

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

MEETING DATE: May 3rd TRC & May 25th ZBA

SUBJECT: Special Use Permit Amendment for a Recreational Vehicle Park

PRESENTER: Matt Champion, Zoning Administrator

ATTACHMENTS:

1. Staff Report
2. Photographs
3. Site Plan & Application

SUMMARY OF REQUEST:

Major site plan review and special use permit amendment for an RV park.

Suggested Motion:

I move to forward the special use permit amendment and major site plan to the ZBA with conditions as discussed.



**Henderson County, North Carolina
Code Enforcement Services**

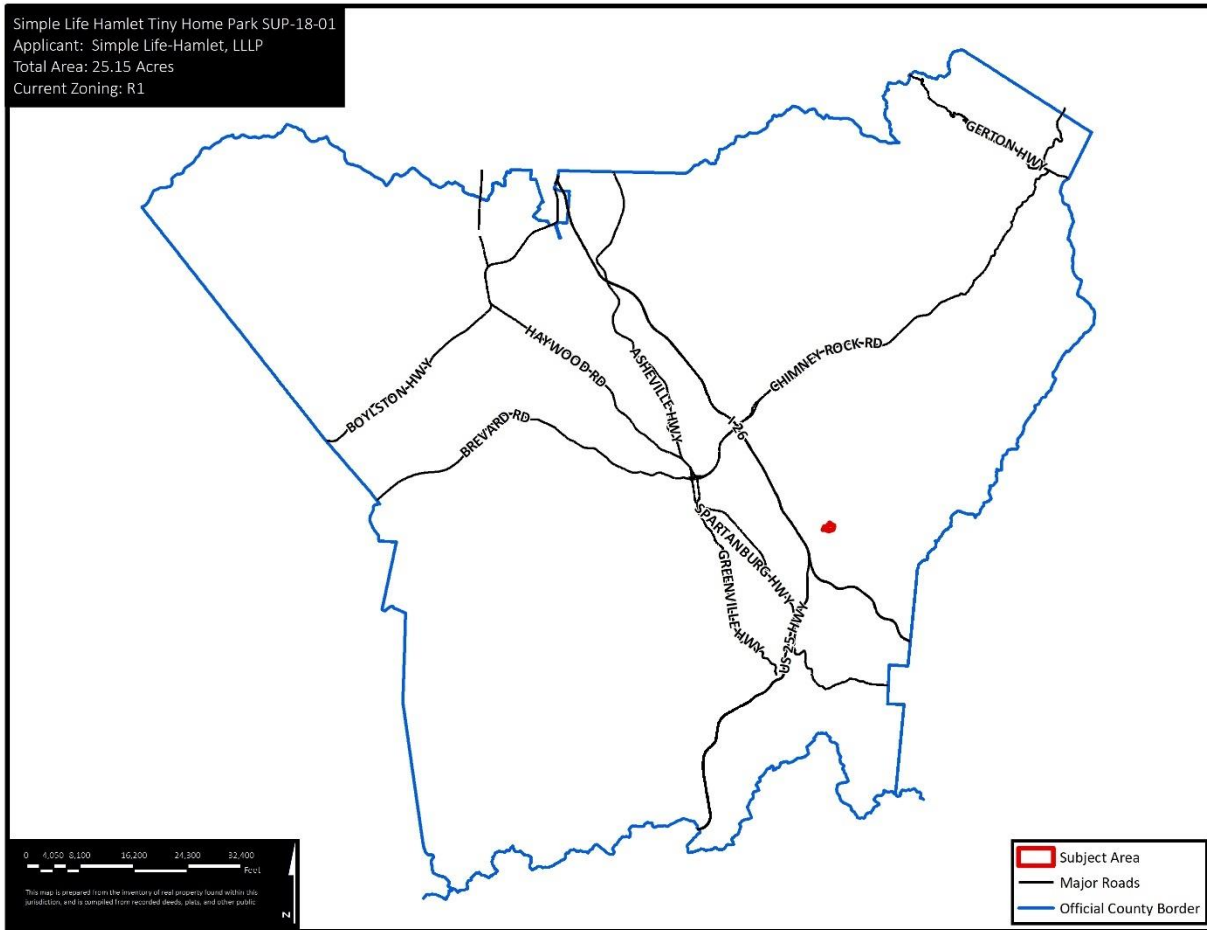
1. Board Request

- 1.1. **Applicant:** Simple Life-Hamlet, LLLP
- 1.2. **Request:** Recreational Vehicle Park Special Use Permit Amendment
- 1.3. **PIN:** 9588-81-1468, 9588-71-6789, 9588-71-7733, & 9588-71-8783
- 1.4. **Size:** 25.15 acres +/-
- 1.5. **Location:** The subject area is located of S Orchard Rd east of the existing Village of Wildflowers.
- 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*).

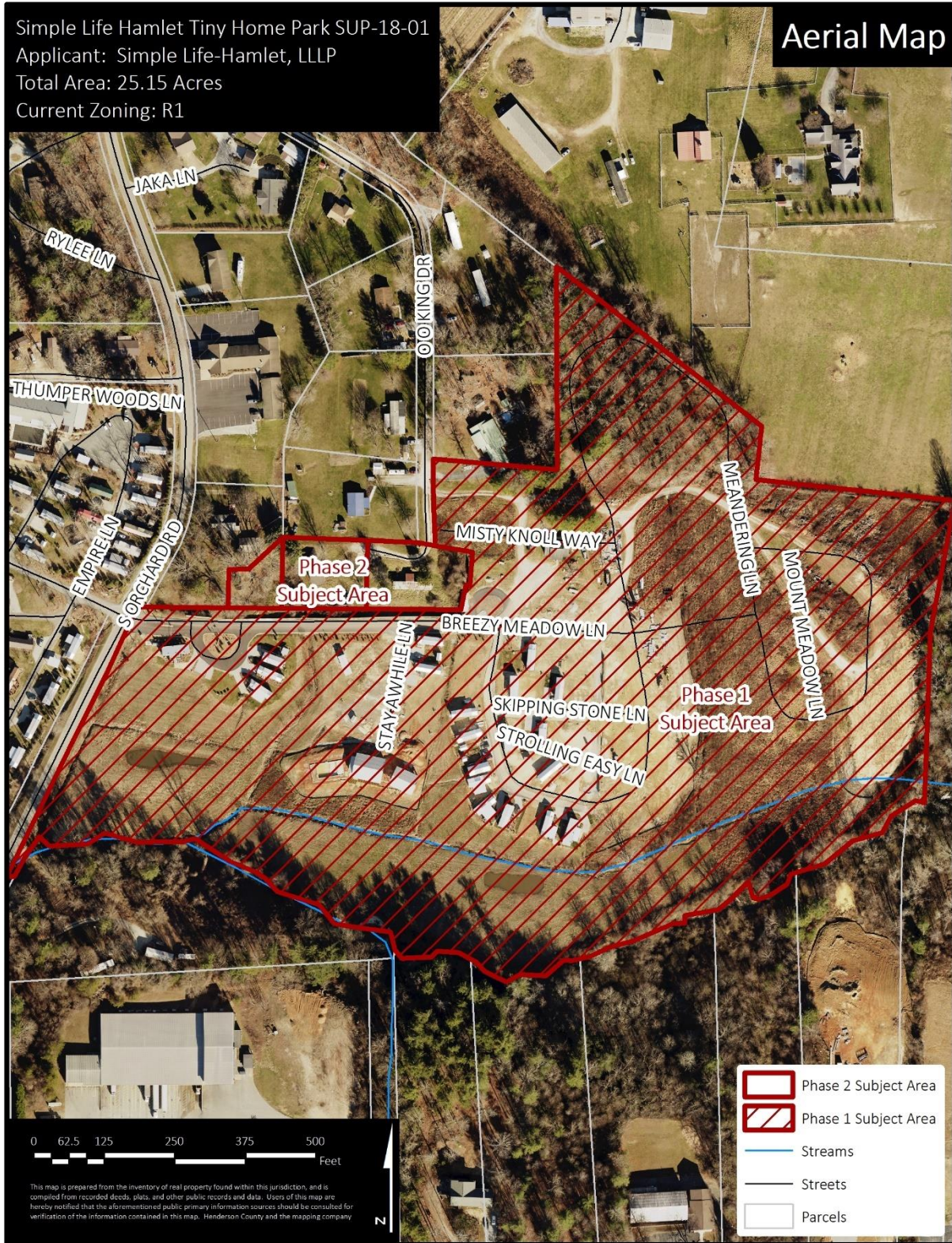
Map A: County Context



2. Current Conditions

- 2.1. **Current Use:** A portion of the parcels included in this application currently contains an RV Park that was granted a special use permit in 2018, SUP-18-01 Simple Life-Hamlet. The subject area was approved for a total of 134 tiny home spaces with connection to public water and sewer from the City of Hendersonville.
 - 2.1.1. The major site plan for the original special use permit also included: walking trails for the residents, gated entry to site, amenities including a pool and meeting space, solid waste collection, and a minimum of 2,000SQFT per tiny home space.
- 2.2. **Adjacent Area Uses:** The surrounding properties consist of residential uses to the north, east, and south. Some commercial uses are also located south of the subject area. To the west of the subject area is the existing Simple Life RV Park that was formerly known as the Village of Wildflowers.

Map B: Aerial Map



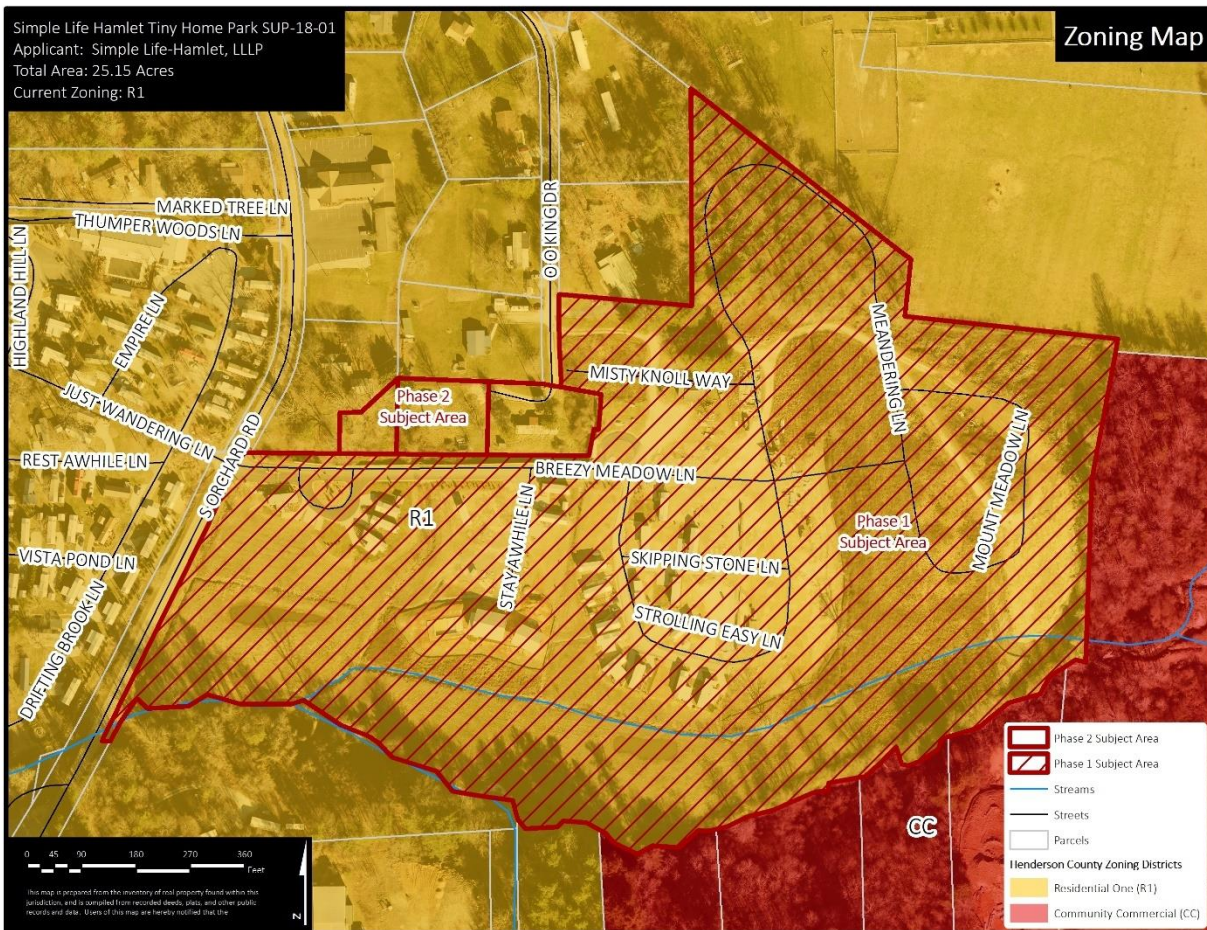
3. Existing Zoning

3.1. Subject Area Zoning: The subject area is currently zoned Residential One (R1) by Henderson County.

3.1.1. Residential One (R1) Zoning District: The purpose of the R1 zoning district is “to foster orderly growth where the *principal use* of land is residential. The intent of this district is to allow for medium to high-density *residential development* consistent with the recommendations of the *Comprehensive Plan*. This general *use district* is typically meant to be utilized in areas designated as Urban (USA) in the *Comprehensive Plan*.”

3.2. Surrounding Zoning: Property to the north, west, and southwest is zoned Residential One (R1). Property to the east and southeast is zoned Community Commercial (CC).

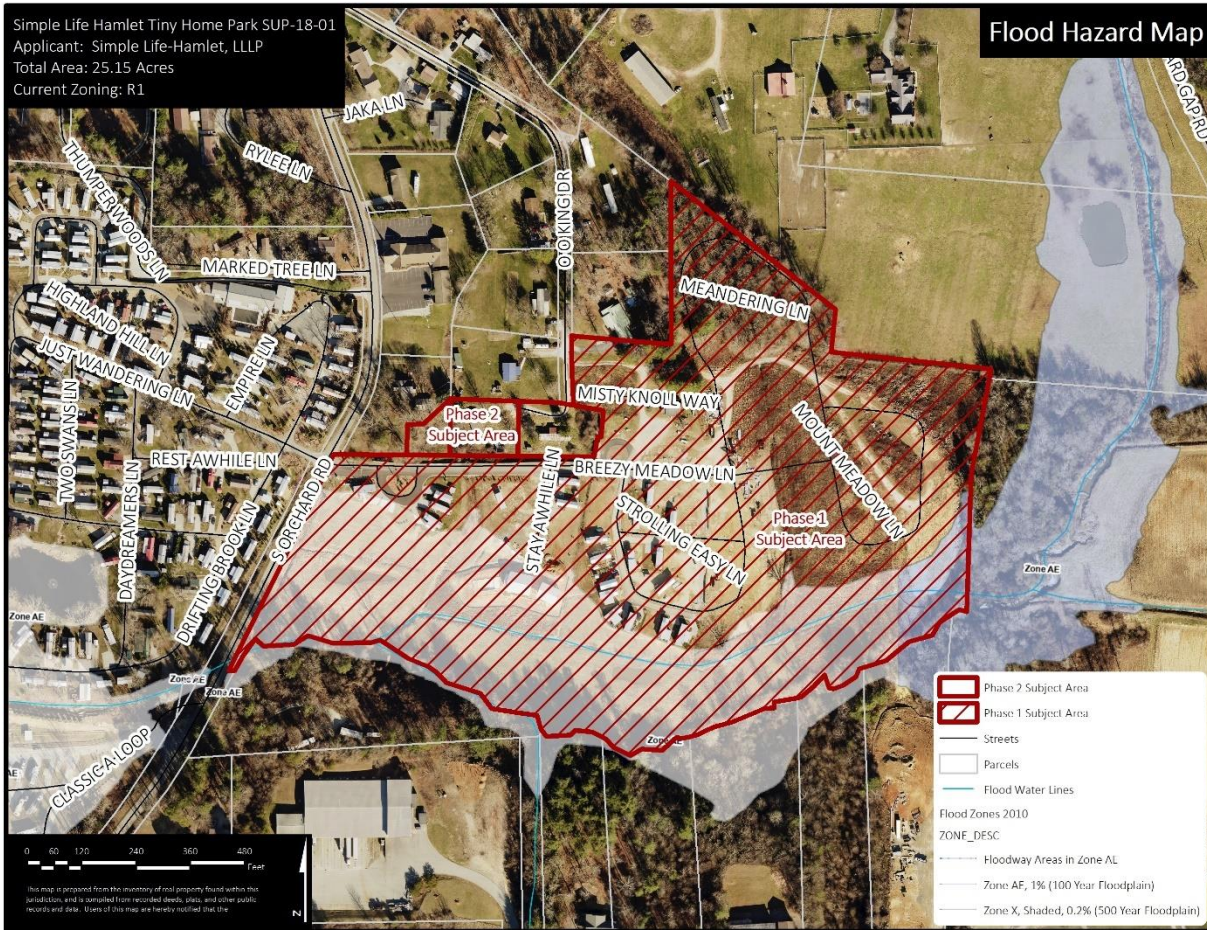
Map C: Zoning Map



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

4.1. The existing Simple Life-Hamlet development received a Floodplain Development permit from the Henderson County Floodplain Administrator.

Map D: Flood Hazard Map

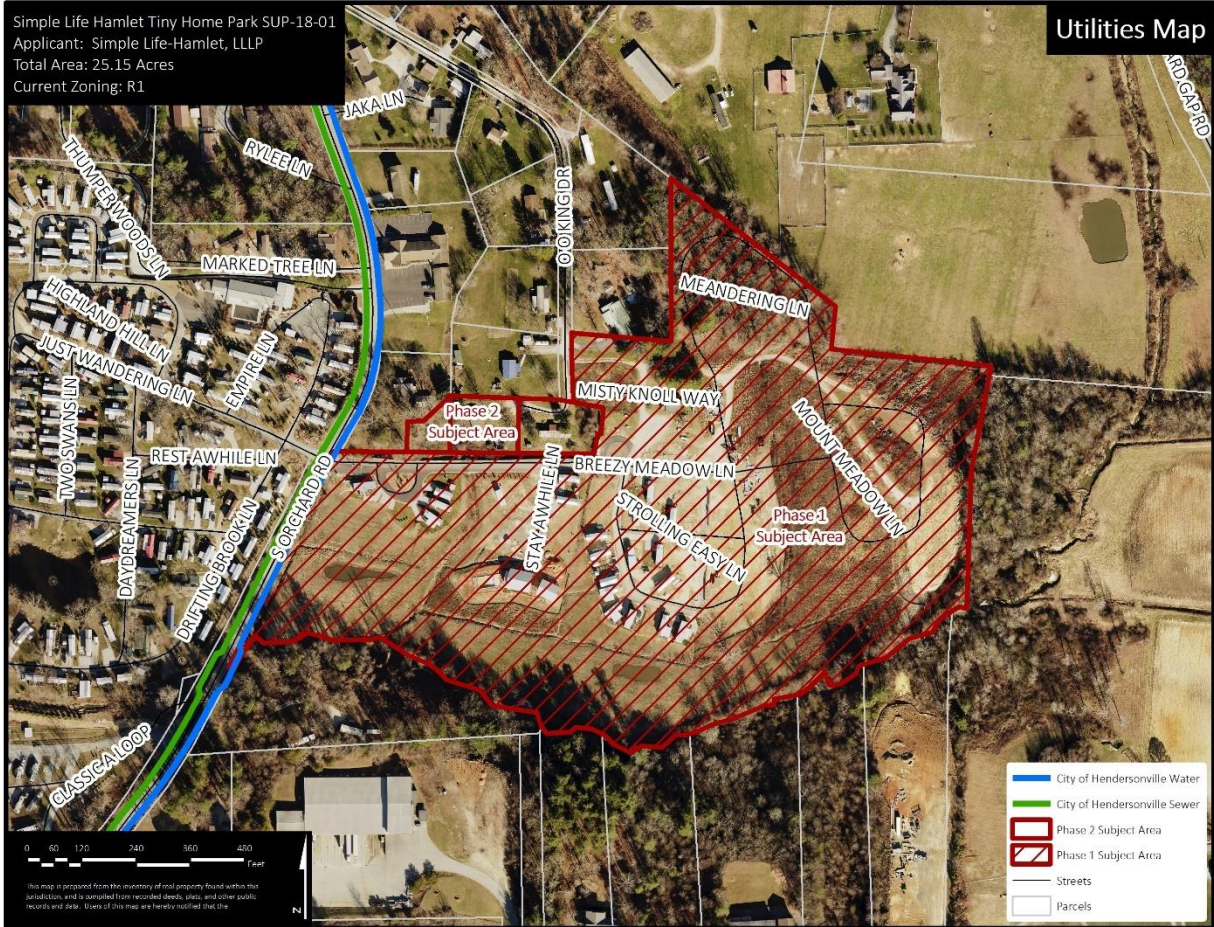


5. **Water and Sewer** Public water and sewer currently serve the existing Simple Life-Hamlet project. The proposed expansion area is slated to utilize public water and sewer.

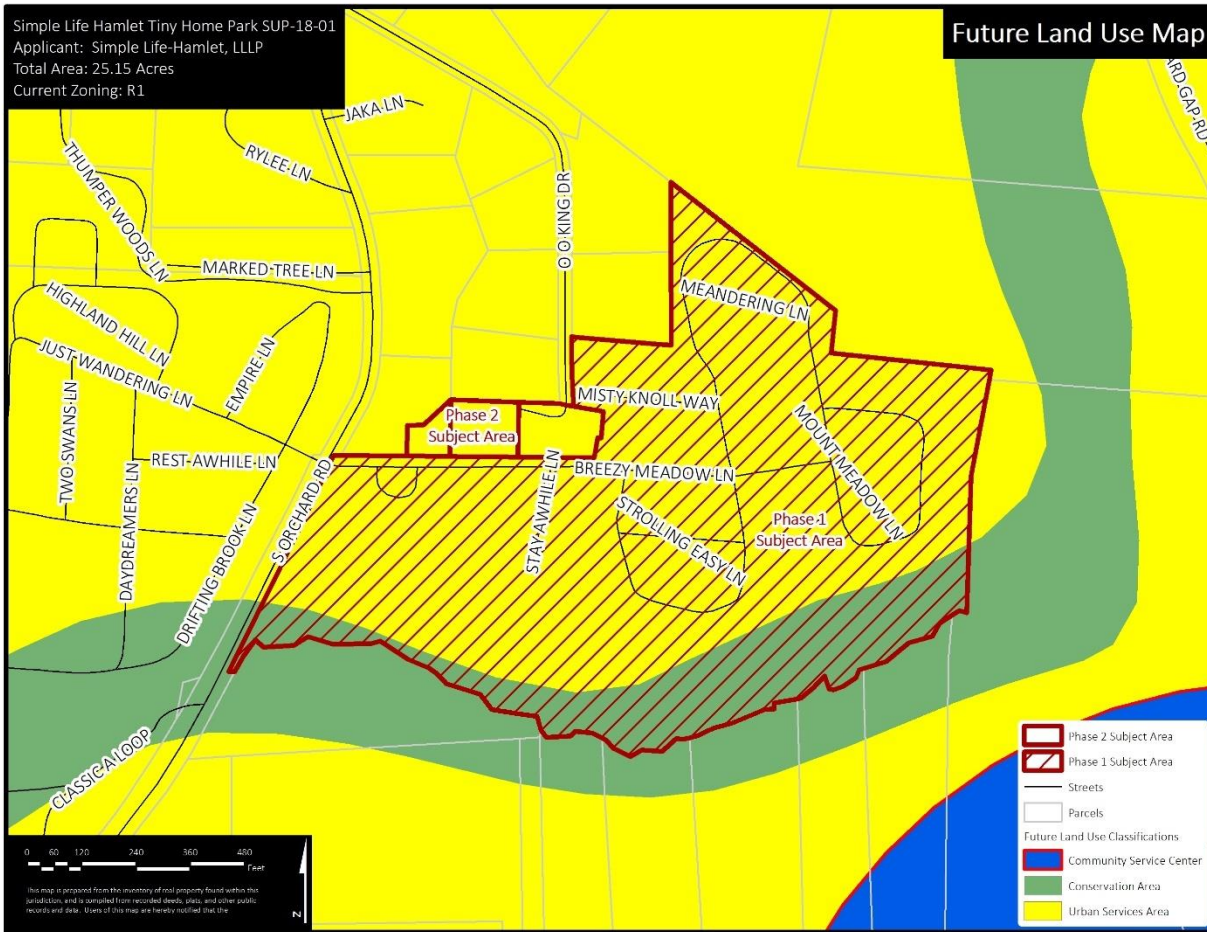
Public Water: City of Hendersonville

Public Sewer: City of Hendersonville

Map E: Utilities Map



Map F: CCP Future Land Use Map



6. Staff Comments

6.1. **The CCP:** The CCP Future Land Use Map places the Subject Area in the Urban Service Area. The text and map of the CCP suggest that the Subject Area would be more suitable for the following:

- 6.1.1. The Urban Services Area is that area within which most urban services and urbanscale development is currently concentrated, and within which such development should generally be concentrated through the year 2020.
- 6.1.2. Growth and development will be proactively managed through extensive planning. Much of the USA falls within municipal planning jurisdictions and will be managed by those jurisdictions. Land use planning for areas falling within the County’s jurisdiction should be comparable and compatible in its approach and intensity with planning conducted within the various municipal jurisdictions.

7. Proposal

7.1. The property owner, Simple Life-Hendersonville, LLLP, acquired additional property adjacent to the existing Simple Life-Hamlet project. The additional acreage represents 1.15 acres on three separate parcels. The applicant wishes to amend the existing special use permit, SUP-18-01, to add an additional 10 tiny home spaces for a new total of 144 tiny home spaces. The major site plan incorporates the new calculated totals for the existing development and the proposed expansion subject area. The new tiny home units will be accessed through the existing development and have access to all existing and proposed amenities.

8. Photographs

View from East



01/08/2022

View from North



01/08/2022

View from South

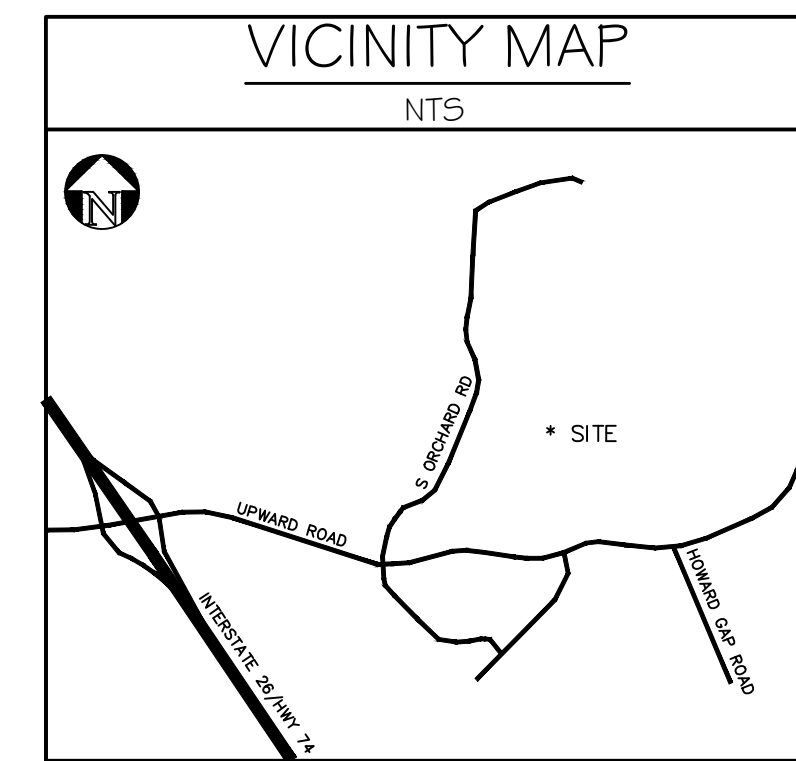


01/08/2022

View from West



01/08/2022



REV	DATE	DESCRIPTION
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2		
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4		
5		
6		

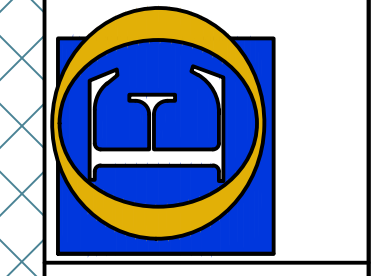
HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NORTH CAROLINA AS SIGNIFIED BY MY HAND AND SEAL.

NOT FOR CONSTRUCTION

CERTIFICATION

MASTER PLAN FOR
SIMPLE LIFE - HAMLET
FLAT ROCK, HENDERSON COUNTY, NORTH CAROLINA
MASTER SITE PLAN

Odom Engineering PLLC
100 Oak Street, Forest City, N.C. 28043
PH: 828.247.4496 FAX: 828.247.4498
NC License # 4808



SCALE: 1" = 50'
DATE: 04/05/2022
DRAWN BY: MJG
CHECKED BY: DWO
PROJECT MGR: DWO
SHEET:
1 OF 1

MASTER PLAN SUMMARY

RESIDENTIAL UNITS:
• 144 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 (6.82 AC.)
• MAX 20% IMPACT = 59,410 SF (1.36 AC.)
• PROPOSED = 19,796 SF (0.45 AC.) - 6.6%

AMENITIES + FEATURES :: SEE LABELS ON PLAN
A - HAMLET ENTRY SIGN :: MAIN ENTRY SIGN FROM S. ORCHARD ROAD (SIGN TO BE MOUNTED ON 3X8" 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 ROAD 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 :: SR2.3
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)
H - FOOT BRIDGES :: LOW IMPACT STREAM CROSSINGS (REQUIRES ADDITIONAL REVIEW)
I - MULTI-USE TRAILS :: PEDESTRIAN TRAILS WITH INTERPRETATIVE SIGNS THROUGHOUT + OPPORTUNITIES FOR PASSIVE AND ACTIVE RECREATION (APPROXIMATELY 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 4.1.5 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(S)	9588811468	24.42
	9588716789	0.22
	9588717733	0.45
	9588718783	0.47
ZONING	R1	
ADDRESS	420 ORCHARD ROAD	
ACREAGE	25.56	

OPEN SPACE CALCS

PROJECT AREA:	25.56 AC.
DEVELOPMENT AREA	
LOTS:	8.31 AC. (33%)
ROADS:	2.19 AC. (8.6%)
AMENITIES:	0.25 AC. (1%)
TOTAL:	10.75 AC.
OPEN SPACE:	14.81 AC. (57.9%)

LEGEND

- EXISTING DELINEATED WETLANDS
- 100 YEAR FLOOD PLAIN DELINEATION IMPACT
- STREAM BUFFER
- FLOOD IMPACT AREA
- FLOOD IMPACT AREA - NON ENCROACHMENT
- FLOOD IMPACT AREA - FILL
- 40'-0" STREAM CROSSING
- 42'-6" LONG UNIT LOTS - 33 LOTS
- 34'-6" LONG UNIT LOTS - 111 LOTS
- RAIN GARDEN
- MULTI-USE TRAIL SYSTEM

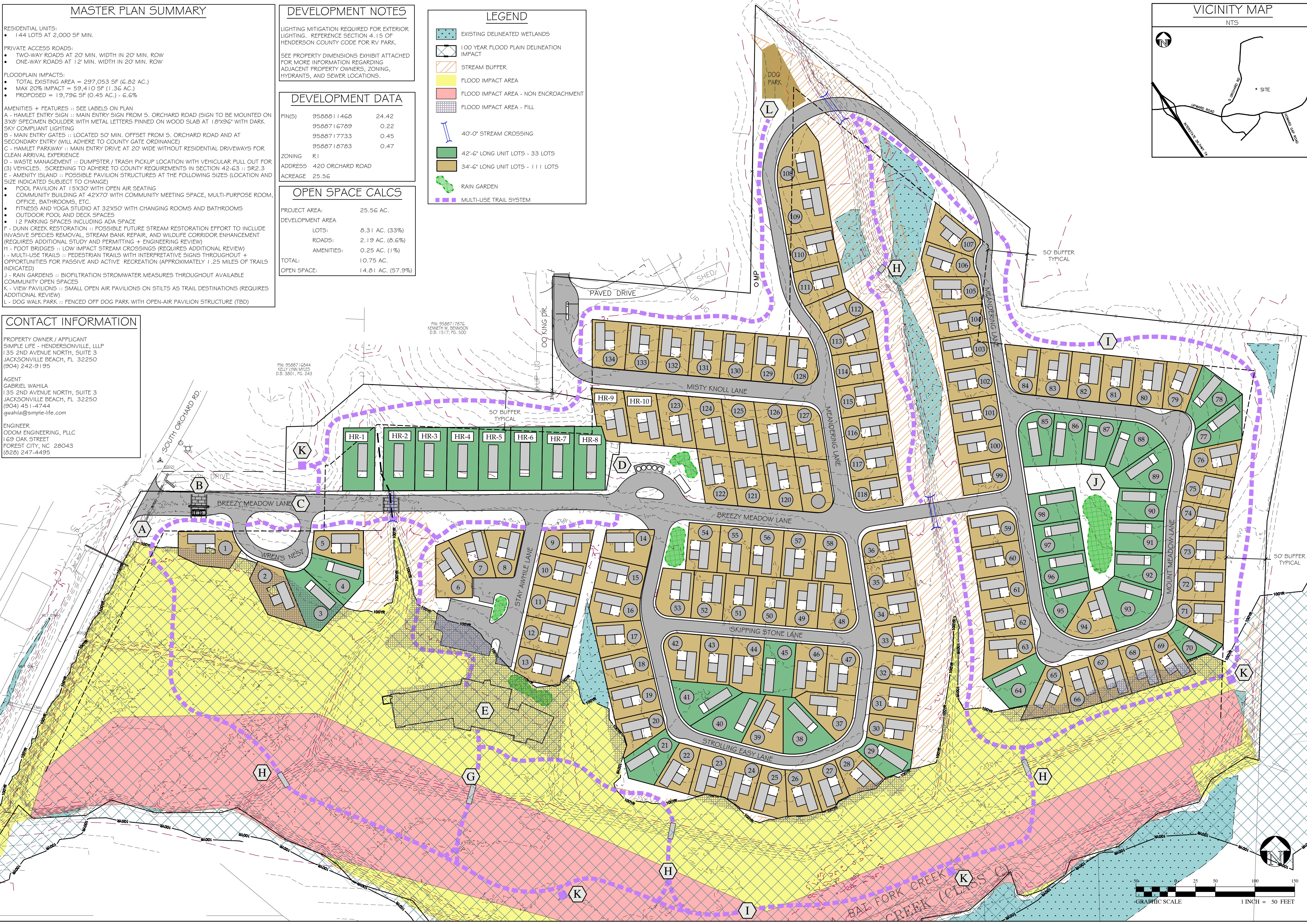
CONTACT INFORMATION

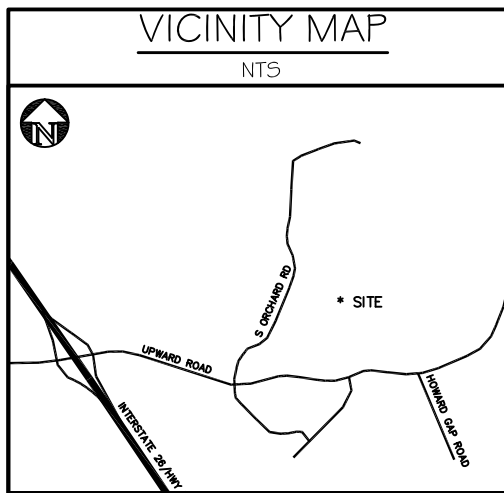
PROPERTY OWNER / APPLICANT
SIMPLE LIFE - HENDERSONVILLE, LLLP
135 2ND AVENUE NORTH, SUITE 3
JACKSONVILLE BEACH, FL 32250
(904) 242-9195

AGENT
GABRIEL WAHILA
135 2ND AVENUE NORTH, SUITE 3
JACKSONVILLE BEACH, FL 32250
(904) 451-4744
gwahila@simple-life.com

ENGINEER
ODOM ENGINEERING, PLLC
169 OAK STREET
FOREST CITY, NC 28043
(828) 247-4495

Drawing name: Z:\2018\18088 - THE HAMLET\DWG\CURRENT\MASTER SITE PLAN_SAPR2022.MIG.dwg Plotted on: Apr 11, 2022 - 2:36pm



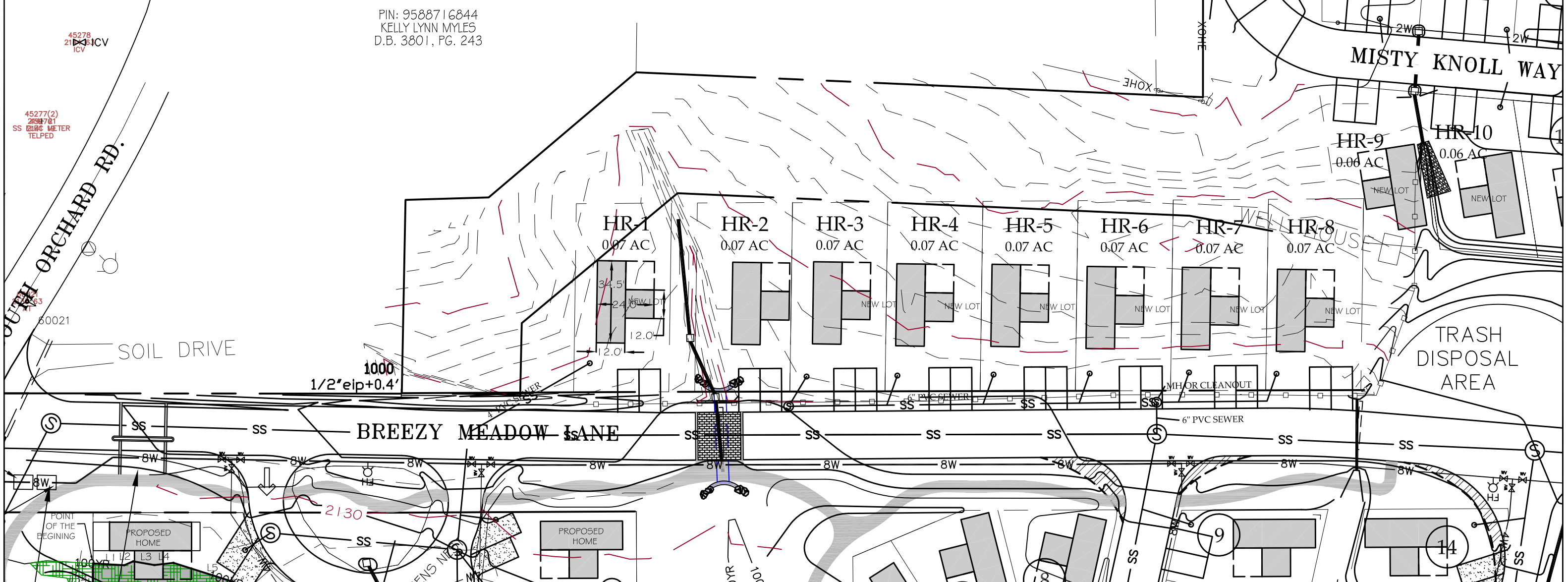


FLOOD INFORMATION
 PER NC FLOOD MAPS (<https://flood.nc.gov/ncflood/>)
 FLOOD ZONE: X (MINIMAL FLOOD RISK)
 COUNTY: HENDERSON
 POLITICAL AREA: HENDERSON COUNTY
 CID: 370125
 PANEL: 9588
 NAP NUMBER: 3700958800J
 PANEL EFFECTIVE DATE: 10/2/2008

PARCEL INFORMATION:
 OWNER: SIMPLE LIFE - HENDERSONVILLE, LLLP
 PROPERTY ADDRESS: 237 00 KING DRIVE,
 SR1792 OFF ORCHARD RD.
 DEED BOOK: 3856 PAGE: 529
 PIN NO.: 9588716789, 9588717733,
 9588718783
 TOWNSHIP: BLUE RIDGE
 FIRE DISTRICT: BLUE RIDGE
 ZONING: R1
 ACREAGE: 1.14
 DEVELOPER: SIMPLE LIFE - HAMLET LLLP
 MIKE MCCANN
 135 2ND AVE. N, SUITE 3
 JACKSONVILLE BEACH, FL 32250

PIN: 9588717876
 KENNETH W. BENNISON
 D.B. 1517, PG. 500

PIN: 9588716844
 KELLY LYNN MYLES
 D.B. 3801, PG. 243



THIS PLAN IS A **PRELIMINARY DESIGN**-NOT RELEASED FOR CONSTRUCTION UNLESS INITIALLED/DATED AS APPROVED

APPROVED: _____ / _____
 INITIALS / DATE

Odom Engineering PLLC
 169 Oak Street, Forest City, N.C. 28043
 ph: 828.247.4495 fax: 828.247.4498
 NC Firm#: P-0880



PLANS FOR
SIMPLE LIFE - HAMLET
 HAMLET ROW
 BLUE RIDGE TOWNSHIP HENDERSON COUNTY, NC
 DESCRIPTION: PRELIMINARY SITE PLAN

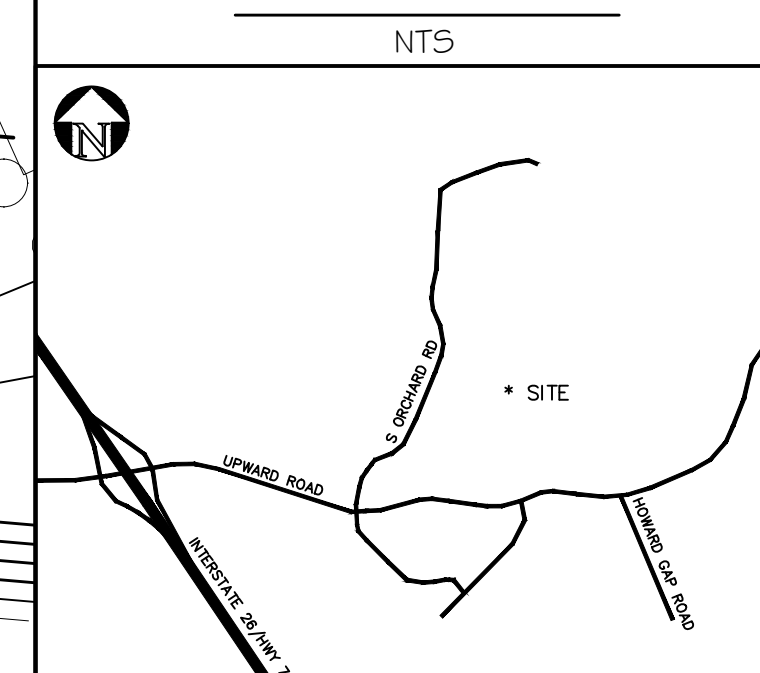
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DATE: 03/14/2022	CHECKED BY: DWO
PROJECT MGR: DWO	
PROJECT NUMBER	SHEET
18088	1 OF 1

PIN: 9588726173
 VICTORY BAPTIST CHURCH
 D.B. 1161, PG. 663
 PLAT SLIDE 9802

PIN: 9588717876
 KENNETH W. BENNISON
 D.B. 1517, PG. 500

PIN: 9588716844
 KELLY LYNN MYLES
 D.B. 3801, PG. 243

VICINITY MAP



JOB NUMBER: 18088

REV	DATE	DESCRIPTION

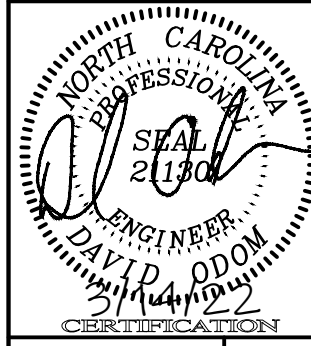
FLOOD INFORMATION

PER NC FLOOD MAPS (https://flood.nc.gov/flood/)
 FLOOD ZONE: X (MINIMAL FLOOD RISK)
 COUNTY: HENDERSON
 POLITICAL AREA: HENDERSON COUNTY
 CID: 370125
 PANEL: 9588
 MAP NUMBER: 3700958800J
 PANEL EFFECTIVE DATE: 10/2/2008

PARCEL INFORMATION:

OWNER: SIMPLE LIFE - HENDERSONVILLE, LLLP
 PROPERTY ADDRESS: 237 OO KING DRIVE,
 5R1792 OFF ORCHARD RD.
 DEED BOOK: 3856 PAGE: 529
 PIN NO.: 9588716789, 9588717733,
 9588718783
 TOWNSHIP: BLUE RIDGE
 FIRE DISTRICT: BLUE RIDGE
 ZONING: R1
 ACREAGE: 1.14
 DEVELOPER: SIMPLE LIFE - HAMLET LLLP
 MIKE MCCANN
 135 2ND AVE. N, SUITE 3
 JACKSONVILLE BEACH, FL 32250

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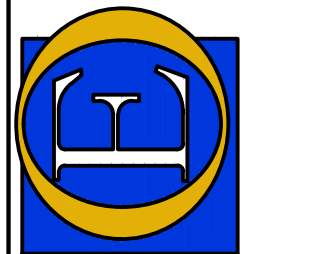


PLANS FOR
 SIMPLE LIFE - HAMLET
 HAMLET ROW
 BLUE RIDGE TOWNSHIP HENDERSON COUNTY, NC
 PRELIMINARY SITE PLAN

LEGEND

- UTILITY/STRUCTURE
- OVERHEAD ELECTRICAL ——— XOHE ———
- SANITARY SEWER WATER ——— XS ———
- FORCEMAIN ——— XFO ———
- CULVERT ——— ———
- FIRE HYDRANT
- GATE VALVE
- SEWER MANHOLE
- POWER POLE
- PROPERTY LINE ——— ———
- MAJOR CONTOURS ——— ———
- MINOR CONTOURS ——— 750 ———

Odom Engineering PLLC
 100 Oak Street, Forest City, N.C. 28043
 PH: 823.274.4986 FAX: 823.274.4988
 NC License # 4988



SCALE: 1" = 20'
 DATE: 03/14/2022
 DRAWN BY: MJG
 CHECKED BY: DWO
 PROJECT MGR: DWO
 SHEET:
 1 OF 1

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HENDERSON COUNTY
SPECIAL USE PERMIT APPLICATION FORM

GENERAL INFORMATIONDate of Application: March 14, 2022Previously 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: RV Park (Tiny Homes) SR #: SR1792

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 INFORMATIONPIN: 9588716789, 9588717733, 9588718783 Deed Book/Page: 3856/529 Tract Size (Acres): 1.14 TotalZoning District: R1 Fire District: Blue Ridge Watershed: _____ Floodplain: Zone XLocation of property to be developed: 237 OO King Drive, SR1792 off Orchard Road. Hamlet Row is an extension of
The Hamlet Development.**CONTACT INFORMATION****Property Owner:**Name: Simple Life - Hendersonville, LLLP Phone: (904) 685-7976Address: 135 2nd Ave. N., Suite 3 City, State, and Zip: Jacksonville Beach, FL 32250**Applicant:**Name: Simple Life - Hamlet, LLLP (Mike McCann) Phone: (904) 685-7976

Address: 135 2nd Ave. N., Suite 3 City, State, and Zip: Jacksonville Beach, FL 32250 Application No. _____

Agent:

Name: Gabriel Wahila, Director of Development Phone: (904) 451-4744
Address: 135 2nd Ave. N., Suite 3 City, State, and Zip: Jacksonville Beach, FL 32250
Agent Form (Circle One): Yes No

Plan Preparer:

Name: Odom Engineering, PLLC Phone: (828) 247-4495
Address: 169 Oak Street City, State, and Zip: Forest City, NC 28043

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:
This low impact development will not endanger the public health, safety, or welfare in anyway.

B. General Requirement #2. The use will not substantially injure the value of property or improvements in the area.
The use is consistent and compatible with adjoining and neighboring properties and will not injure the value of the property or improvements in the area.

C. General Requirement #3. The use will be in harmony with the surrounding area.
The use is in harmony with the existing tiny home development at the Village of Wild Flowers and at the Hamlet. It is in harmony with the surrounding area as a whole.

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.
 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. The applicant is utilizing the services of the Engineer to ensure environment impacts are minimized and that the plans and development take these into account during design and planning.

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).
Ingress and egress will remain as previously approved at the Hamlet, and the pedestrian walking trails will be expanded to include access to the new development.

b. Off-street parking and loading areas.
Off-street parking shall be provided at each lot/unit, consistent with existing developments.

c. Utilities (with particular reference to locations, availability and compatibility).
Water, sewer, electric, phone and cable/data, and gas services are all available and accessible off S. Orchard Road. These have already been extended in the Hamlet community.

d. Buffering and landscaping (with particular reference to type, location and dimensions).
A 50' perimeter landscape buffer will be installed as required. the Western edge of the existing buffer will be revised/adjusted to reflect the new development boundary limit.

e. Structures (with particular reference to location, size and use).
Homes will be tiny homes, consistent with existing development at the Hamlet.

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

Gabriel Wuhala
Print Applicant (Owner or Agent)

[Signature]
Signature Applicant (Owner or Agent)

3/14/22
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: Simple Life - Hendersonville, LLLP Phone: (904) 685-7976
Complete Address: 135 2nd Ave. N, Suite 3, Jacksonville Beach, FL 32250

Applicant:

Name: Simple Life - Hamlet, LLLP (Mike McCann) Phone: (904) 685-7976
Complete Address: 135 2nd Ave. N, Suite 3, Jacksonville Beach, FL 32250

Agent:

Name: Gabriel Wahila, Director of Development Phone: (904) 451-4744
Complete Address: 135 2nd Ave. N, Suite 3, Jacksonville Beach, FL 32250
Agent Form (Circle One): Yes No

Plan Preparer:

Name: Odom Engineering, PLLC Phone: (828) 247-4495
Complete Address: 169 Oak Street, Forest City, NC 28043

GENERAL INFORMATION

Date of Application: March 14, 2022

Site Plan Attached (Circle One): Yes No

PARCEL INFORMATION

PIN: 9588716789, 9588717733, # 9588718783 Tract Size (Acres): 1.14
Zoning District: R1 Fire District: Blue Ridge
Supplemental Requirement# _____ Watershed: _____
Permitted by Right _____ Floodplain: Zone X
Special Use Permit _____

Location / Property to be developed: 237 OO King Drive, SR1792 off Orchard Road

County Use Only

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

APPLICATION IDENTIFICATION		N.C. DEPARTMENT OF TRANSPORTATION STREET AND DRIVEWAY ACCESS PERMIT APPLICATION
Driveway Permit No.	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.**

