

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: TRC 9-7-21 & ZBA 9-29-21

SUBJECT: **Major Site Plan & Variance Review – Harris RV Park SUP-21-07 & V-21-01**

PRESENTER: **Matt Champion**

ATTACHMENTS: **Staff Report & Site Plan**

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

SUGGESTED MOTION:

I move that the TRC approve the major site plan for Harris RV Park

I recommend forwarding the SUP-21-07 and V-21-01 to the Zoning Board of Adjustment



Henderson County, North Carolina Code Enforcement Services

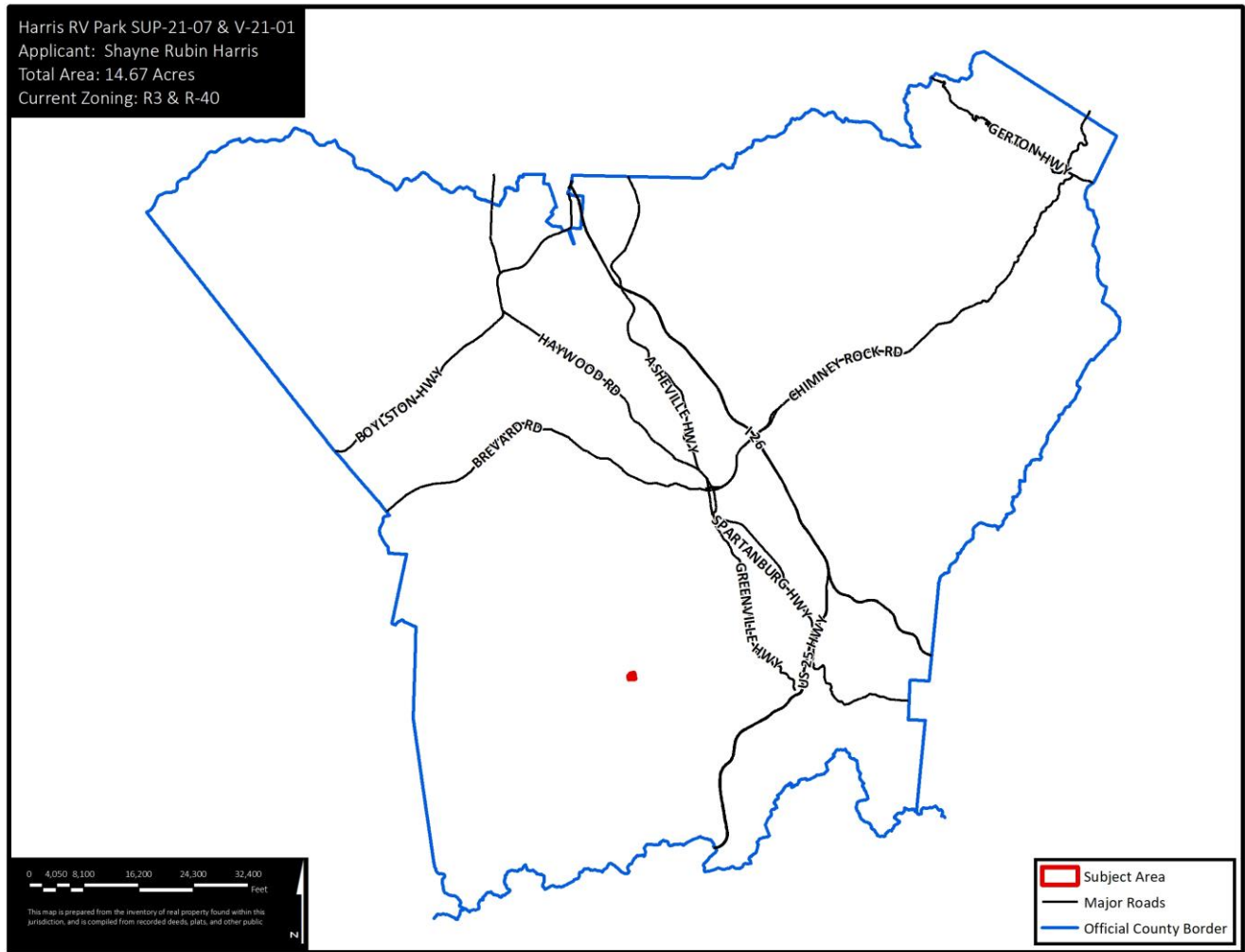
1. Committee Request

- 1.1. **Applicant:** Shayne Rubin Harris
- 1.2. **Request:** Major Site Plan & Variance SUP-21-07 & V-21-01
- 1.3. **PIN:** 9556-61-2308 & 9556-51-9572
- 1.4. **Size:** 14.67 acres +/-
- 1.5. **Location:** Hidden Springs Dr.
- 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*).

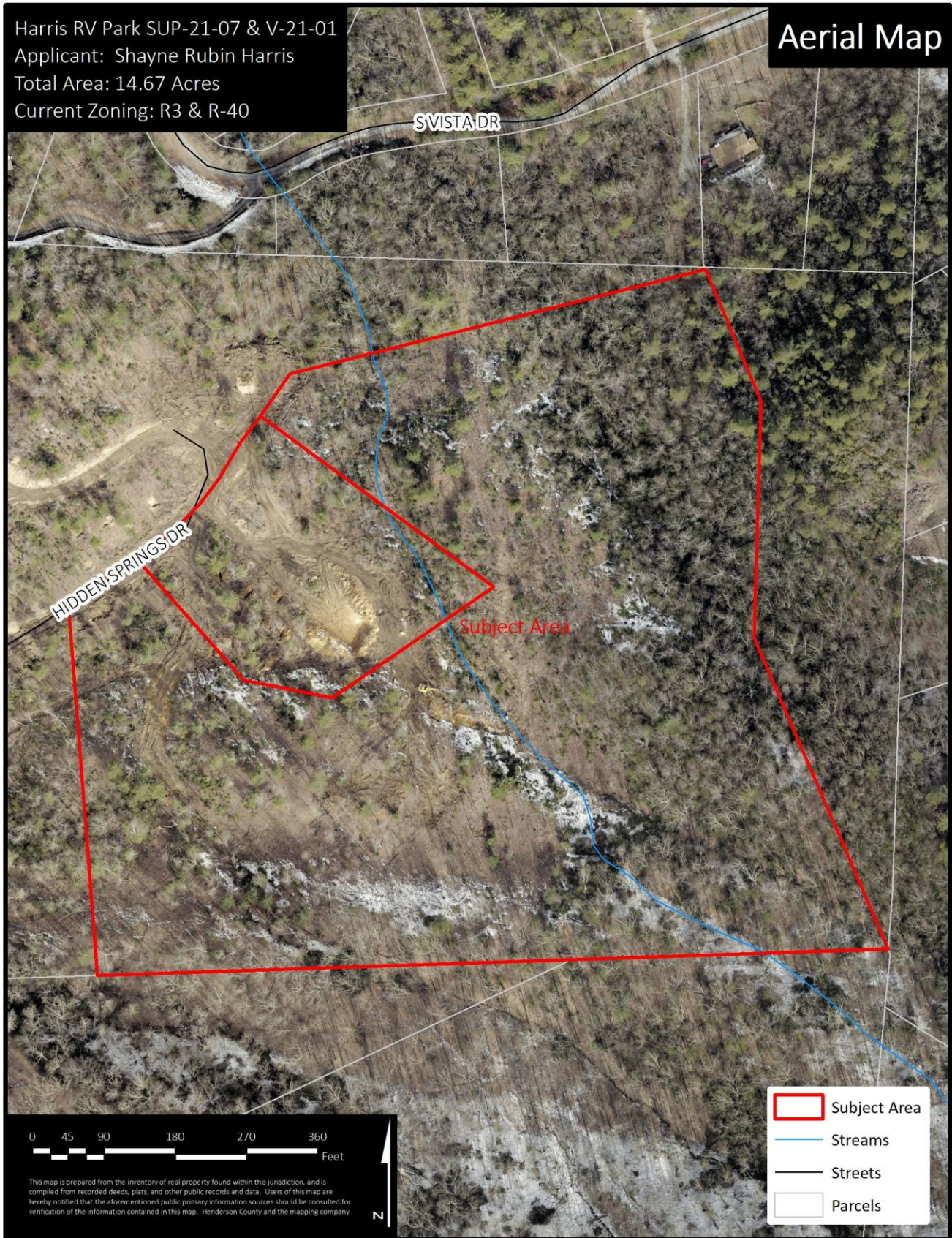
Map A: County Context Map



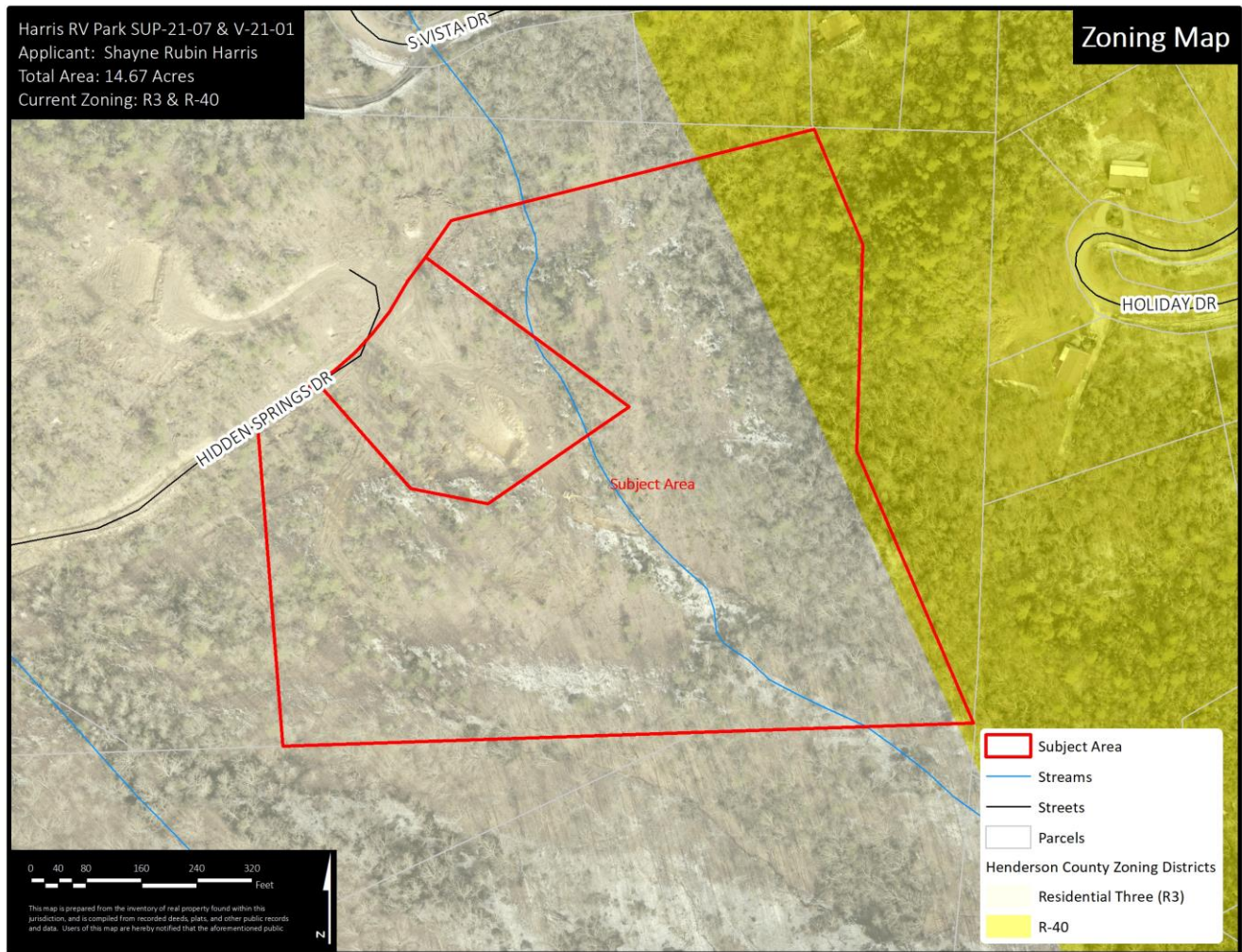
2. Current Conditions

- 2.1. **Current Use:** The subject area is currently vacant and primarily forested. The proposed access will be off Hidden Springs Dr that has connection to Sam King Rd (SR1231).
- 2.2. **Adjacent Area Uses:** Adjacent land uses consist of residential and vacant land. The subject area is approximately 1 mile south of Crab Creek Rd and 3/4 of a mile north of Pinnacle Mountain Rd. The Blue Ridge Estates major residential subdivision is located east of the subject area.

Map B: Aerial Map

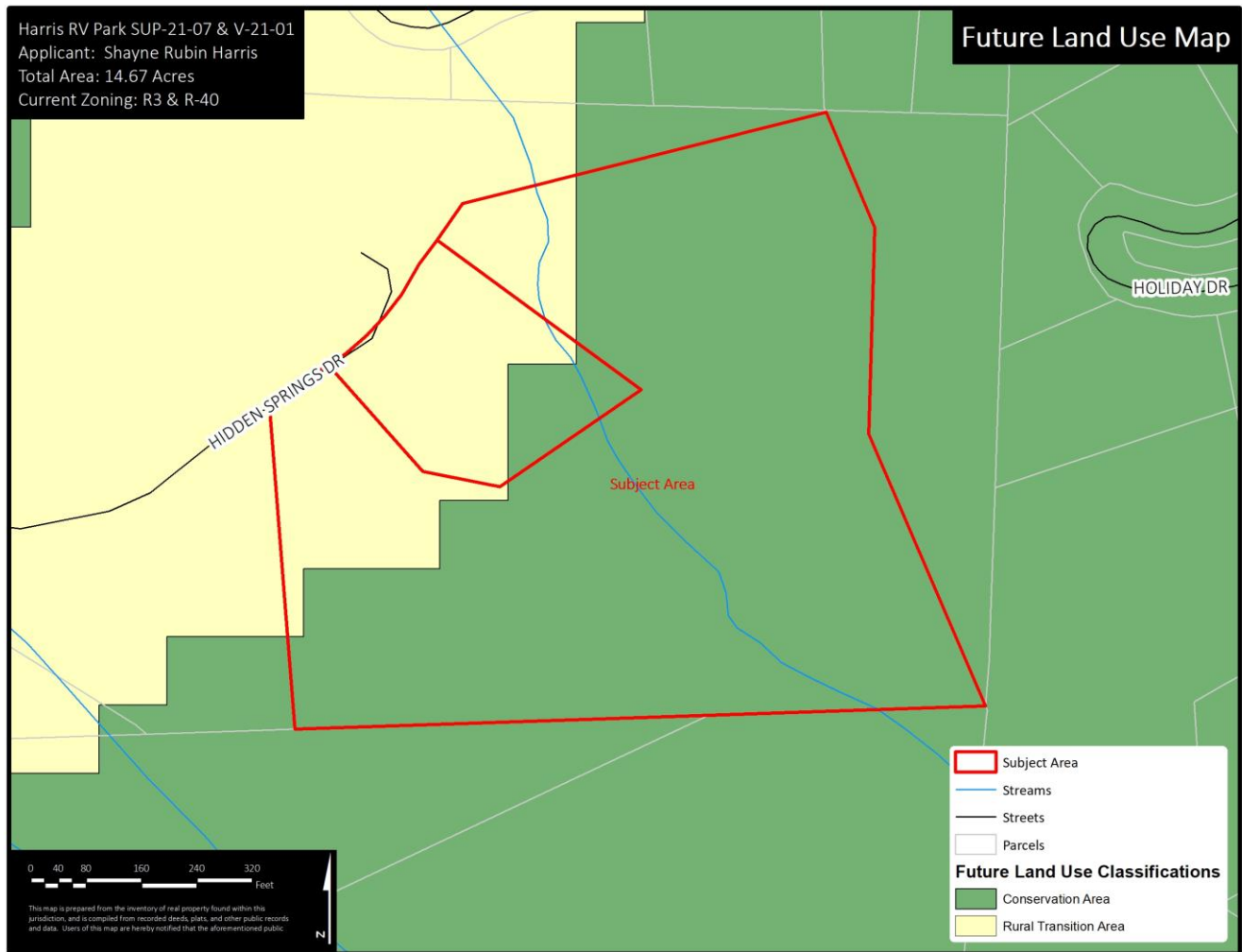


Map C: Zoning Map



3. **Zoning:** The subject area is currently zoned Residential Three (R3) and Estate Residential (R-40) zoning district. The purpose of the R3 zoning district is to foster orderly growth where the principal use of land is low density residential. The subject area is surrounded by R3 to the north, west, and south. R-40 zoning district is found to the east of the subject area.
 - 3.1. **Recreational Vehicles Parks:** RV Parks are allowed in the Residential Three (R3) zoning district with a Special Use Permit.
 - 3.2. **Estate Residential (R-40) Zoning District:** The applicant has provided a note on the major site plan stating that no portions of the RV park will be located within the subject area that is zoned R-40.

Map D: CCP Future Land Use Map



4. 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 and within the Conservation Area 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.
- b. **Conservation Area:** “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.”

5. Floodplain /Watershed Protection The property is not located in a Special Flood Hazard Area or within a Water Supply Watershed district.

6. **Water and Sewer** This property will be served by individual wells and a collection of shared septic systems. The applicant has requested a variance from the required community septic system or onsite private wastewater treatment plant.
7. **Proposal** The applicant is proposing to develop the subject area for use as a Recreational Vehicle Park with 9 tiny home/park model spaces and 1 tent space. The major site plan also shows a location for the managers quarters. The subject area is currently two separate parcels that will be reconfigured to accommodate and encompass phase 1 and phase 2. Each space shown on the major site plan will be 50' by 40' and accessed by a 2,320LF internal loop road. The internal roads will be gravel and approximately 12' wide with 3' shoulders on each side of the roadway. The major site plan also shows a 50' perimeter setback, 70,730SQFT of disturbance, more than 17,682SQFT of common space, a screened dumpster location, a general store for the benefit of the residents, and 1 well. The 50' perimeter setback must be maintained after the reconfiguration of lot boundaries between phase 1 and phase 2.
8. **Staff Recommendations** Staff's position currently, under the guidelines of current plans, policies, and studies, is to approve the Major Site Plan.
9. **Oblique Photos**

View from East



View from North



View from South



View from West



x

HENDERSON COUNTY
MAJOR SITE PLAN REVIEW APPLICATION
\$100.00 APPLICATION FEE

CONTACT INFORMATION

Property Owner:

Name: Shayre Harris Phone: 828 702 6427
Complete Address: Lot (2) + (3) Located on HIDDEN SPRINGS DRIVE

Applicant:

Name: _____ Phone: _____
Complete Address: _____

Agent:

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

Plan Preparer:

Name: _____ Phone: _____
Complete Address: _____

GENERAL INFORMATION

Date of Application: 8/17/21
Site Plan Attached (Circle One): Yes No

PARCEL INFORMATION 9556519572

PIN: 9556612308 Tract Size (Acres): 14.67
Zoning District: R3 Fire District: VALLEY HILL
Supplemental Requirement# _____ Watershed: N/A
Permitted by Right _____ Floodplain: ~~N/A~~ 'X'
Special Use Permit SR 4.15. PARK

Location / Property to be developed: Lot # (2) + (3) Located on
Hidden Springs Drive

County Use Only

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

APPLICATION IDENTIFICATION		N.C. DEPARTMENT OF TRANSPORTATION STREET AND DRIVEWAY ACCESS PERMIT APPLICATION
Driveway Permit No. <u>N/A?</u>	Date of Application	
County:		
Development Name:		

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 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	NAME	X
SIGNATURE	<u>S. Williams</u>	SIGNATURE	_____
ADDRESS	X <u>210 Williams Acres Lane</u>	ADDRESS	X _____
	X <u>Hendersonville NC</u> Phone No. X <u>828-702-6427</u>		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: 8/17/21

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: ~~PO~~ 1 SR 4.15. PARK SR #: _____

Existing Structures or Uses on property: N/A

Road System (Circle): Public Private

Water System (Circle): Individual Community Public (Municipal or County)

Sewer System (Circle): Individual Community Public (Municipal or County)

Shared

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 9556519572

PIN: 9556612308 Deed Book/Page: 82020 P-12366(1) Tract Size (Acres): 14.67

Zoning District: R3 Fire District: Valley Hill Watershed: N/A Floodplain: N/A "X"

Location of property to be developed: Lot (2) & (3) Located at HIDDEN SPRINGS DRIVE
IN PHASES LOTS WILL BE COMBINED IN PHASE 1 & Separated
IN PHASE 2

CONTACT INFORMATION

Property Owner:

Name: Shayne Rubin Harris Phone: 828-702-6427

Address: 210 Williams Acres Lane City, State, and Zip: Hendersonville NC 23792

Applicant:

Name: _____ Phone: _____

Address: 210 Williams Acres Lane City, State, and Zip: Hendersonville NC 28792 Application No. _____

Agent:

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

Plan Preparer:

Name: _____ 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:

Should Improve

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

could INCREASE

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

The goal is to increase harmony

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 nay municipality of the County.

N/A?

- 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.

Minimization is a key focus of the Park

- 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.

Minimization is a key focus of the park

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).

~~Proposed Site~~ All reasonable safety concerns shall be met

- b. Off-street parking and loading areas.

Parking / Loading areas located at sides

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

Utilities ~~with~~ hookups will be located at each Build Site

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

Comprehensive landscaping will be provided throughout the Park primarily around the build sites, to be to ~~both~~ the visitors, neighbors & the environment

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

Build locations are mapped, ~~Build locations~~ Structure sizing may vary per structure but shall comply with to meet codes and land allowances

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

Shayne Harris
Print Applicant (Owner or Agent)


Signature Applicant (Owner or Agent)

8/17/21
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: _____

Application No. _____

**HENDERSON COUNTY
VARIANCE APPLICATION FORM**

GENERAL INFORMATION

Date of Application: 8/17/21

Previously Submitted (Circle One): Yes No

Date of Pre-Application Conference: _____

Site Plan Attached (Circle One): Yes No

955659572

PARCEL INFORMATION

Property Address Lot # (2) + (3) Located on Hidden

PIN: 9556612308 Deed Book/Page: 2020 Acreage: 14.67

Zoning District: R-3 Fire District: VAUCY HILL Watershed: N/A Floodplain: N/A "X"

Driving Directions: _____

REASON FOR VARIANCE Requesting to share septic systems meeting allowances

FRONT SETBACK (feet/foot) 50'

SIDE SETBACK (feet/foot) 50'

REAR SETBACK (feet/foot) 50'

PROPERTY OWNER CONTACT INFORMATION:

Name: Shayne Harris Phone: 828-702-6427

Address: 210 Williams Acres Lane City, State, and Zip: Hendersonville, NC, 28792

Applicant:

Name: S/A Phone: _____

Address: _____ City, State, and Zip: _____

Agent:

Name: S/A Phone: _____

Address: _____ City, State, and Zip: _____

Agent Form (Circle One): Yes No

Plan Preparer:

Name: _____ Phone: _____

Address: _____ City, State, and Zip: _____

SITE PLAN REQUIREMENTS

Site plan of property showing existing structures, natural features (i.e. streams, ponds, etc.) proposed building or addition and indicating distance from such to the edge of right-of-way (centerline for variance request in the R-40, WR, or SW districts) and to the side and rear lot lines, as applicable. **It is required that the site be staked or flagged. The Zoning Administrator will take photos of the site and the staked or flagged area. Show placement of well & septic system and drain field if applicable and distances from structures.**

NOTE: 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.

STANDARDS FOR REVIEW

The Zoning Board of Adjustment does not have unlimited discretion in deciding whether to grant a variance. Under the state enabling act, the Board is required to reach the following conclusions as a prerequisite to the issuance of a variance. State facts and argument in support of each of the following:

SECTIONS A & D MUST BE ANSWERED BY APPLICANT OR AGENT

A. There are practical difficulties or unnecessary hardships in carrying out the strict letter of this Chapter, as demonstrated by:

1. The fact that, if the applicant complies with the literal terms of this Chapter, he/she cannot secure a reasonable return from, or make a reasonable use of, the property. (It is not sufficient that failure to grant the variance simply make the property less valuable.)

Tiney homes semi-permanent, No public sewer available
Central Station could be less environmentally friendly

2. The hardship of which the applicant complains results from unique circumstances related to the applicant's land. (Note: Hardships suffered by the applicant common with his neighbors do not justify a variance. Unique personal or family hardships are irrelevant since a variance, if granted, runs with the land.)

Cannot connect ^{Park} roads without septic system

3. The hardship is not the result of the applicants own action.

THE Area is far from sewer

B. The variance is in harmony with the general purpose and intent of the Land Development Code and will preserve its spirit. (State facts and arguments to show that the variance requested represents the least possible deviation from the letter of the ordinance that will allow a reasonable use of the land and that the use of the property, if the variance is granted, will not substantially detract from the character of the neighborhood.)

Installed septic will be compatible with homes in the area

C. The variance will secure the public safety and welfare and will do substantial justice. (State facts and arguments to show that, on balance, if the variance is denied, the benefit to the public will be substantially outweighed by the harm suffered by the applicant.)

No harm will be caused by septic installation

SECTIONS A & D MUST BE ANSWERED BY APPLICANT OR AGENT

D. The variance shall not be based on the existence of a nonconforming use of neighboring land or structures in the same district, or permitted nonconforming uses in other districts, and shall in no way constitute a reason for the requested variance.

NO nearby

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

Skype Harris
Print Applicant (Owner or Agent)

[Signature]
Signature Applicant (Owner or Agent)

8/17/21
Date

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

**HENDERSON COUNTY
CODE ENFORCEMENT SERVICES APPOINTMENT OF AGENT FORM (OPTIONAL)**

I _____ owner of property located on _____,
(Name) (Street Address)
recorded in _____ and having a parcel identification number of _____,
(Deed Book/Page) (PIN)

located in Henderson County, North Carolina, do hereby appoint _____,
(Agent's Name)
_____, to represent me in an **application to the Code Enforcement Services**
(Agent's phone number)

Department and authorize him/her to act as my agent **in all matters**, formal and informal except as stated herein, and authorize him/her to receive all official correspondence.

I however understand that as the listed property owner, I must sign all affidavits and statements required by any applicable ordinance.

(Property Owner)

(Date)

This Park will focus on the Tiny Home/Cabins Concept Structures. It will not be open for the General Public to bring personal park model vehicles. The Parks primary focus is to Rent Tiny Home/Cabins as short-term vacation rentals. The Park will be staged in phases, the first stage will allow for 3 Tiny Home/ Cabin spaces. It will also have a common area for recreation picnicking etc. It will also include a storage building/garage for the primary purpose of the "park" supplies/equipment & a private laundry facility. The Second Phase shall mimic the previous phase.

The Plan shows for more structures than what I intend to develop. I only showed the other structures as possible location points of reference. I only intend to have a maximum of (5) Tiny Home/Cabins/ Recreational Vehicles, (2) Shop/Equipment Garages (2) Houses, the second home site would be subdivided at a later date and eliminate part of the "Park" The other home site would also been constructed at a later date. Only 5 of these 9 would be used for the short-term rentals. The Tiny Homes that are mobile may be relocated to different locations within the park as the phases progress.

The land was logged prior to my ownerships, the portion of the land had already been cleared of mature growth, and the existing roads will be used. Minor improvements have been implemented to improve travel safety and environmental concerns. The property will be landscaped with new trees and pollinators.

The Land Density would generally allow for 12 build sites if the property was subdivided, that would technically allow for 24 structures if the property was fully developed. I have no desire to develop the property beyond what I previously requested. I would prefer to see as much of the land to be undeveloped. I know there may be concerns from the public, but this is in reality a very minor development and given the location should have no real impact on the community as a whole. The Park will have a positive impact and generate extra income for the city as a whole.

I know the community may have concerns such as: Land Preservation, Property Values, and General Welfare.

1. Land Preservation. With my plan less than 3-4 of the 14.67 acres will be developed. The first phase will not exceed (1) acre
2. Property Values. Its hard to compare property values to this model, but if the project maximizes the number of structures, it should may in fact increase property values.
3. General Welfare. My whole focus is proving a great experience. Most short-term rentals use systems that screen request. The amount of

traffic that would be generated should be no more than 7-8 extra vehicles.

The Tiny Home sites are a minimum of 50' from one another. The closest homes are both approx. 500' away with adequate foliage. The Park will have quiet hours.

My focus is not to just profit from this. I want to persevered the land, and draw more people to the area, and provide a positive vacation "experience"!

Emergency Plans for Incidents and Natural Disasters

July 15 2021

For more information regarding Emergency Evacuation or any other special conditions or concerns please contact camp manager

Shayne Harris

828-702-6427

If Emergency includes injury to an individual or multiple individuals or the possibility of injury, please contact 911 IMMEDIATELY and then notify Campground Manager, Life Threatening Emergencies Call 911

Disaster/Emergency Plans (e.g. – Lightening, Flash Floods, Wildfire, etc.)

- If advised by authorities to evacuate an area, do so immediately.
 - Tornado or High Winds
- Go to a basement (if available) or to interior rooms and halls on the lowest floor.
- Stay away from glass enclosed places or areas with wide-span roofs, such as an auditorium or lodge.
- Crouch down against the floor and cover the back of your head and neck with your hands.
- If no suitable structure is nearby, lie flat in the nearest ditch or depression and use your hands to cover your head.

Evacuation Route –

- Please do not block the roadway when entering or exiting the facility. If Emergency Vehicles are incoming, please pull to the side of roadway and allow the vehicle(s) to pass.
 - The RV's and tent camping vehicles located closest to the entrance of the campground would evacuate first as these sites are closest to the main gate.

- Please ONLY use the designated roadway to evacuate the campground areas.
- Campground Management is usually notified at least 24 hours in advance of potential storms or high-water conditions as a result of heavy rain instances. All campers and guests onsite will be notified if there is a possibility of high-water conditions as soon as possible.
- In the event the main evacuation route is blocked and there is evidence of flood or rising waters, the campers may be utilized to exit the facility on foot. No motorized vehicles are able to exit the area from this location.
- Depending upon the nature of the emergency, campground occupants and guests may be directed to gather remain at the campsite to await emergency evacuation.
- All RVs must maintain their mobility functions for quick evacuation in case of an emergency.
- Maintain personal safety at all times!

Description of Evacuation Procedures

Extended Stay Guests and Residents

Campground Management is a part of the Disaster Preparedness Emergency Plan Team with access to a more detailed emergency response manual in order to assist in the evacuation process. This team, under the leadership of the Campground Manager, is responsible for the following functions:

- Inform each guest of the impending disaster, if any is known. Notice shall be verbal if possible or else by public address using park megaphone.
- If Campground Management is aware of any special needs for fragile, handicapped, elderly or disabled individuals within the facility, staff will try to assist these individuals to the best of their abilities in the particular situation.

However, it is each person's responsibility to care for him/herself in all cases. We do not advise waiting for staff to arrive to assist in an emergency of a disabled person especially if the disabled person has the assistance of family, friends, or onsite care/assistance personal to assist the disabled, elderly or handicapped individual. Furthermore, it is expected that family, friends, or on-site care personnel will respond appropriately to any emergency.

- Prior to any evacuation, it is advised that all propane devices be isolated and shutoff; all electrical and water hookups be disconnected; all doors, windows and all property located outside your unit be secured; and leave immediately to the pre-determined location.

- Transportation of campground guests and RVs is NOT the responsibility of Campground Management. The most current contact information for local taxi and towing services will be posted at the office for guests to make contact and arrange transport as needed. In the event of possible harm to persons in an emergency, Campground Management will use best judgment to assist in the transport of persons only (no personal property) off site to a safer location, if available.

- Residents or others onsite who may need special assistance, such as the disabled or immobile elderly persons should advise Campground Management that he/she is onsite whenever in the campground so the staff will make special efforts to contact and assist him/her in the event of emergency. Remember that Campground Management or Staff is not responsible for physically evacuating residents from their RVs or providing any materials or services during an emergency. However, Campground Management will do all that they can to help in the emergency, particularly with transportation of disabled or immobile persons

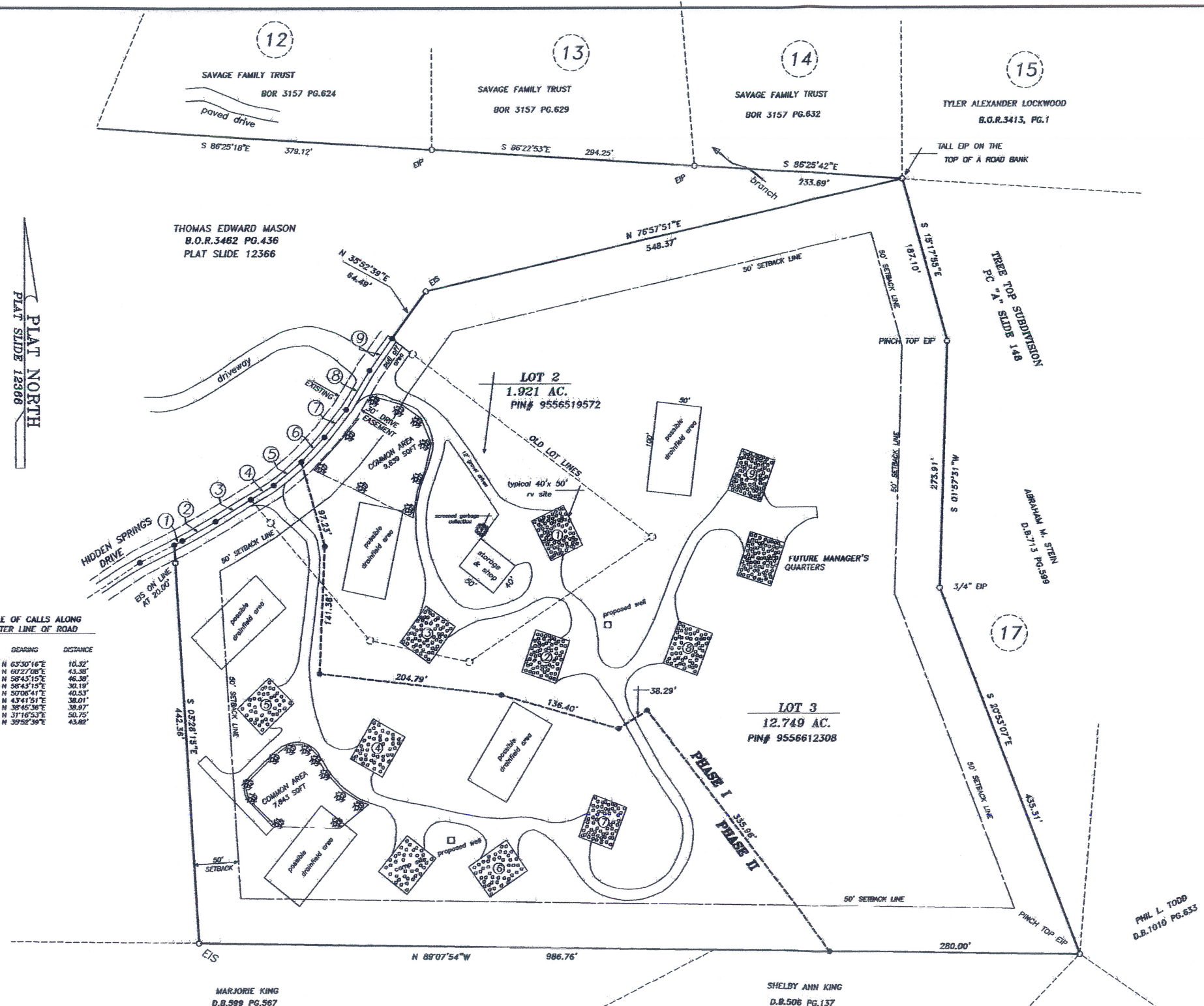
to a location away from the emergency or disaster area, if at all possible. All residents, families and guests should have their own personal emergency evacuation plans known to each member of the family and any guest(s) onsite visiting residents.

**SITE PLAN OF
PROPOSED RECREATIONAL VEHICLE PARK**
SHAYNE RUBIN HARRIS - OWNER
210 WILLIAMS ACRES LANE
HENDERSONVILLE, N.C. 28792
HENDERSONVILLE & CRAB CREEK TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA
AUGUST 12th, 2021
SCALE 1" = 60'

PLAT NORTH
PLAT SLIDE 12366

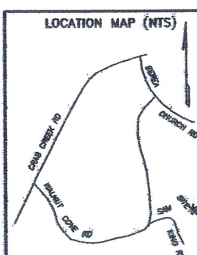
TABLE OF CALLS ALONG CENTER LINE OF ROAD

COURSE	BEARING	DISTANCE
1	N 63°30'16"E	10.32'
2	N 69°27'08"E	43.38'
3	N 58°43'15"E	46.36'
4	N 58°43'15"E	30.18'
5	N 50°06'41"E	40.53'
6	N 43°41'51"E	39.01'
7	N 38°45'36"E	39.97'
8	N 31°16'53"E	50.75'
9	N 39°22'39"E	43.86'



PROJECT SUMMARY

- TOTAL PROJECT AREA = 70,730 sqft (DRIVES, PARKING AREAS, & RV SITES)
- AREA IN PHASE I = 39,359 sqft --- 9,839 sqft COMMON AREA PROVIDED
- AREA IN PHASE II = 31,371 sqft --- 7,843 sqft COMMON AREA PROVIDED
- LAND AREA IN PHASE I = 10.022 ACRES
- LAND AREA IN PHASE II = 4.648 ACRES
- CURRENT ZONING IS R-3 & R-40 FOR THE PROPERTY
- THE AREA WHERE THE ACTIVITY WILL TAKE PLACE IS ZONED R-3
- LENGTH OF ROAD IN PHASE I = 1,092 LF
- LENGTH OF ROAD IN PHASE II = 1,228 LF
- THE DIVIDING LINE BETWEEN PHASE I AND PHASE II IS PROPOSED TO BE A SUBDIVISION LINE WHERE THE NUMBER OF LOTS WILL NOT CHANGE AND THERE IS NO NEW DEDICATION OF RIGHT OF WAY



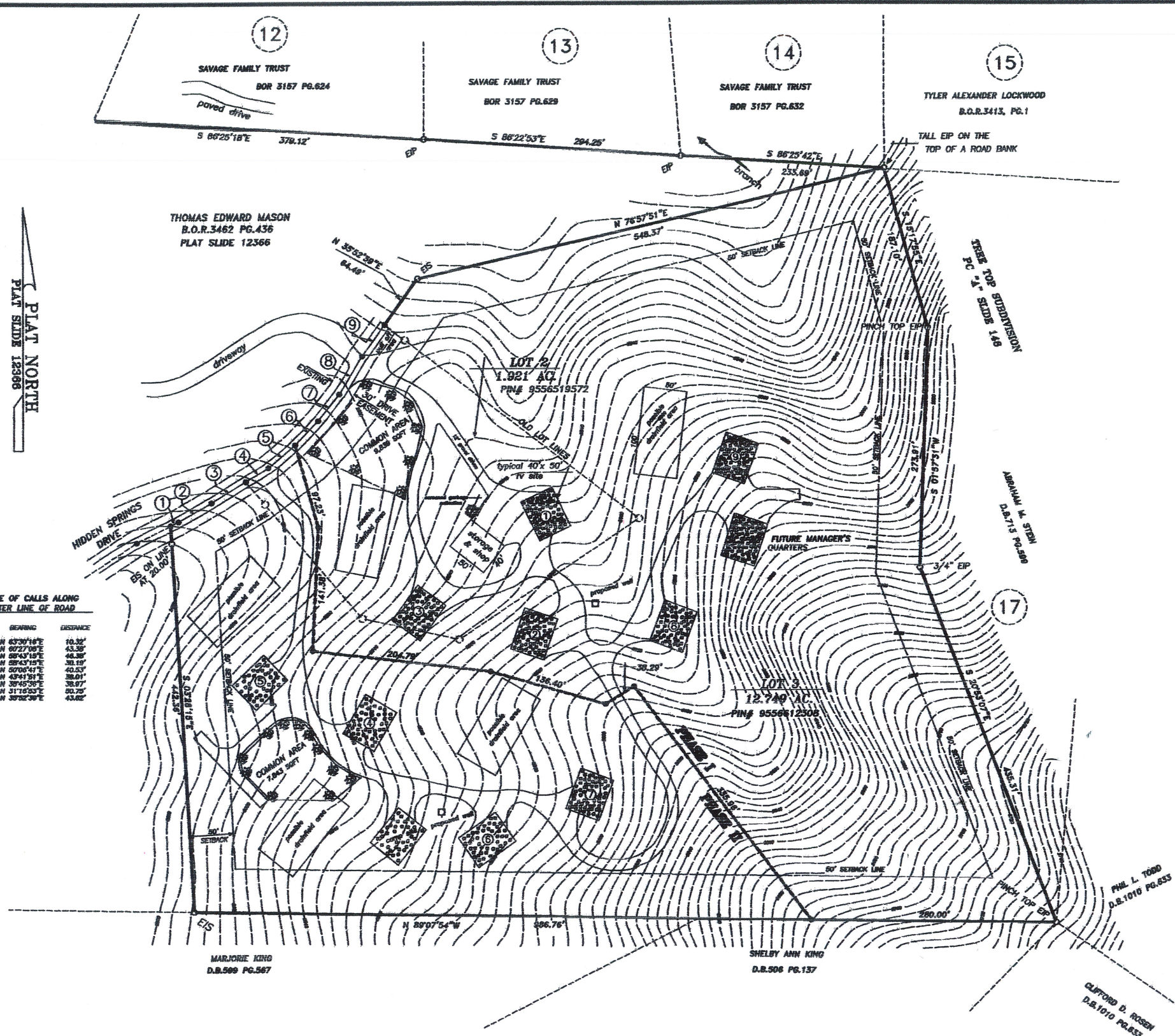
REFERENCES: DEED: B.O.R.3462 PG.439 B.O.R.3462 PG.442 PLAT: SLIDE 12366 TAX ID REFERENCE: AS SHOWN SCRN FILE: 17-027RV DWG FILE: REVISIONS:	SUBVBY BY STEVEN LLOYD WAGGONER NC PLS 2874 WAGGONER & RHODES LAND SURVEYORS, PLLC. 545 SOUTH GROVE STREET HENDERSONVILLE, NORTH CAROLINA 28792 PHONE: 828-693-1022 FAX: 828-693-4010
DATE: 08/12/2021 DRAWN BY: SLW JOB NUMBER: 17-027	

**SITE PLAN OF
PROPOSED RECREATIONAL VEHICLE PARK**
SHAYNE RUBIN HARRIS - OWNER
210 WILLIAMS ACRES LANE
HENDERSONVILLE, N.C. 28792
HENDERSONVILLE & CRAB CREEK TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA
AUGUST 12th, 2021
SCALE 1" = 60'

PLAT NORTH
PLAT SLIDE 12366

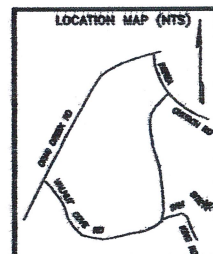
TABLE OF CALLS ALONG CENTER LINE OF ROAD

COURSE	BEARING	DISTANCE
1	N 63°20'18"E	10.32'
2	N 62°27'18"E	43.35'
3	N 68°43'19"E	44.28'
4	N 58°43'15"E	38.19'
5	N 50°05'17"E	42.53'
6	N 43°11'51"E	38.01'
7	N 38°45'35"E	38.97'
8	N 31°15'53"E	50.75'
9	N 38°25'39"E	43.82'



PROJECT SUMMARY

- 1) TOTAL PROJECT AREA = 70,730 sqft (DRIVES, PARKING AREAS, & RV SITES)
- 2) AREA IN PHASE I = 30,398 sqft — 9,838 sqft COMMON AREA PROVIDED
- 3) AREA IN PHASE II = 31,371 sqft — 7,843 sqft COMMON AREA PROVIDED
- 4) LAND AREA IN PHASE I = 10.022 ACRES
- 5) LAND AREA IN PHASE II = 4.648 ACRES
- 6) CURRENT ZONING IS R-3 & R-40 FOR THE PROPERTY
THE AREA WHERE THE ACTIVITY WILL TAKE PLACE IS ZONED R-3
- 7) LENGTH OF ROAD IN PHASE I = 1,092 LF
- 8) LENGTH OF ROAD IN PHASE II = 1,228 LF
- 9) THE DIVIDING LINE BETWEEN PHASE I AND PHASE II IS PROPOSED TO BE A SUBDIVISION LINE WHERE THE NUMBER OF LOTS WILL NOT CHANGE AND THERE IS NO NEW DEDICATION OF RIGHT OF WAY



<p>REFERENCES: DEED: B.O.R. 3462 PG. 439 B.O.R. 3462 PG. 442 PLAT: SLIDE 12366 TAX ID REFERENCE: AS SHOWN SCRN FILE: 17-027RV DWG FILE: REVISIONS:</p>	<p>SURVEY BY STEVEN LLOYD WAGGONER NC PLS 2874 WAGGONER & HERRING LAND SURVEYORS, PLLC. 545 SOUTH GROVE STREET HENDERSONVILLE, NORTH CAROLINA 28792 PHONE: 828-823-1022 FAX: 828-823-4018</p>
DATE: 08/12/2021	DRAWN BY: SLW JOB NUMBER: 17-027