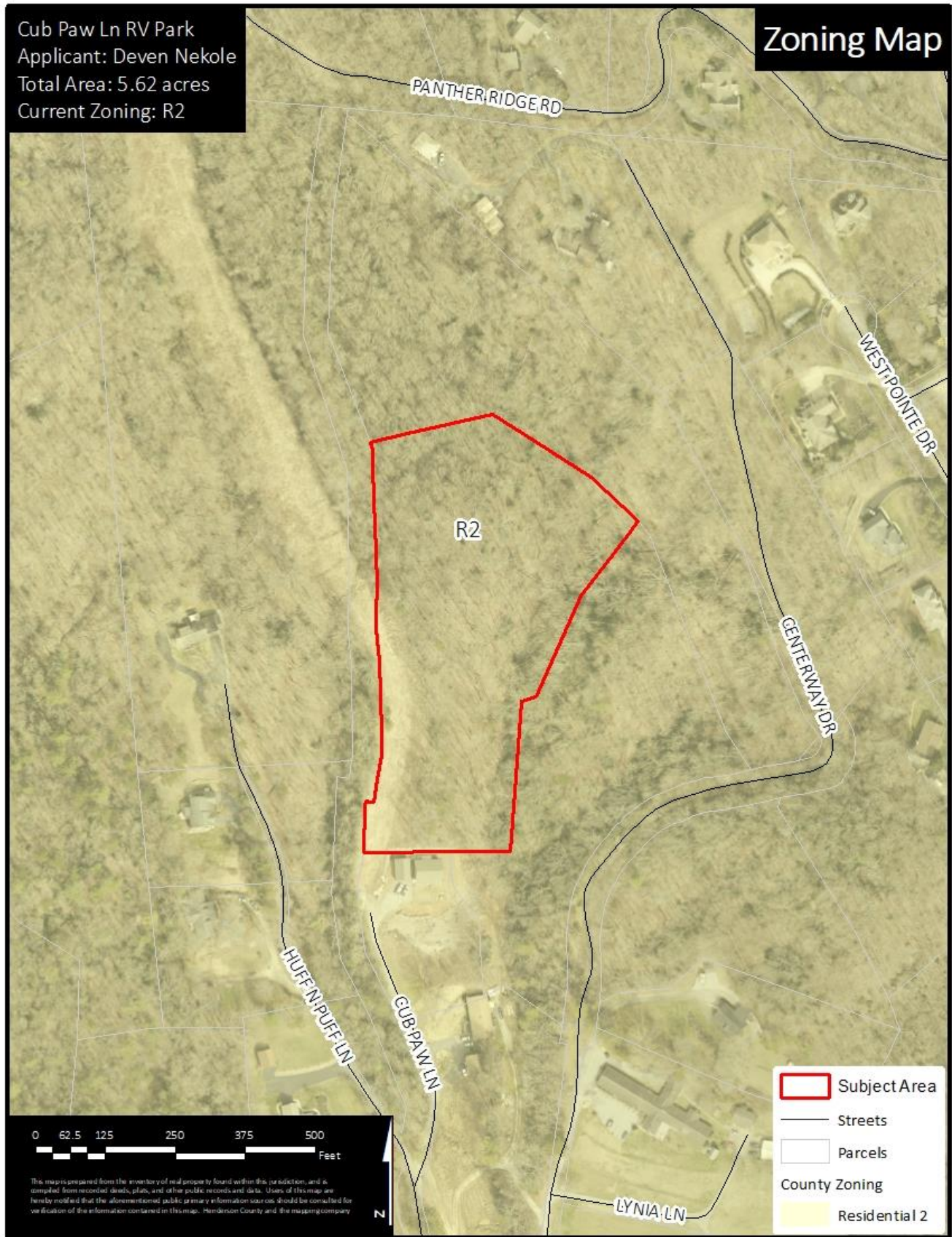
2. Current Conditions

- 2.1. **Current Use:** The subject area is currently vacant.
- 2.2. **Adjacent Area Uses:** The surrounding properties to the north and east are vacant. The south and west areas are residential.

Map B: Aerial Map



Map C: Zoning Map

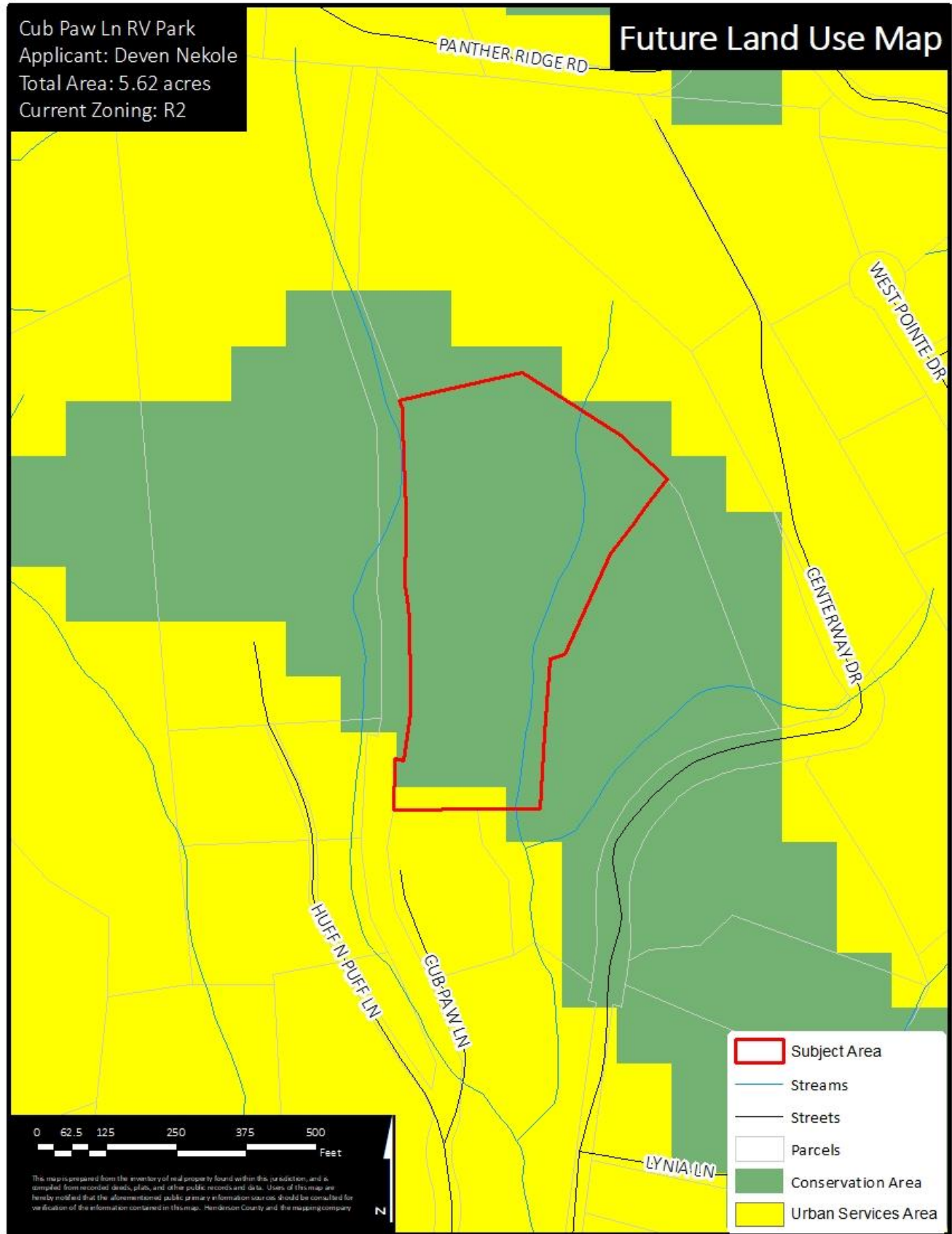


3. **Zoning** The subject area is located within the Residential Two (R2) zoning district.
 - 2.1 **Residential Two:** The purpose of Residential District Two (R2) is to foster orderly growth where the principal use of land is residential. The intent of this district is to allow for low to medium density residential development consistent with the recommendations of the Comprehensive Plan. It is also the intent of this district to allow for flexibility in the continuation of existing nonresidential uses. This general use district is typically meant to be utilized in areas designated as Transitional (RTA) in the Comprehensive Plan.
 - 2.2 **Adjacent Zoning:** Residential Two (R2) is found south, west, north, and east of the subject area.

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. There is a stream running along the eastern boundary of the subject area. The applicant is required to setback 30' from the edge of surface water.

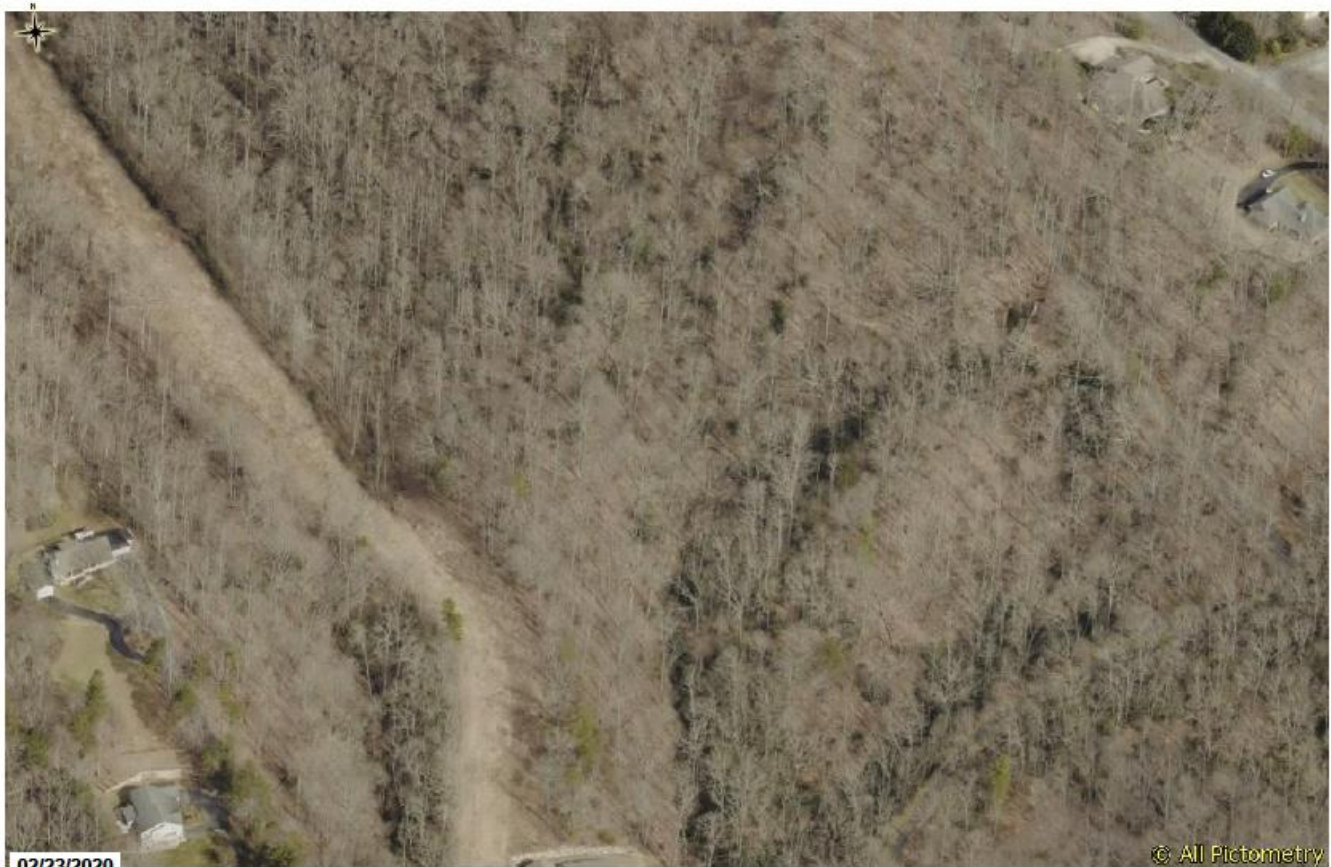
5. **Water and Sewer** This property will be served by a private well and septic system.
Public Water: N/A
Public Sewer: N/A

Map D: CCP Future Land Use Map



6. **The Henderson County Comprehensive Plan (CCP)** The CCP Future Land Use Map identifies the subject area as being in a Conservation and Urban Services Area (See Map D).
 - a. **Conservation:** “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.
 - b. **Urban Services Area:** “The USA will contain virtually all existing and future industrial development and will be the focus of future economic development activities. Industrial development will exist within predefined zoning districts whose standards and configuration are in keeping with the surrounding community.” (CCP, Pg. 133)
7. **Proposal** The applicant is proposing 3 RV spaces that will house tiny homes and a 1,600sqft common area. Each space will be approximately 2,000sqft with a parking space. All RV structures will adhere to the 50’ perimeter setback. The site will be accessed by an existing 12’ gravel road off Cub Paw Ln. Total area of disturbance is approximately 26,000SQFT. A note will be placed on the major site plan stating a B1 Buffer is required if existing vegetation is removed.
8. **Staff Recommendations** Staff’s Position currently, 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.
9. **Oblique Photos**

View from South



View from West



View from East



View from North



HENDERSON COUNTY
MAJOR SITE PLAN REVIEW APPLICATION

CONTACT INFORMATION

Property Owner:

Name: DEVEN NEKOLE Phone: 269-769-6569
Complete Address: 111 CUB PAW LN HENDERSONVILLE NC 28792

Applicant:

Name: DEVEN NEKOLE Phone: 269-769-6569
Complete Address: _____

Agent:

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

Plan Preparer:

Name: MATTHEW R. BATEY, PLS Phone: 828-424-9447
Complete Address: 7 GLENN BRIDGE RD STE H ARDEN, NC 28704

GENERAL INFORMATION

Date of Application: 7/6/2021
Site Plan Attached (Circle One): Yes No

PARCEL INFORMATION

PIN: 9661-53-9876 Tract Size (Acres): 5.62
Zoning District: R-2 Fire District: MOUNTAIN HOME
Supplemental Requirement# 4.15 Watershed: N/A
Permitted by Right _____ Floodplain: N/A
Special Use Permit _____

Location / Property to be developed: PRIVATE DRIVEWAY OFF CUB PAW LN.
TO A PROPOSED - SITE RV PARK

County Use Only

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

HENDERSON COUNTY
SPECIAL USE PERMIT APPLICATION FORM

GENERAL INFORMATION

Date of Application: _____

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 _____

minimal

SPECIAL USE PERMIT INFORMATION

Type of use to be permitted: RECREATIONAL Vehicle SR #: 4.15

Existing Structures or Uses on property: _____

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: 9661-53-9876 Deed Book/Page: 928 ^{pg 832} Tract Size (Acres): 5.626

Zoning District: R2 Fire District: Mountain Home Watershed: Green River Floodplain: NO

Location of property to be developed: N/A

CONTACT INFORMATION

Property Owner:

Name: DEVEN NEKOLÉ Phone: 269. 769. 6569

Address: TBD CUB PAWLANE City, State, and Zip: HENDERSONVILLE

Applicant:

Name: DEVEN NEKOLÉ Phone: 269. 769. 6569

Address: TBD Cub Paw Lane City, State, and Zip: _____ Application No. _____

Agent:

Name: Deven Nakole Phone: _____

Address: _____ City, State, and Zip: _____

Agent Form (Circle One): Yes No

Plan Preparer:

Name: Deven Nakole Phone: _____

Address: _____ City, State, and Zip: _____

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:
Will Not - Tiny Home Minimal Impact
Low Carbon Footprint

B. General Requirement #2. The use will not substantially injure the value of property or improvements in the area.
no

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

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.
yes

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.
yes

- 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.

yes

- 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.

yes

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).

yes

- b. Off-street parking and loading areas.

yes

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

yes

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

yes

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

yes

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

DEVEN NEKOLE
Print Applicant (Owner or Agent)

[Signature]
Signature Applicant (Owner or Agent)

5/27/21
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: _____

HENDERSON COUNTY
MAJOR SITE PLAN REVIEW APPLICATION

CONTACT INFORMATION

Property Owner:

Name: DEVEN NEKOLE: Phone: 269-769-6569
Complete Address: TBD CUB PAW LANE HENDERSONVILLE

Applicant:

Name: DEVEN NEKOLE: Phone: 269-769-6569
Complete Address: TBD CUB PAW LANE

Agent:

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

Plan Preparer:

Name: || Phone: ||
Complete Address: _____

GENERAL INFORMATION

Date of Application: 5/27/21
Site Plan Attached (Circle One): Yes No

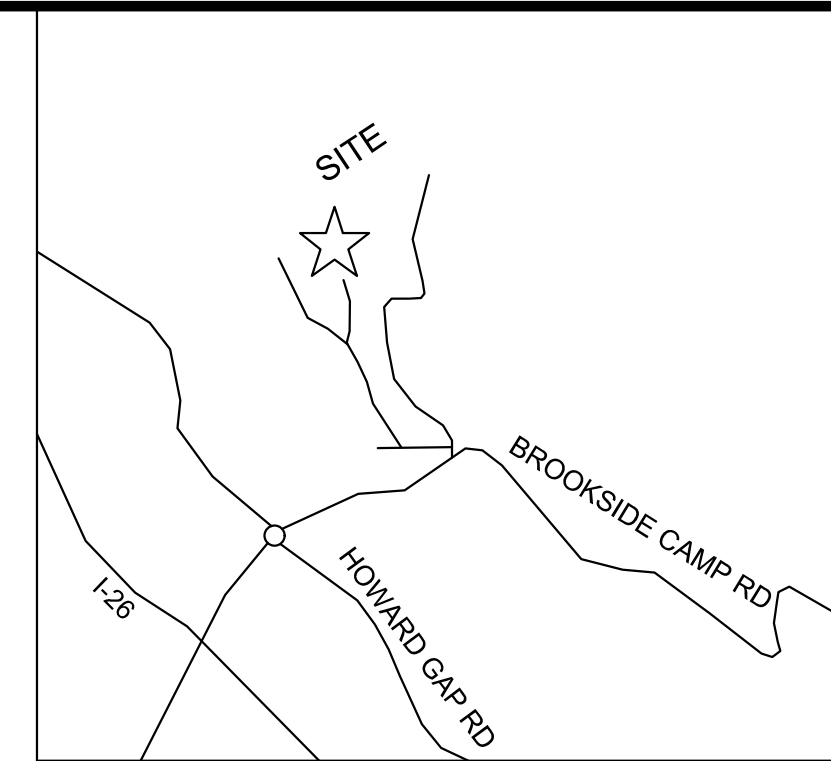
PARCEL INFORMATION

PIN: 9661-53-9876 Tract Size (Acres): 5.626
Zoning District: R2 Fire District: Mountain Home
Supplemental Requirement#: _____ Watershed: GREEN RIVER
Permitted by Right: _____ Floodplain: NO
Special Use Permit: SR# 4.15

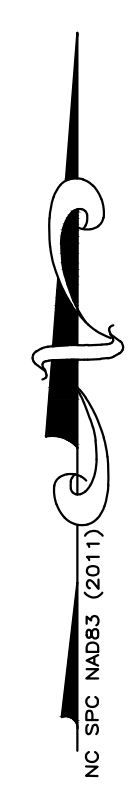
Location / Property to be developed: N/A

County Use Only

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



VICINITY MAP
NTS



PIN:9661-64-2244
N/F MORTON
D.B. 1338 PG. 255
ZONING-R2

PIN:9661-64-2244
N/F MORTON
D.B. 1338 PG. 255
ZONING-R2

PIN:9661-54-5249
N/F CARTER
D.B. 1222 PG. 635
ZONING-R2

PIN:9661-63-2880
N/F MORTON
D.B. 1232 PG. 656
ZONING-R2

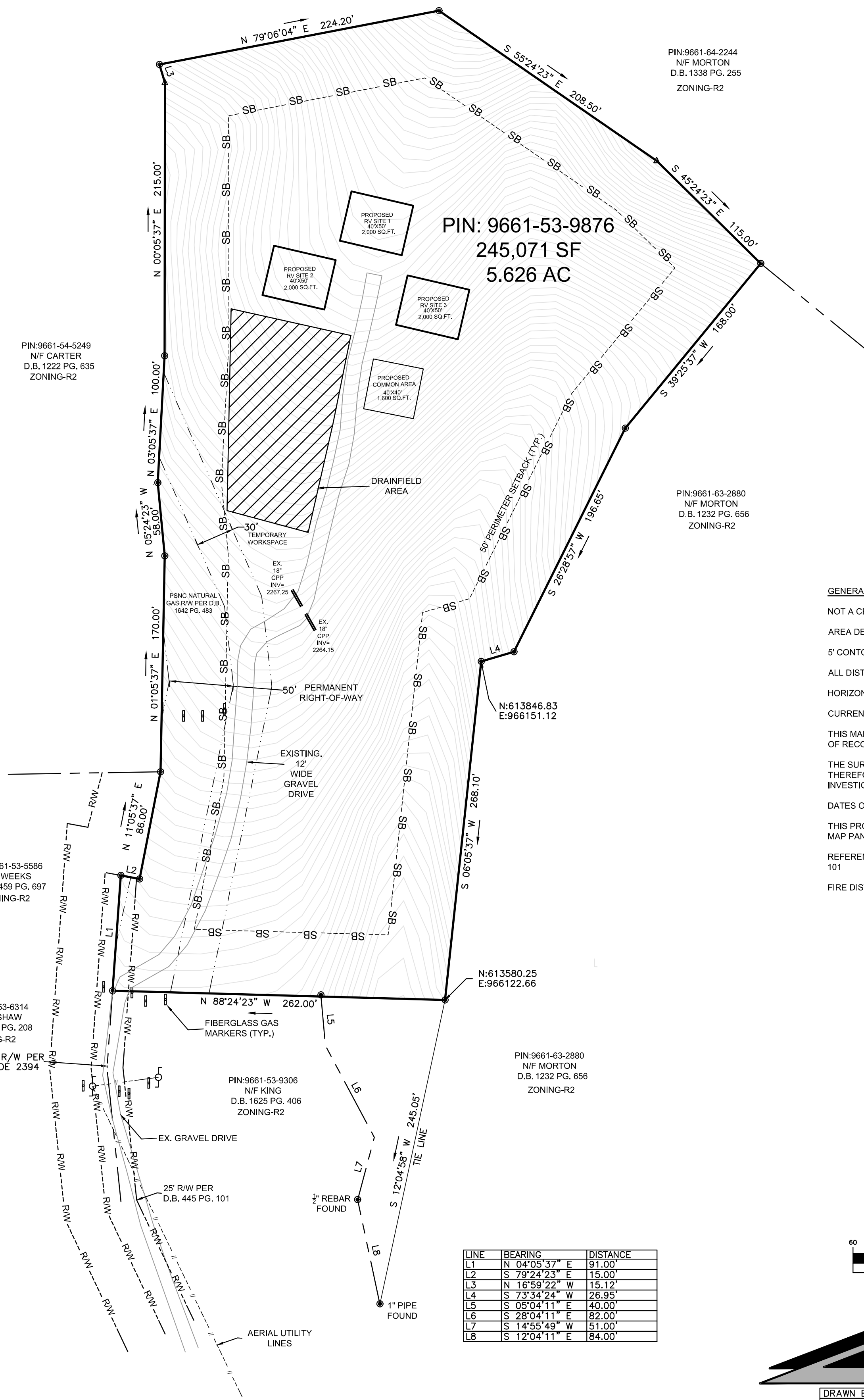
PIN:9661-53-5586
N/F WEEKS
D.B. 1459 PG. 697
ZONING-R2

PIN:9661-53-6314
N/F HINSHAW
D.B. 3446 PG. 208
ZONING-R2

PIN:9661-53-9306
N/F KING
D.B. 1625 PG. 406
ZONING-R2

PIN:9661-63-2880
N/F MORTON
D.B. 1232 PG. 656
ZONING-R2

PIN: 9661-53-9876
245,071 SF
5.626 AC



LEGEND:

- △ = SET MAG NAIL
- ⊙ = SET IRON PIN
- ⊕ = UTILITY POLE
- = FOUND IRON PIN
- ▭ = FIBERGLASS GAS MARKER

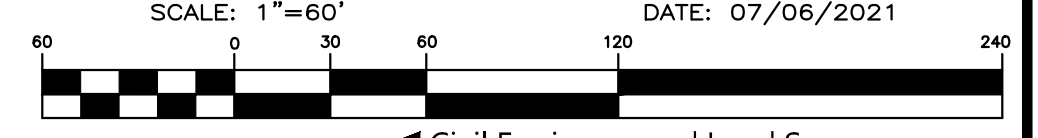
GENERAL NOTES:

- NOT A CERTIFIED SURVEY; FOR PLANNING PURPOSES ONLY.
- AREA DETERMINED UTILIZING COMPUTER SOFTWARE.
- 5' CONTOURS FROM NC ONEMAP GIS DATA.
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- HORIZONTAL DATUM: NAD83(2011) / NC STATE PLANE.
- CURRENT ZONING: R2
- THIS MAP IS SUBJECT TO ANY AND ALL EASEMENT, AGREEMENTS AND RIGHTS OF WAY OF RECORD BUT NOT VISIBLE OR APPARENT AT THE TIME OF INSPECTION.
- THE SURVEYOR HAS NOT PERFORMED A TITLE INVESTIGATION ON THIS PROPERTY, THEREFORE, THIS MAP IS SUBJECT TO ANY AND ALL FACTS AN ACCURATE TITLE INVESTIGATION MAY DISCLOSE.
- DATES OF SURVEY: 03-19 THRU 04-21 2021
- THIS PROPERTY IS LOCATED IN FLOOD ZONE X (MINIMAL FLOOD RISK) PER FEMA FIRM MAP PANEL NUMBER 3700966100J DATED 10/2/2008
- REFERENCES: DB 928 PG 832, DB 1232 PG 656; DB 1625 PG 406; SLIDE 2394; DB 445 PG 101
- FIRE DISTRICT: MOUNTAIN HOME

**RECREATIONAL VEHICLE
PARK
SITE PLAN
FOR
DEVEN NEKOLE**

CURRENT OWNER:
DEVEN NEKOLE
110 CUB PAW LN
HENDERSONVILLE, NC 28792
269-769-6569

HOOPERS CREEK TOWNSHIP
SCALE: 1"=60'
HENDERSON COUNTY
NORTH CAROLINA
DATE: 07/06/2021



LINE	BEARING	DISTANCE
L1	N 04°05'37" E	91.00'
L2	S 79°24'23" E	15.00'
L3	N 16°59'22" W	15.12'
L4	S 73°34'24" W	26.95'
L5	S 05°04'11" E	40.00'
L6	S 28°04'11" E	82.00'
L7	S 14°55'49" W	51.00'
L8	S 12°04'11" E	84.00'

DRAWN BY: MRB	DRAWING FILE: 14006-SURVEY MASTER
PROJ. NO.: 14006	CHECKED BY: TB