

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

**MEETING DATE:** TRC October 1<sup>st</sup> & ZBA October 30<sup>th</sup>

**SUBJECT:** The Farm at Simple Life Special Use Permit (SUP-24-05) for a Recreational Vehicle Park

**PRESENTER:** Matt Champion, Zoning Administrator

**ATTACHMENTS:**

1. Staff Report
2. Oblique Photos
3. Site Plan & Applications

**SUMMARY OF REQUEST:**

Major site plan review for an RV park.

**Suggested Motion:**

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



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

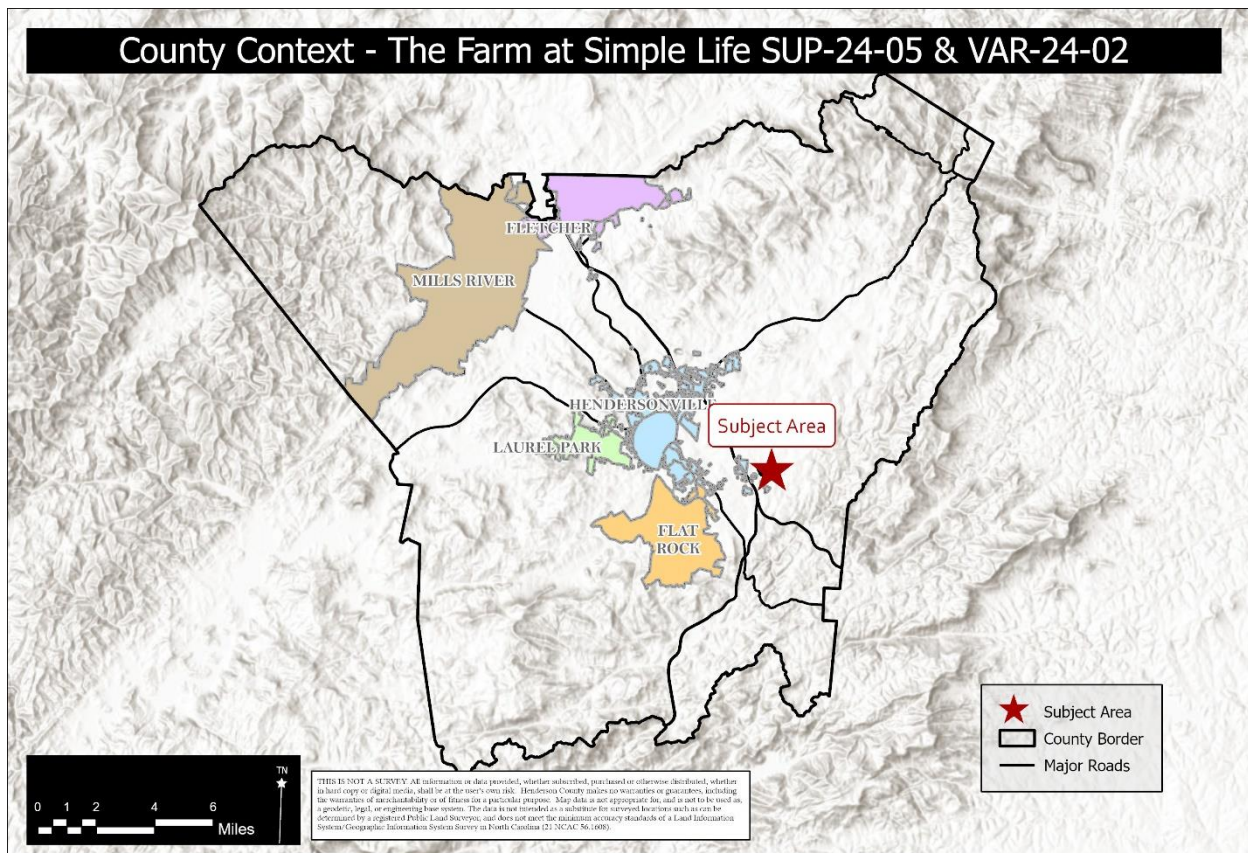
**1. Board Request**

- 1.1. **Applicant:** Simple Life-Hamlet, LLLP
- 1.2. **Request:** Recreational Vehicle Park Special Use Permit
- 1.3. **PIN:** 9588-62-0283
- 1.4. **Size:** 10.46 acres +/-
- 1.5. **Location:** The subject area is located west of the existing Village of Wildflowers RV Park.
- 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



Property Owners: Hoots Family Applicant: Simple Life Hamlet, LLLP (Gabriel Wahila)  
Project Acreage: 10.46 Acres Portion of PIN: 9588-62-0283  
Current Zoning: Residential One (R1)

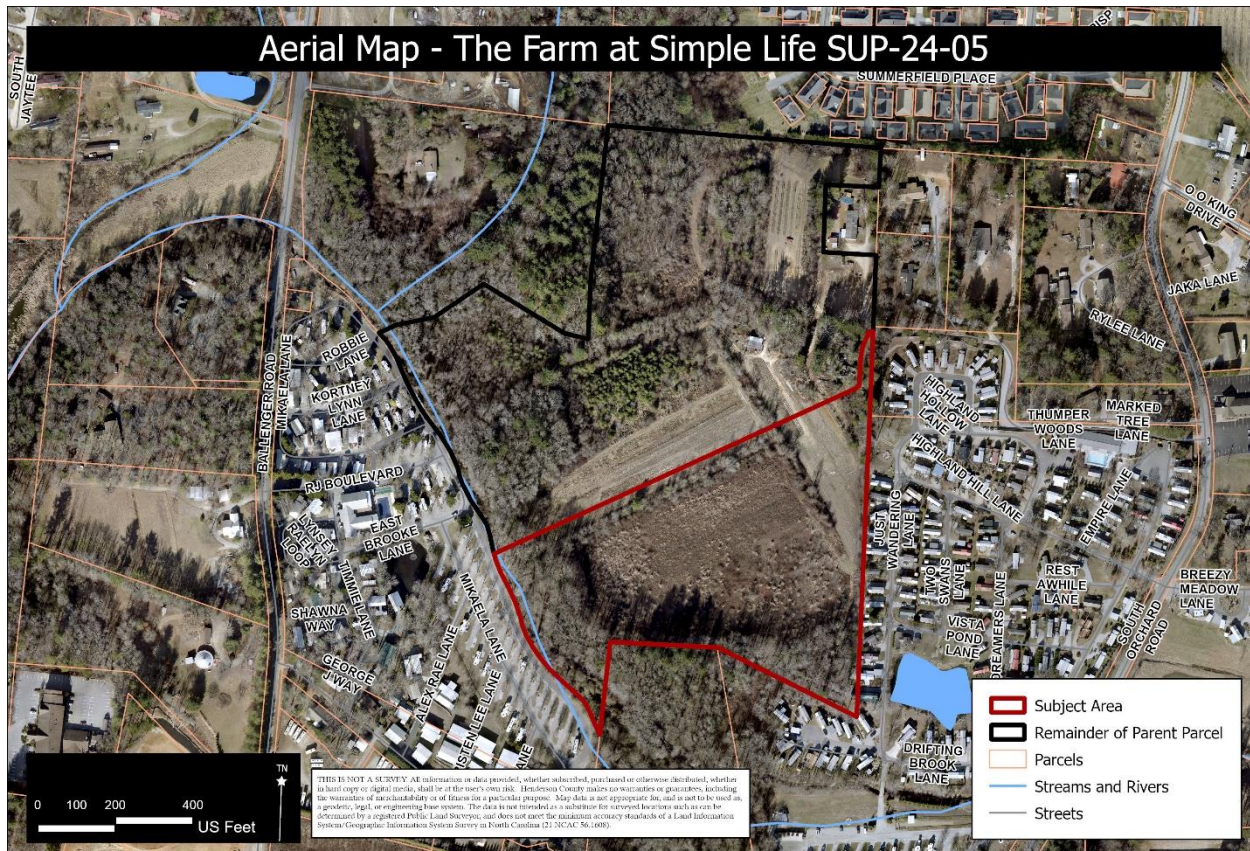


## 2. History & Characteristics:

- 2.1. **Current Property Owners:** The property is currently owned by 8 members of the Hoots Family since July of 2005. Edith E Hoots was the former owner of the subject area and originally purchased the property in 1964.
- 2.2. **Taxes:** The subject area is currently enrolled in the agricultural present use value tax reduction program with Henderson County.
- 2.3. **Natural Resources:**
  - 2.3.1. **Streams:** The subject area does contain several surface water sources that appear to be original agricultural ditches.
  - 2.3.2. **Slopes:** The portion of the subject area included in this application does not contain any slopes greater than 16%.



## Map B: Aerial Map



Property Owners: Hoots Family Applicant: Simple Life Hamlet, LLLP (Gabriel Wahila)  
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 Current Zoning: Residential One (R1)

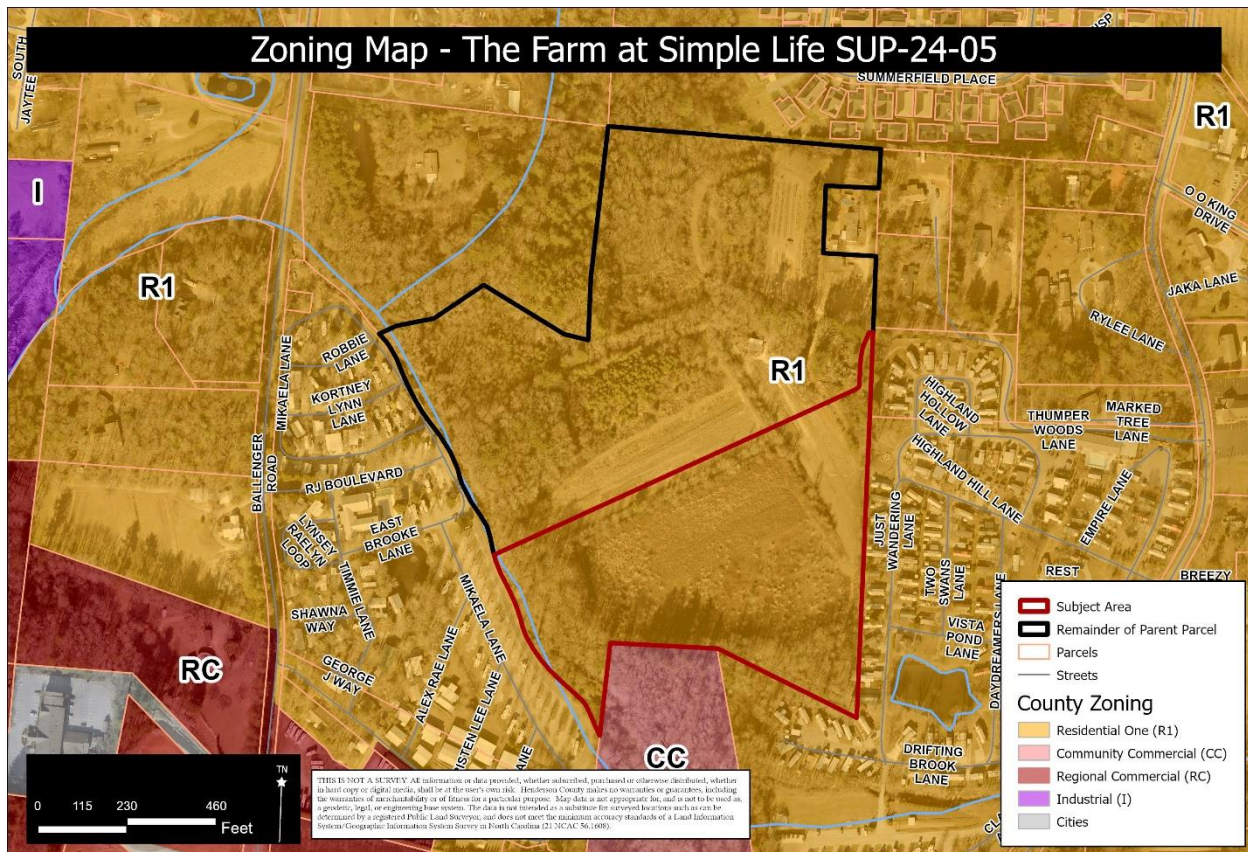


### 3. Current Conditions

- 3.1. **Current Use:** The portion of the property included within this application is currently vacant and has been used in the past for agricultural purposes. The remaining tract not included with this application originally contained a residential structure that is no longer standing. The rest of the property has also been used for agricultural purposes. 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.
- 3.2. **Adjacent Area Uses:** The surrounding properties consist of residential uses to the north. The Orchards at Flat Rock is a major residential subdivision located to the north that includes single-family residential structures and quadplexes. The Lakewood Recreational Vehicle Park is located east of the subject area. The Hendersonville Nazarene Camp is located south of the subject area. To the east of the subject area is the existing Simple Life RV Park that was formerly known as the Village of Wildflowers.



## Map C: Zoning Map



Property Owners: Hoots Family Applicant: Simple Life Hamlet, LLLP (Gabriel Wahila)  
 Project Acreage: 10.46 Acres Portion of PIN: 9588-62-0283  
 Current Zoning: Residential One (R1)



### 4. Existing Zoning

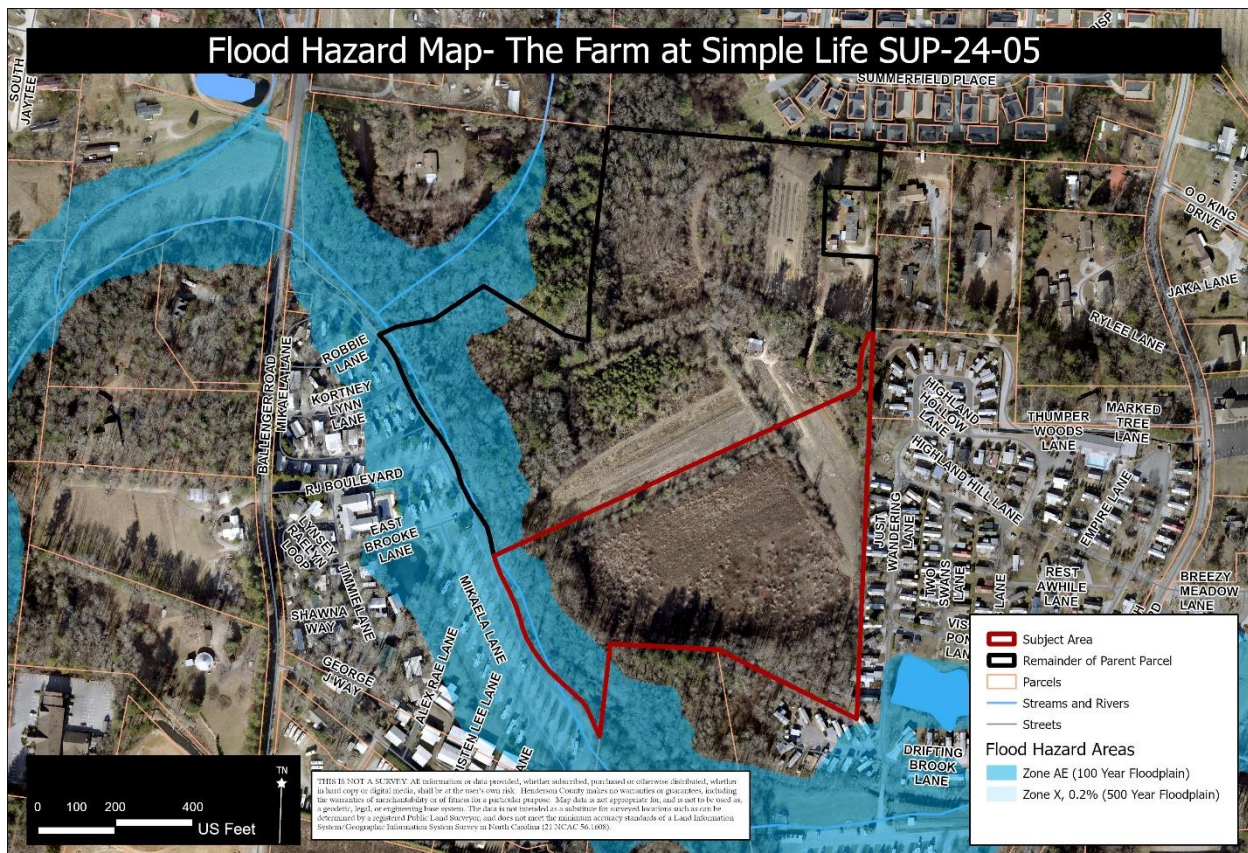
4.1. **Subject Area Zoning:** The subject area is currently zoned Residential One (R1) by Henderson County.

4.1.1. **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 Utility Service Area (USA) in the *Comprehensive Plan*.”

4.2. **Surrounding Zoning:** Property to the north, west, and east is zoned Residential One (R1). Property to the south is zoned Community Commercial (CC).



## Map D: Flood Hazard Map



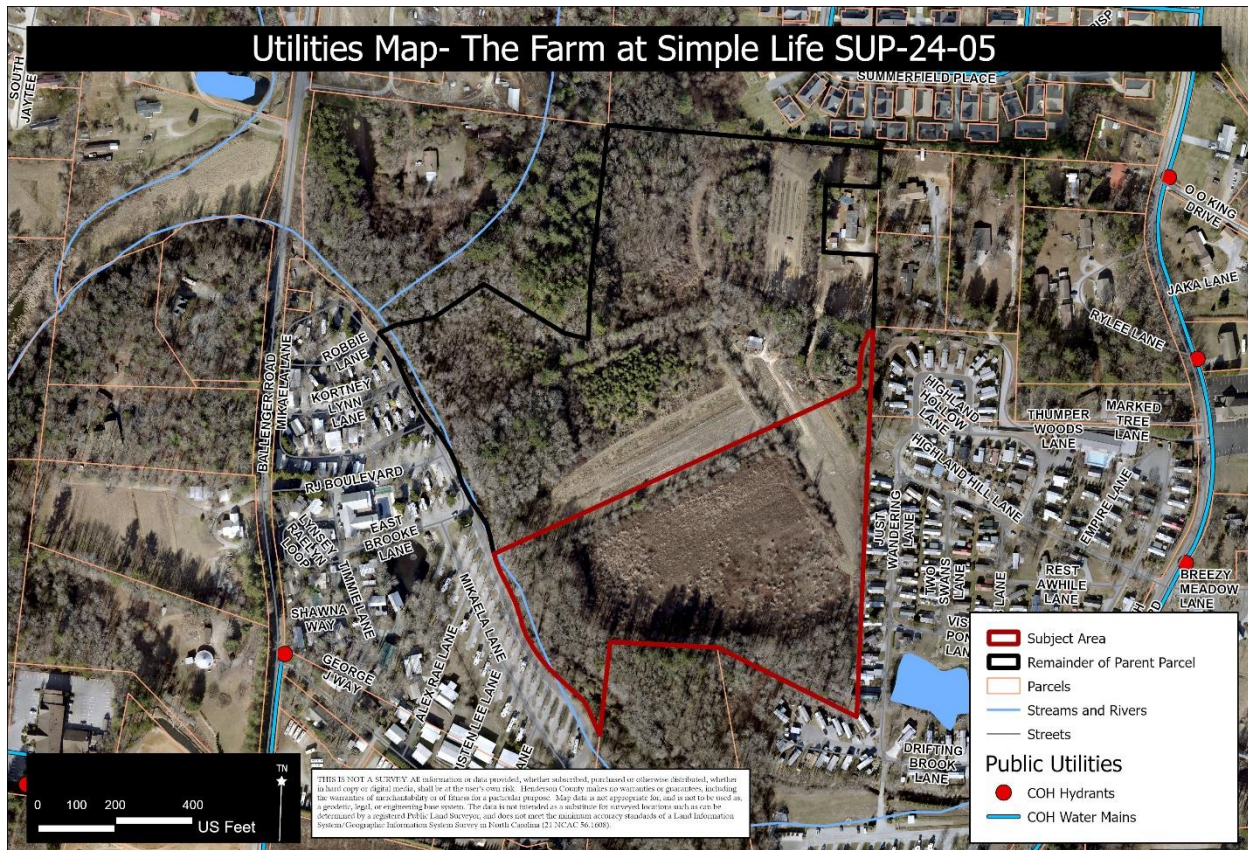
Property Owners: Hoots Family Applicant: Simple Life Hamlet, LLLP (Gabriel Wahila)  
Project Acreage: 10.46 Acres Portion of PIN: 9588-62-0283  
Current Zoning: Residential One (R1)



5. **Floodplain /Watershed Protection** The subject area is partially located within a Special Flood Hazard Area. The subject area is not located within a Water Supply Watershed district.
- 5.1. The subject area does have a few surface water sources that require a 30' setback from the edge of surface water.



## Map E: Utilities Map



Property Owners: Hoots Family Applicant: Simple Life Hamlet, LLLP (Gabriel Wahila)  
Project Acreage: 10.46 Acres Portion of PIN: 9588-62-0283  
Current Zoning: Residential One (R1)



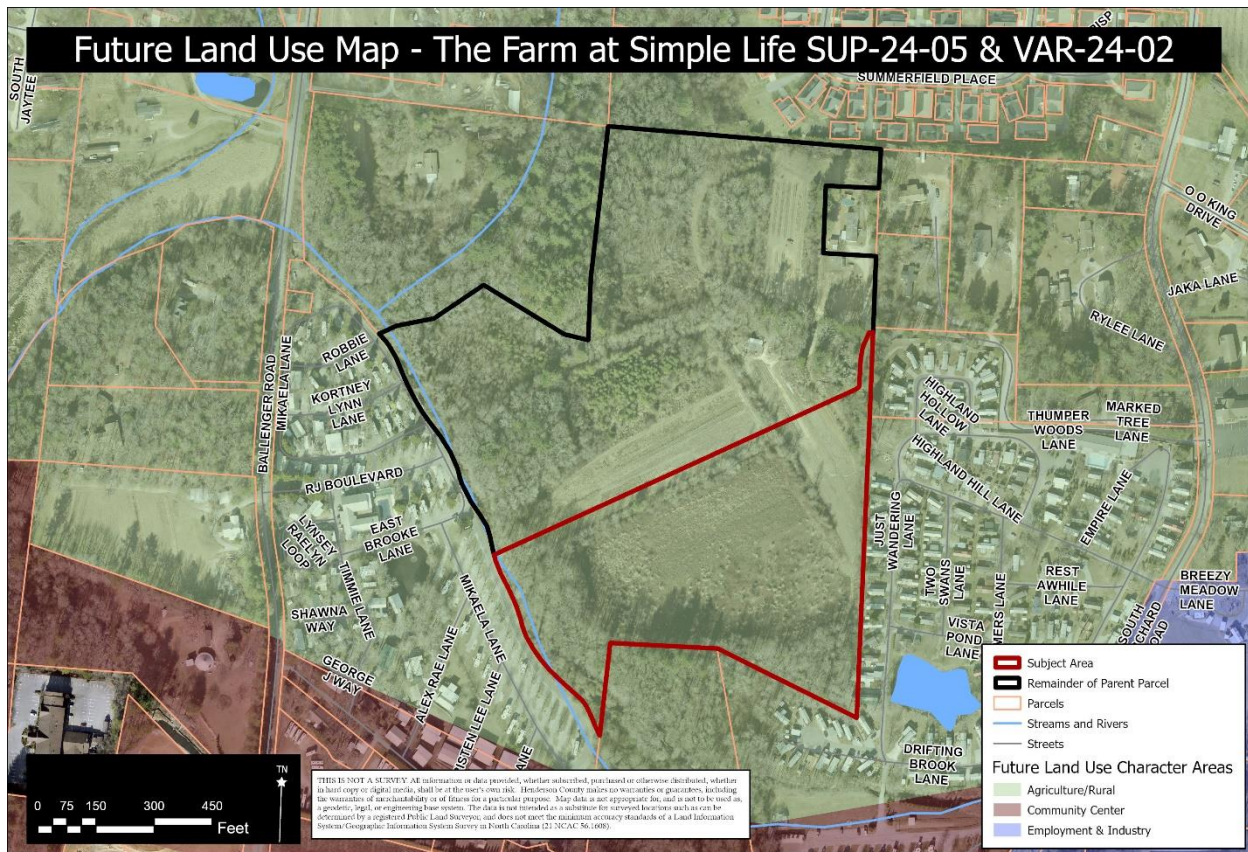
6. **Water and Sewer** Public water and sewer currently serve the existing Simple Life, formerly Village of Wildflowers, development to the east. Public water and sewer lines are located along S Orchard Rd. The subject area is slated to utilize public water and sewer.

**Public Water:** City of Hendersonville

**Public Sewer:** City of Hendersonville



## Map F: 2045 Future Land Use Map



Property Owners: Hoots Family Applicant: Simple Life Hamlet, LLLP (Gabriel Wahila)  
 Project Acreage: 10.46 Acres Portion of PIN: 9588-62-0283  
 Current Zoning: Residential One (R1)



7. **The Henderson County 2045 Comprehensive Plan (2045 Plan):** The 2045 Plan Future Land Use Map places the subject area in the Agriculture/Rural character area.
  - a. **Agriculture/Rural Character Areas** are important for their ability to support diverse agricultural activities. Development in these areas should be uses that do not interfere with agricultural production or drastically change the rural landscape. There are also areas that are significantly constrained due to steep slopes, few road networks, and limited access to infrastructure including broadband and cellular service. Forestry management, agriculture, very low density residential, outdoor recreation, and tourism are expected uses in these areas. (2045 Plan Part 2 Page 43).
    - i. **Where:** In and around concentrations of working agricultural lands. Also includes areas in and around conservation areas, steep mountain ridges and on the edges of the County
    - ii. **Density:** The majority of the areas will have a maximum allowable density of one unit per acre and the environmentally sensitive areas will have a maximum allowable density of one unit per five acres (gross density)
    - iii. **Uses:** Forestry, very low-density single family residential, outdoor recreation/tourism, and agriculture of all types including row crops, orchards, greenhouses, production and distribution facilities, agritourism operations, and some rural businesses

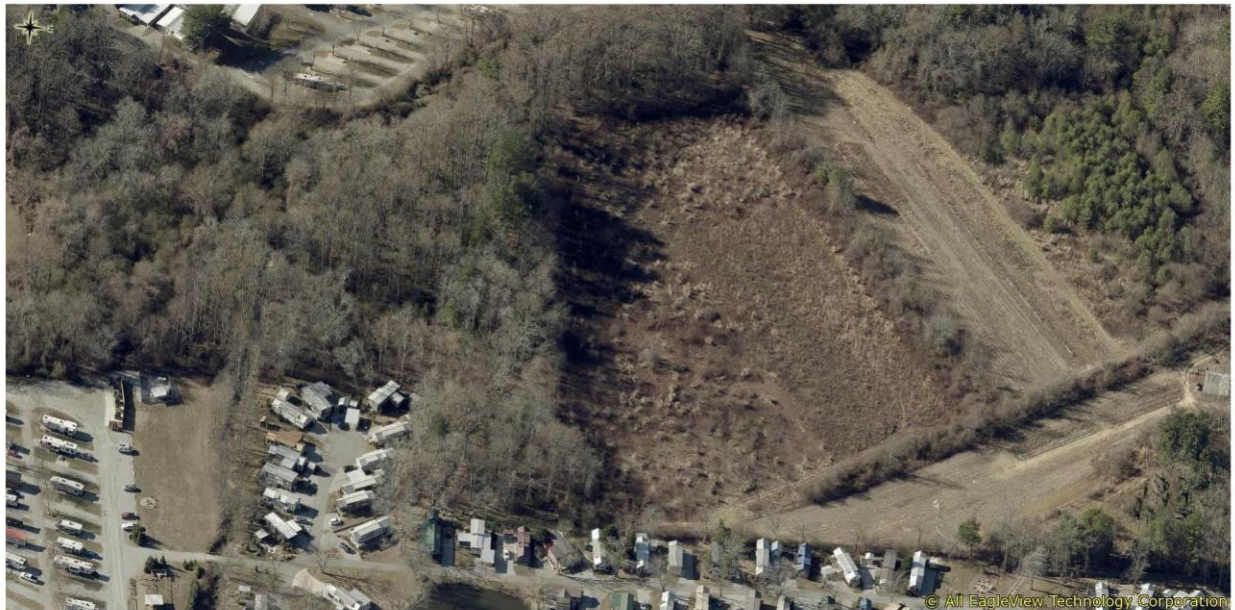


## 8. Proposal

8.1. The applicant, Simple Life-Hendersonville, LLLP, is currently under contract to purchase the subject area and proposes a Recreational Vehicle Park that will be recombined with the existing Village of Wildflowers RV Park to the east. The major site plan shows a total of 60 new RV spaces that are approximately 60'X45'. The developer proposes tiny homes for each RV space. Access to the subject area will be through existing roads within the Village of Wildflowers, Just Wandering Ln and Vista Pond Ln, off S Orchard Rd (SR 1792). The major site plan shows two parking spaces for each RV space. The total area of disturbance is shown as 8.987 acres. Total impervious surfaces post development is shown as 2.53 acres. The major site plan also shows a proposed common area with walking trails. As previously mentioned, the subject area will be recombined with the existing Village of Wildflowers development to the east.

## 9. Oblique Photographs

### View from East



01/04/2024

## View from North



01/05/2024

## View from South



01/04/2024



## View from West



01/04/2024

**HENDERSON COUNTY**  
**SPECIAL USE PERMIT APPLICATION FORM**

**GENERAL INFORMATION**Date of Application: 8/5/24Previously Submitted (Circle One): Yes ☐ No ☒

Date of Pre-Application Conference: \_\_\_\_\_

Site Plan Attached (Circle One): ☒ Yes ☐ NoTraffic Impact Study Required (Circle One): Yes ☐ No ☒**SPECIAL USE PERMIT INFORMATION**Type of use to be permitted: RV PARK SR #: SR1792

Existing Structures or Uses on property: \_\_\_\_\_

Road System (Circle):	Public <input type="checkbox"/>	Private <input checked="" type="checkbox"/>	
Water System (Circle):	Individual <input type="checkbox"/>	Community <input type="checkbox"/>	Public (Municipal or County) <input checked="" type="checkbox"/>
Sewer System (Circle):	Individual <input type="checkbox"/>	Community <input type="checkbox"/>	Public (Municipal or County) <input checked="" type="checkbox"/>

**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: 9588-62-02083 Deed Book/Page: 2005E/533 Tract Size (Acres): 10.46ACZoning District: R1 Fire District: BLUE RIDGE Watershed: \_\_\_\_\_ Floodplain: ZONE AELocation of property to be developed: SR1792 OFF ORCHARD RD**CONTACT INFORMATION**Property Owner: HOOTS, MYRA LYNN;HOOTS, VICTOR KEITH JR;  
HARDIN, JANE ELIZABETH HOOTS;  
AYTES, BART WAYNE;JOHNSON, DORIS ELAINE HOOTS;  
PATTERSON, AUTUMN JEAN HOOTS;HOOTS,

Name: \_\_\_\_\_

Address: 111 CREST RDPhone: 904-685-7976City, State, and Zip: FLAT ROCK, NC 28726**Applicant:**Name: Simple Life Hamlet, LLLPPhone: 904-685-7976



Address: 135 2nd Ave N., Suite 3 City, State, and Zip: Jacksonville, FL 332250 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, FL 332250  
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. 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 into 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.

- 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 WAHILA**

Print Applicant (Owner or Agent)



Signature Applicant (Owner or Agent)

07.15.24

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: \_\_\_\_\_



Drawing name: Z:\2023\23076 - THE FARM (SIMPLE LIFE)\DWG\23076\_BASE\_061924.dwg Plotted on: Aug 09, 2024 - 11:47am

IMPERVIOUS AREA  
LOTS: (782 SF per LOT) x 60 LOTS = 46,920 SF  
(INCLUDES TINY HOME, SHED & PORCH)  
ROADWAYS: 63,206 SF

Remaining Portion of Pin: 9588-62-0283  
D.B. 426, Pg. 409  
2005E, Pg. 533

VICINITY MAP

NTS

\*\*\*\*SITE\*\*\*\*

UPWARD RD

I-26 TO ASHEVILLE

S ORCHARD RD



Well

House  
(to be removed)

Proposed 30'  
Driveway Easement

The Village of Flat Rock Own  
LLC  
D.B. 3982, Pg. 72  
Plat Slide 13915

45' Driveway  
As Per Plat S

approximate location of new drainage ditch

DISTURBED AREA  
= 8,987 AC  
(391,487.91 SF)

New Drainage Ditch to Discharge to Dunn Creek

COMMON AREA

10.46 Acre  
Portion of Pin:  
9588-62-0283 Area By  
Coordinate Computation

ADS UNDERGROUND  
STORAGE & TREATMENT  
PREFERRED AREA ONE  
LARGE SYSTEM

Lakewood, LLC  
D.B. 3341, Pg. 292  
Plat Slide 412

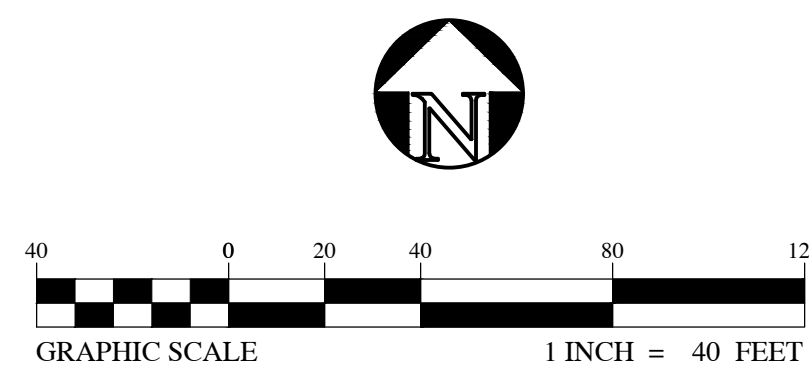
The Village of Flat Rock Owner LLC  
D.B. 3982, Pg. 72  
Plat Slide 10790

DISTURBED AREA  
= 8,987 AC  
(391,487.91 SF)

Double Poplar

Trustees of the  
Hendersonville  
Nazarene Camp  
D.B. 1454, Pg. 620

The Village of Flat Rock



JOB NUMBER:  
23076

REV	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			

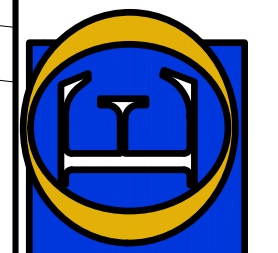
I HEREBY CERTIFY THAT THIS  
PLAN AND SPECIFICATION WAS  
PREPARED BY ME OR UNDER MY  
DIRECT SUPERVISION AND THAT  
I AM A DULY REGISTERED  
ARCHITECT OR ENGINEER UNDER  
THE LAWS OF THE STATE OF  
NORTH CAROLINA AS SIGNIFIED  
BY MY HAND AND SEAL.

NOT  
FOR  
CONSTRUCTION

CERTIFICATION

SITE DEVELOPMENT PLANS FOR  
SIMPLE LIFE - THE FARM  
FLAT ROCK  
HEMDERSON COUNTY, NC  
PLANNING & ZONING

Odom  
Engineering  
PLLC  
169 Oak Street, Forest City, N.C. 28043  
ph: 828.247.4486 fax: 828.247.4488  
NC License # 21184



SCALE: 1" = 20'  
DATE: 05/31/24  
DRAWN BY: BSR  
CHECKED BY: DWO  
PROJECT MGR: BSR  
SHEET:

3 of 14

Zone AE 1% Annual Ch  
As Per FRIS Map Panel  
3700958800J effective