

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: TRC 8-18-26

SUBJECT: Major Site Plan – Camp Family Cemetery

PRESENTER: Matt Champion

ATTACHMENTS: Staff Report & Major Site Plan

SUMMARY OF REQUEST: Major Site Plan review for Family Cemetery

SUGGESTED MOTION:

I move to approve/deny the major site plan with conditions as discussed.



Henderson County, North Carolina Code Enforcement Services

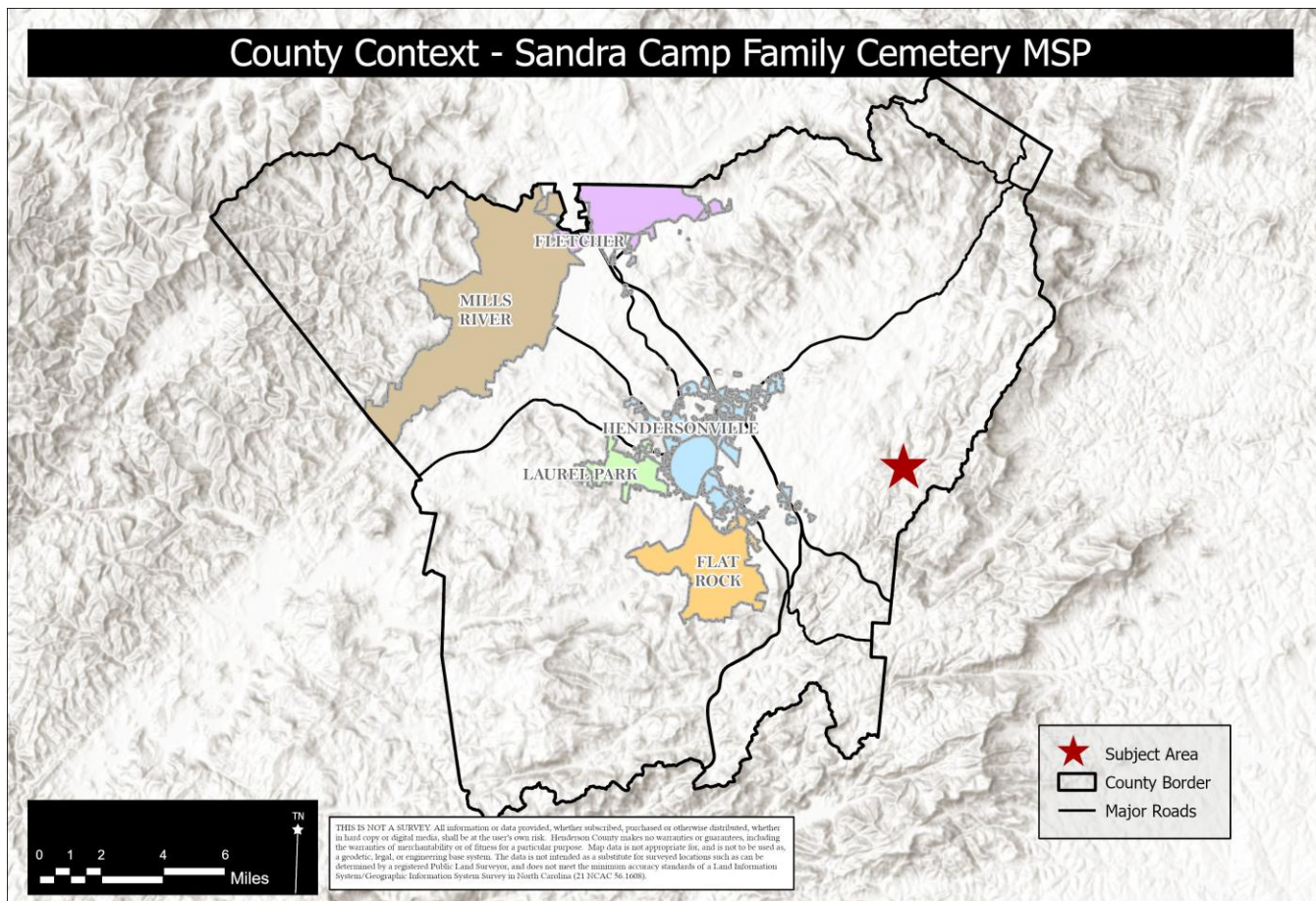
1. Committee Request

- 1.1. **Applicant:** Sandra Camp
- 1.2. **Request:** Major Site Plan Review
- 1.3. **REID:** 9943989
- 1.4. **Size:** +/- 5.95 acres
- 1.5. **Location:** Adjacent to 422 Turtle Rock Hwy
- 1.6. **Supplemental Requirements:**

SR 5.3. Cemetery, Family

- (1) Site Plan. Major *Site Plan* required in accordance with §42-330 (Major Site Plan Review).
- (2) Plot Setback. Plots shall be:
 - a. Twenty (20) feet from any property line.
 - b. One hundred (100) feet from any structure.
 - c. One hundred (100) feet from an existing well.
 - d. One hundred (100) feet from the high-water mark of any spring, stream, lake, reservoir or other know source of water. Family cemeteries shall not be located in *a special flood hazard area*.
- (3) Security. The family cemetery shall be enclosed by a fence or wall at least four (4) feet in height constructed of metal, masonry or stone.
- (4) Private/Public Easement. A minimum twenty (20) foot private or public *easement* shall be recorded to provide access to a family cemetery.
- (5) Certification, Licensure and Permitting. A family cemetery shall comply with all applicable local, state and federal environmental and public health laws (including the requirements of N.C.G.S. 65-Cemeteries).
- (6) Plat. A family cemetery shall be recorded on a plat in the Register of Deeds office.
- (7) Marker. Each container of human remains shall be buried beneath the surface of the ground and shall be indicated by a permanent visible marker or monument. The marker or monument should be made of granite or bronze, mounted on at least a four inch concrete base and have a minimum dimension of one (1) foot wide by two (2) feet tall and be four (4) inches thick. The marker should be placed as soon as practicable after the remains are interred and shall bear the name, year of birth and year of death of the deceased.
- (8) Responsibility. The owner of any property which contains all or part of a family cemetery is responsible for maintaining the family cemetery in compliance with local, state and federal regulations.

Map A: County Context Map



Property Owner/Applicant: Sandra Camp Life Estate

Assessed Acreage: 5.95 Acres / REID: 9943989

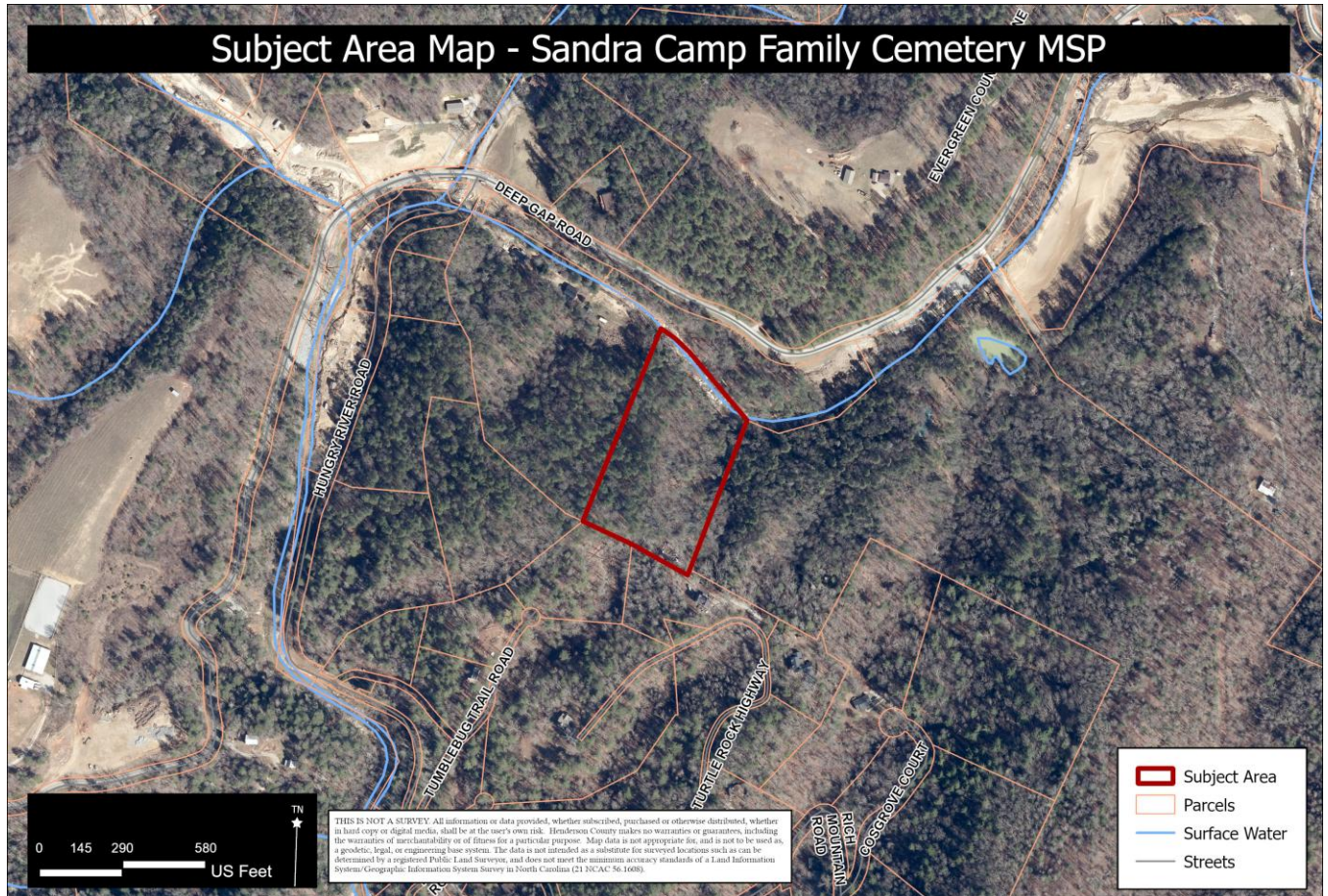
Zoning: Residential Three (R3) / Supplemental Requirements: SR 5.3



2. Subject Area History & Characteristics:

- 2.1. **Current Property Owners:** Sandra Camp Life Estate is shown as the current property owner. Ethan Alexzander Warren is shown as the heir. The NC General Warrant Deed was recorded on February 18, 2025.
- 2.2. **Former Property Owners:** Sandra J. Camp is shown as the former property owner.
- 2.3. **Natural Resources:**
 - 2.3.1. **Streams:** The subject area's northern boundary follows the Hungry River. There are no other surface water sources on the property.
 - 2.3.2. **Slopes:** The subject area contains 3.31 acres of slopes between 25% to 60% and 2.17 acres with slopes greater than 60%.

Map B: Aerial Map



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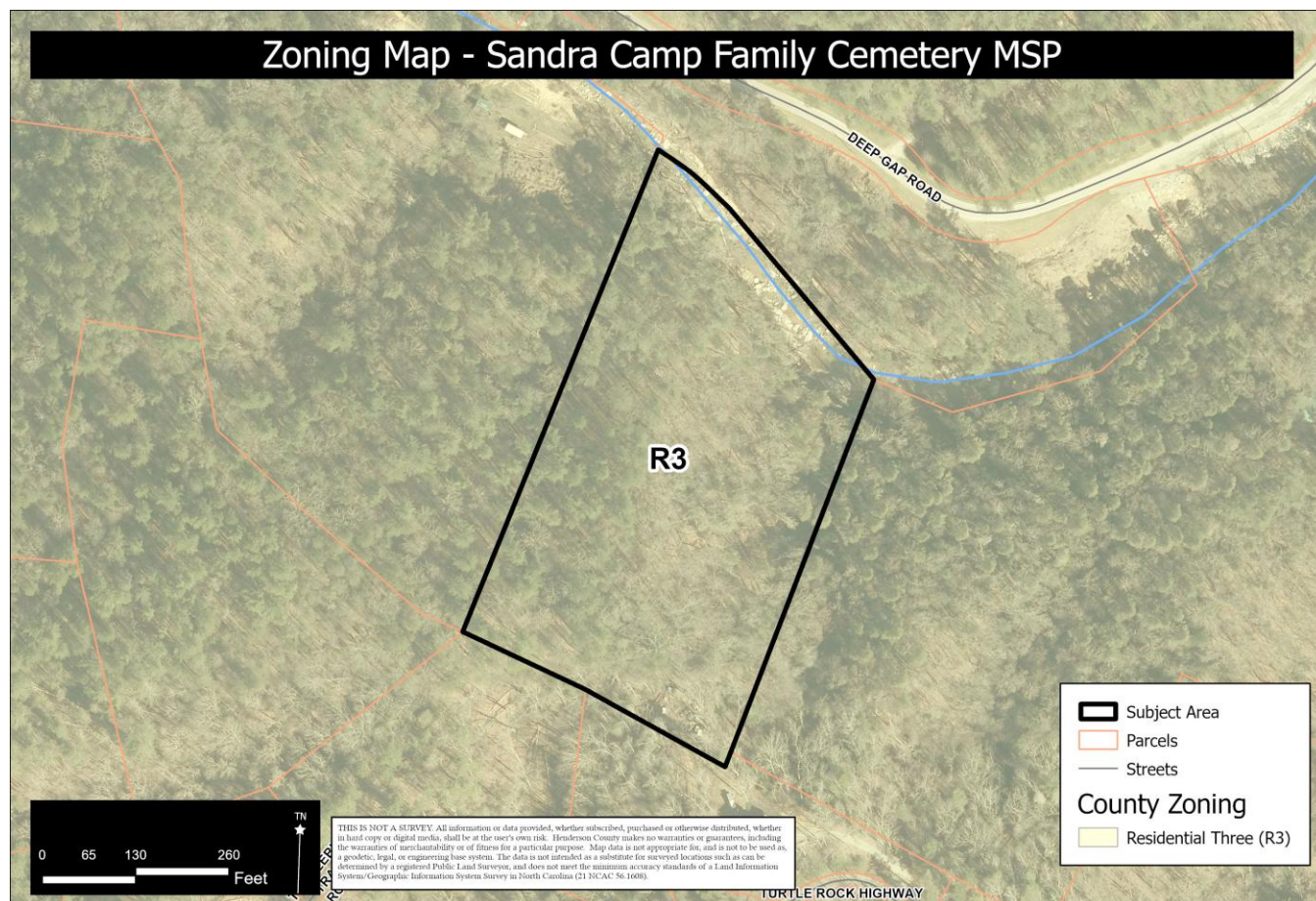
Zoning: Residential Three (R3) / Supplemental Requirements: SR 5.3



3. Current Conditions

- 3.1. **Current Use:** The subject area is currently vacant and does not contain any permitted structures. There appears to be several accessory open-sided storage sheds.
- 3.2. **Adjacent Area Uses:** The surrounding properties contain residential structures and vacant forested land. The surrounding area was heavily impacted by Hurricane Helene.

Map C: Zoning Map



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Zoning: Residential Three (R3) / Supplemental Requirements: SR 5.3



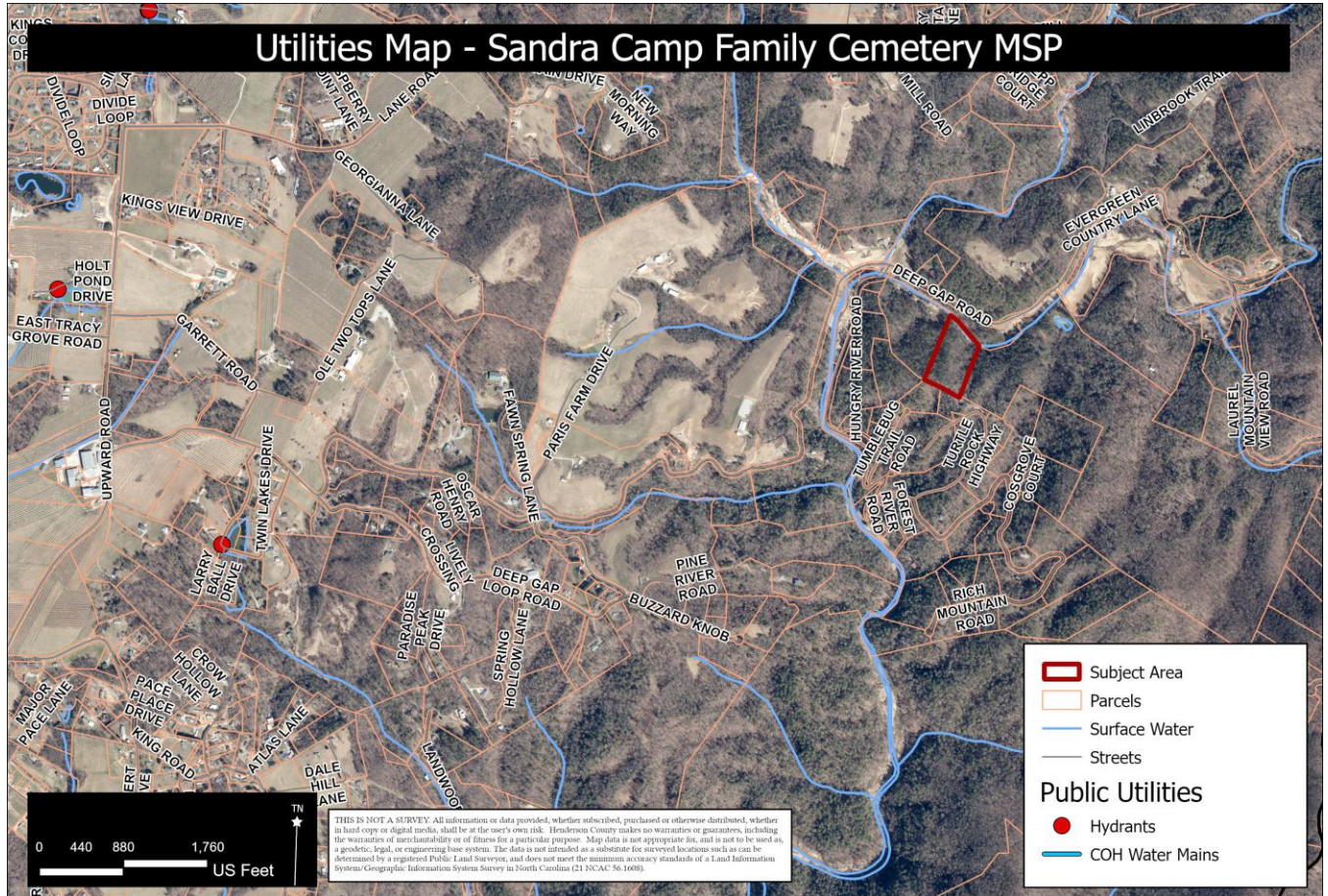
3. **Zoning** The subject area is located within the Residential Three (R3) zoning district.

3.1 **Residential Three (R3):** The purpose of Residential District Three (R3) is to foster orderly growth where the *principal use* of land is low density residential. The intent of this district is to allow for *residential development* consistent with the recommendations of the *Comprehensive Plan*. This general *use district* is typically meant to be utilized outside areas designated as Utility Service Area (USA) in the *Comprehensive Plan*.

3.2 **Adjacent Zoning:** Residential Three (R3) is found in all directions 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. The major site plan does not show any improvements within the 30' surface water source setback.

Map D: Utilities Map



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Zoning: Residential Three (R3) / Supplemental Requirements: SR 5.3



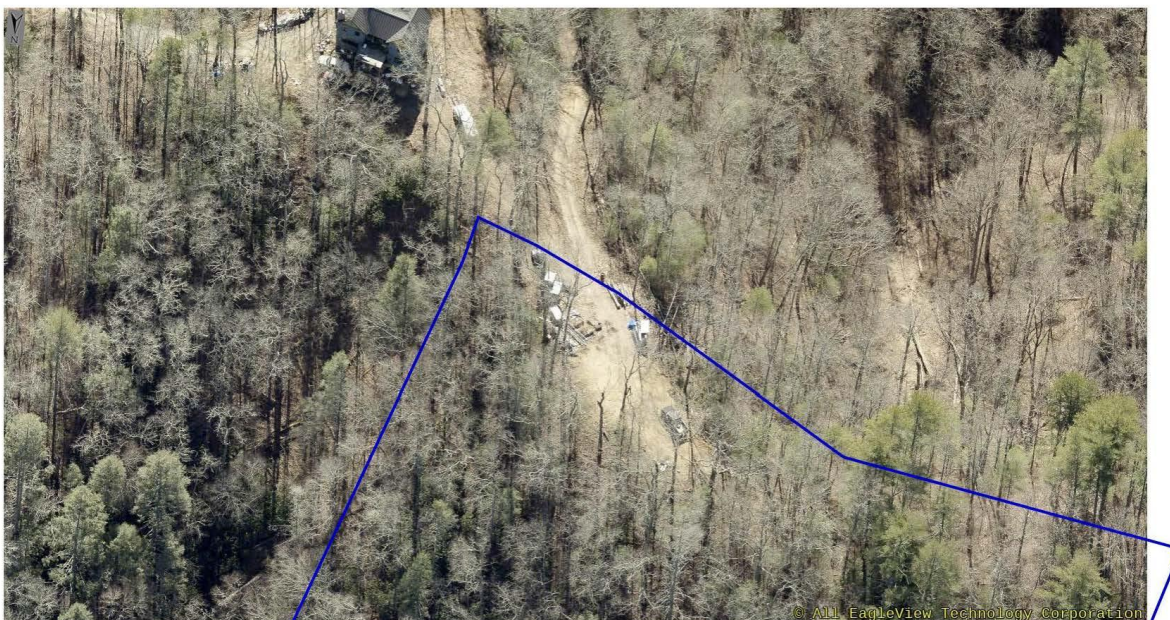
5. **Water and Sewer** The family cemetery will not be served by any public or private utilities.
Public Water: N/A
Public Sewer: N/A
6. **Proposal** The applicant is proposing to create a 900SQFT family cemetery lot. The proposed lot will be accessible through a 20' easement running from the adjacent parcel under the same ownership. The family cemetery will be surrounded by a 4' tall wall or fence. Maintenance of the cemetery will fall under the responsibility of the property owner.

7. Oblique Photos

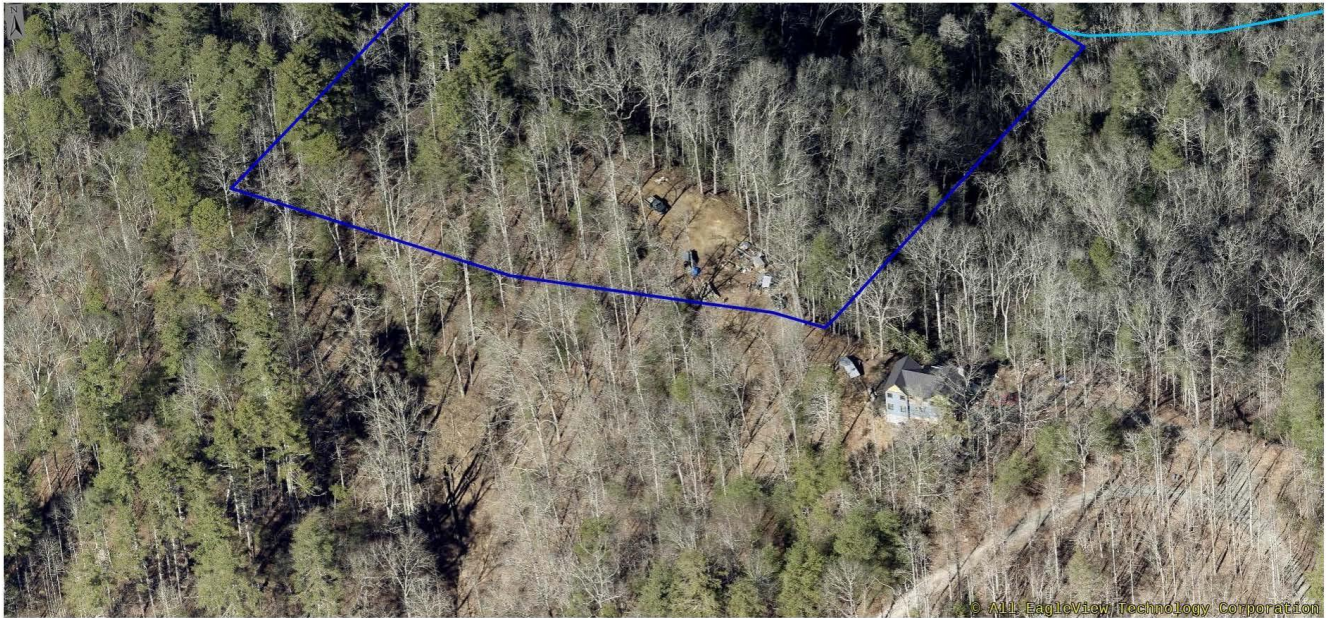
View from East



View from North



View from South



View from West



HENDERSON COUNTY
MAJOR SITE PLAN REVIEW APPLICATION

CONTACT INFORMATION

Property Owner:

Name: Sandra Camp Life Estate Phone: _____
Complete Address: 442 Turtle Rock Hwy Flat Rock NC 28731

Applicant:

Name: Shawn Camp Phone: 828-243-4513
Complete Address: 442 Turtle Rock Hwy Flat Rock 28731

Agent:

Name: Associated Land Surveyors Phone: 828-890-3507
Complete Address: PO Box 578 Horse Shoe NC 28742
Agent Form (Circle One): Yes ☐ No ☒

Plan Preparer:

Name: _____ Phone: _____
Complete Address: _____

GENERAL INFORMATION

Date of Application: _____

Site Plan Attached (Circle One): ☒ Yes ☐ No

PARCEL INFORMATION

PIN: <u>0508-20-0903</u>	Tract Size (Acres): <u>0.02</u>
Zoning District: <u>R3</u>	Fire District: <u>Dana</u>
Supplemental Requirement# _____	Watershed: <u>N/A</u>
Permitted by Right _____	Floodplain: <u>N/A</u>
Special Use Permit _____	

Location / Property to be developed: Off Turtle Rock Hwy

County Use Only

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

Grd North
NAD 83 (2011)

Project Summary

6.00 Acres Total
2 Proposed Lots / 1 Original Lots
Density of Proposed Project: 1 Unit / Lot
Minimum Lot Size = Approx. 2178 Sq. Ft.
Maximum Lot Size = Approx. 259385 Sq. Ft.
Property is zoned R3 by Henderson County
Dana Fire District
Property is Not Located in A Water Supply Watershed
Property is adjacent to the Designated Farmland Preservation District, Blue Ridge
Disturbance Area is Less than One Acre

L1-L13 Run With Hungry River
L15-L16 Are Tie Lines
L17-L20 Are Proposed Cemetery Lines
L21-L23 is the Centerline of
Proposed 20' Access Easement
(10' each side of Centerline)

Course	Bearing	Distance
L1	S 48°24'41" E	44.56'
L2	S 46°28'10" E	28.92'
L3	S 41°36'29" E	31.82'
L4	S 37°41'13" E	35.28'
L5	S 33°26'22" E	38.19'
L6	S 38°04'23" E	37.03'
L7	S 48°14'53" E	43.70'
L8	S 28°39'04" E	36.58'
L9	S 44°30'12" E	35.61'
L10	S 26°39'17" E	51.46'
L11	S 27°39'13" E	26.21'
L12	S 67°14'41" E	33.05'
L13	S 46°14'22" E	21.90'
L14	S 21°25'52" W	21.32'
L15	S 60°54'46" E	368.32'
L16	N 04°25'40" W	49.50'
L17	N 70°05'15" W	30.00'
L18	N 19°54'45" E	30.00'
L19	S 70°05'15" E	30.00'
L20	S 19°54'45" W	30.00'
L21	N 32°20'08" W	24.38'
L22	N 41°40'07" W	17.71'
L23	N 06°18'15" E	22.38'

Martin
D.B. 43199, Pg. 162

5.98 Acres
Remaining Portion of Pin: 0508-26-6963
Area By Coordinate Computation

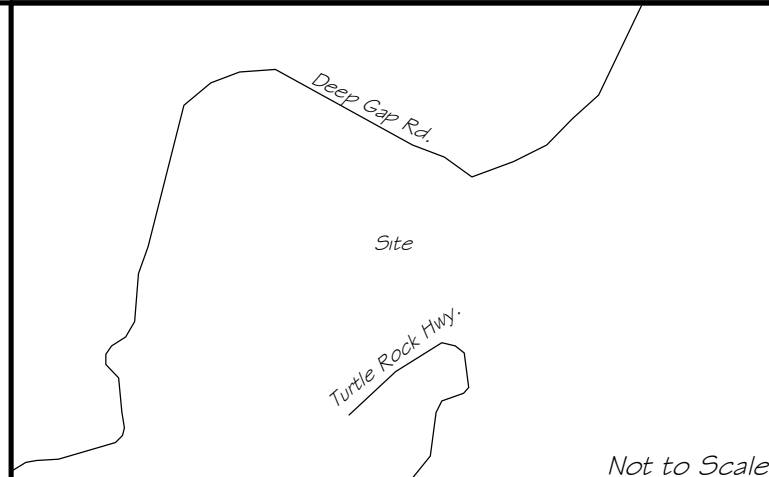
Spratt
D.B. 3505, Pg. 303
Plat Slide 7468

Cemetery Lot
0.02 Acres
Approx. 900 Sq. Ft.
Portion of Pin: 0508-26-6963
Area By Coordinate Computation
(See Note 11)

Building Setbacks as per Henderson County R3 Zoning:
Front: 15' (Local)
Side: 15'
Rear: 15'
30' Stream Buffer

- Notes:
- Property is subject to all easements, restrictions and right of ways of record.
 - The locations of underground utilities are based on above-ground structures and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered.
 - Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate title search may disclose.
 - The certification of survey and plat was prepared for the entity named in the title block hereon and does not extend to any other entity, unless recertified by the professional land surveyor.
 - All miscellaneous survey related materials, including but not limited to, project plans, deed and ROW research, maps, field notes and data, survey reports, record title report, calculations, working drawings, estimates, and other materials acquired and/or prepared by the surveyor as instruments of service shall remain the property of the surveyor and assigns.
 - This drawing is not valid unless the original signature and stamp are attached. Any reproduction or variance to this survey by electronic or any other means are not to be considered issued by the professional surveyor.
 - Property is currently zoned R3 as per Henderson County.
 - Property is adjacent to designated Farmland Preservation District, Blue Ridge.
 - Property is located in Zone X (Minimal Flood Risk) as per FRIS Map Panel 0508, Map # 3710050800J effective date 10/2/2008.
 - Maintenance Responsibility of the easement is conveyed to the homeowners utilizing it to access their property. The easement must be maintained to allow clear passage for emergency response vehicles.
 - A 4' Wall or Fence is Required around the Cemetery Plot.
 - Maintenance Responsibility of the Cemetery is conveyed to the homeowners.
 - Lidar contour lines shown are as per the Henderson County GIS Website, topographic survey not performed at this time.

0 40 80 120
GRAPHIC SCALE - FEET



GLOBAL POSITIONING SYSTEM CERTIFICATION (NC VRS-RTK)

I, Cameron S. Baker, certify that this map was drawn under my supervision and the following information was used to perform the survey:

- Class of Survey: Class A
- Positional Accuracy: Horizontal 0.02'
- Type of GPS Field Procedure: RTK
- Date of Survey: May 11, 2026
- Datum / Epoch: NAD 83 (2011)
- Published / Fixed-Control Used: NC NTRIP Network
- Geoid Model: Geoid 18
- Combined Factor: 0.99977283
- Units: US Feet

I, Cameron S. Baker, Professional Land Surveyor certify to one or more of the following as indicated (G.S. 47-30 (f)(11)):

A - The survey creates a subdivision of land within an area of a county or municipality that regulates parcels of land.

I, Cameron S. Baker, certify that this plat was drawn under my supervision from an actual survey made under my supervision (Property description recorded in Deed Book 4258, Page 69); that the boundaries not surveyed are clearly indicated by dashed lines as drawn from information found in Deed Books as shown; that the ratio of precision as calculated is 1:10,000 or greater; that this plat was prepared in accordance with G.S 47-30 as amended.

Witness my original signature, license number and seal this XXX day of XXXX, 2026.

Professional Land Surveyor No. L-4920

I, Cameron S. Baker, Professional Land Surveyor, certify that the lot(s) created by this plat is (are) served and accessed by a recorded driveway easement shown hereon. This easement may or may not meet the standards for roads serving subdivisions in the Henderson County Land Development Code. Neither the undersigned nor Henderson County certify whether this easement meets such standards. This ___ day of ___, 20__

Professional Land Surveyor No. L-4920

Being All the Property Described in
D.B. 4258, Pg. 69, Also Referenced
D.B. 752, Pg. 27

Map of Major Site Plan For

Sandra Camp Life Estate

-Owners-
D.B. 4258, Pg. 69

Pin: 0508-26-6963

Blue Ridge Township Henderson County, NC

ASSOCIATED LAND SURVEYORS
& PLANNERS P.C.

P.O. BOX 578 * HORSE SHOE, NC 28742
(828) 890-3507 NC BUSINESS LICENSE NO. C-2774
SCALE: 1 Inch = 40 Feet DATE: May 12, 2026
JOB NO.: S-26-227 DRAWN BY: JTB/KMK MICHAEL & O

Legend:
ECM = Existing Concrete Monument
EIP = Existing Iron Pipe
EIS = Existing Iron Stake
IPS = Iron Pipe Set
o = Unmarked Point, Unless Otherwise Noted
ROW/MON = Right of Way Monument
RRS = Railroad Spike