

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: May 15, 2018

SUBJECT: Major Site Plan Review for Lazy Otter Outfitters Campground

PRESENTER: Toby Linville

ATTACHMENTS: Staff Report

SUMMARY OF REQUEST: Major site plan review and special use permit

SUGGESTED MOTION :

I move to approve the major site plan for Lazy Otter Outfitters Campground.

I recommend approval of the special use permit to the Zoning Board of Adjustment.



Henderson County, North Carolina Code Enforcement Services

1. Committee Request

- 1.1. **Applicant:** Lazy Otter Outfitters
- 1.2. **Request:** Major Site Plan Review
- 1.3. **PIN:** 9539894211
- 1.4. **Size:** .56 acres +/-
- 1.5. **Location:** 10 Banner Farm Rd.
- 1.6. **Supplemental Requirements:**

SR 4.3. Campground

- (1) Site Plan. Major *Site Plan* required in accordance with §42-331 (Major Site Plan Review).
- (2) Lighting. *Lighting mitigation* required.
- (3) Size. No *campground* located on/adjacent to a *residential zoning district* shall contain more than 200 campsites. Individual campsites shall be a minimum of 500 square feet.
- (4) Perimeter Setback. Fifty (50) feet.
- (5) Common Area. A *common area* shall be provided, that is equivalent in square footage to 25 percent the total square footage in: campsites, *structures* on site, parking areas and *driveways*. *Common area* shall be accessible for the *use* and enjoyment of *campground* occupants, located as to be free of traffic hazards and maintained in good condition by the *applicant*.
- (6) Operations. The *campground*:
 - a. May contain *structures* ancillary to the use; and
 - b. Shall be permitted one (1) store, exclusively for the sale of incidental gifts and foodstuffs.
- (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 165 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) Common Area Recreation and Service Facilities. Those facilities within the *campground* shall be for the sole purpose of serving the overnight guests in the *campground*, and shall adhere to the development standards established therefore in SR 4.6 (*Common Area Recreation and Service Facilities*).

Map A: Pictometry/Aerial Photography



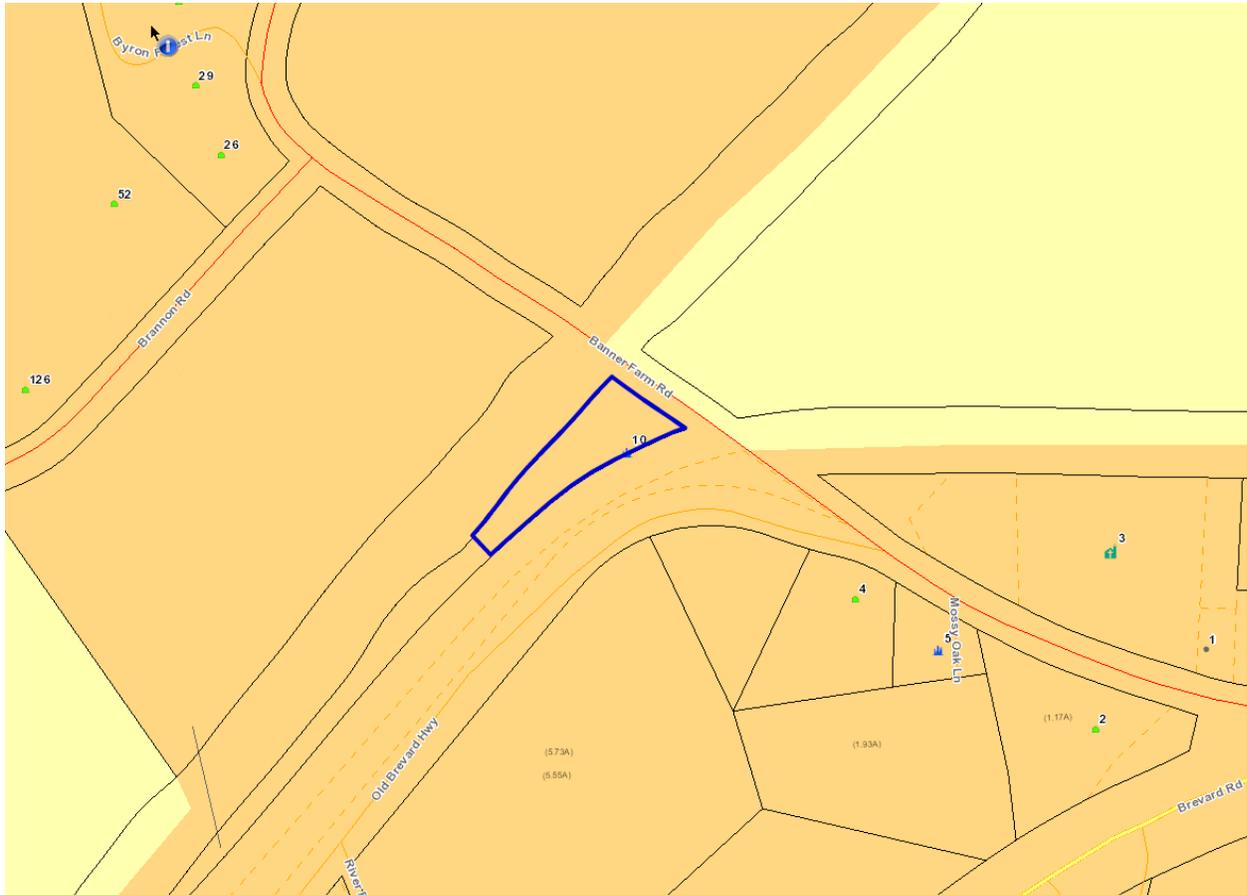
2. Current Conditions

Current Use: This parcel is currently Outdoor Recreation and previously a landscaping business

Adjacent Area Uses: The surrounding properties are residential and agricultural.

Zoning: The surrounding properties to the north and west are Residential Two Rural. Property east is Residential Two.

Map B: Current Zoning



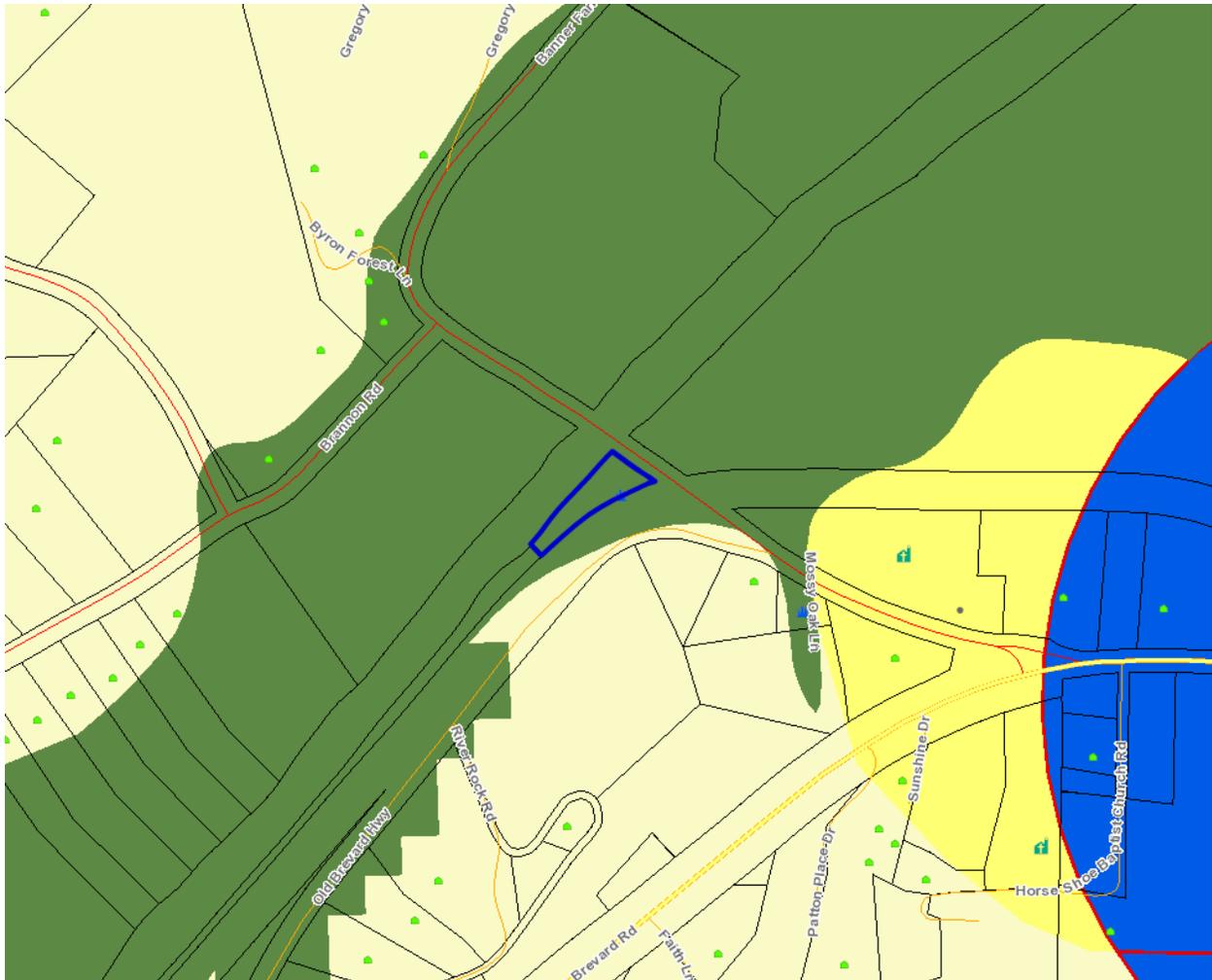
3. Floodplain /Watershed Protection The property is located in a Special Flood Hazard Area. The property is in the WSIV Water Supply Watershed district.

4. Water and Sewer This property is served by private well and septic.

Public Water: N/A

Public Sewer: N/A

Map C: CCP Future Land Use Map



5. Comprehensive Plan

The 2020 CCP: The CCP Future Land Use Map places the Subject Area in the Rural/Urban Transition area. The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:

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. Conservation areas are lands that generally exhibit any of the following characteristics:

1. Sensitive natural areas such as steep slopes, floodplains, major wetlands, forest reserves and wildlife conservation areas, and key watersheds.

6. Staff Recommendations

Staff's Position at this time, under the guidelines of current plans, policies and studies, is to approve the Major Site Plan because it is consistent with the current surrounding land uses and future land use recommendations.

7. Photographs

**HENDERSON COUNTY
SPECIAL USE PERMIT APPLICATION FORM**

GENERAL INFORMATION

Date of Application: 4/30/2018

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: Camping SR #: _____

Existing Structures or Uses on property: paddle outfitter

Road System (Circle): Public Private

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

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

SITE PLAN REQUIREMENTS

If a minor or major site plan is not specifically required, the applicant shall submit a site plan with the following items:

- Dimensions of property.
- Location of existing and proposed structures (including accessory structures), and general use thereof.
- Setbacks of existing and proposed structures from property lines and edge of right-of-way for roads (from centerline of roads for uses located in the R-40, WR, or SW districts).
- Separation of existing and proposed structures from one another.
- Parking and off/on loading areas
- Location of signs (including sign dimensions, height, type of material, lighting).
- Location and dimensions of existing and proposed roads / driveways and their entrance/exits.
- Location of dumpsters.
- Location and general description of any fences, landscaping or other buffering (proposed or existing).

Site plan not to exceed 11 X 17 size. Anything submitted larger than 11 X 17, the applicant must provide 12 copies with the application form.

PARCEL INFORMATION

PIN: 9539-89-4211 Deed Book/Page: 1617/379 Tract Size (Acres): .56

Zoning District: R2R Fire District: Elmore HS Watershed: _____ Floodplain: _____

Location of property to be developed: 10 Banner Farm Rd in Horse Shoe

CONTACT INFORMATION

Property Owner:

Name: Matt Evans

Phone: 336-253-0940

Address: 97 Cardinal Hills Dr

City, State, and Zip: Horse Shoe, NC 28742

Applicant:

Name: Sam

Phone: _____

Application No. _____

Address: _____ City, State, and Zip: _____

Agent:

Name: _____ Phone: _____

Address: _____ City, State, and Zip: _____

Agent Form (Circle One): Yes No

Plan Preparer:

Name: Wildlands Engineering Phone: 828-774-5547

Address: 167-B Hayward Rd City, State, and Zip: Asheville, NC 28806
Asheville, NC 28806

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:
Addition of tent camping sites to existing paddle outfitter
should present no public hazards
- B. General Requirement #2. The use will not substantially injure the value of property or improvements in the area.
Camp sites should not be visible from adjoining
properties
- C. General Requirement #3. The use will be in harmony with the surrounding area.
Campsites will supplement those already in place
on the French Broad Paddle Trail

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

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 & egress already in place, no new structures other than small (9x12) gazebo in common area

- b. Off-street parking and loading areas.

Already in place

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

Already in place

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

Split-rail fence to separate tent sites from the river

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

None other than small (9x12) gazebo in common area

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

Matthew Evans

Print Applicant (Owner or Agent)

[Signature]
Signature Applicant (Owner or Agent)

4/30/13

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: Matt Evans Phone: 336-253-0940
Complete Address: 10 Banner Farm Rd, Horse Shoe

Applicant:

Name: Matt Evans Phone: 336-253-0940
Complete Address: 10 Banner Farm Rd, Horse Shoe

Agent:

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

Plan Preparer:

Name: _____ Phone: _____
Complete Address: _____

GENERAL INFORMATION

Date of Application: 4/30/18

Site Plan Attached (Circle One) Yes No

PARCEL INFORMATION

PIN: 9539-89-4211 Tract Size (Acres): .56

Zoning District: R2R Fire District: Etowah-HS

Supplemental Requirement# _____ Watershed: _____

Permitted by Right _____ Floodplain: _____

Special Use Permit _____

Location / Property to be developed: 10 Banner Farm Rd

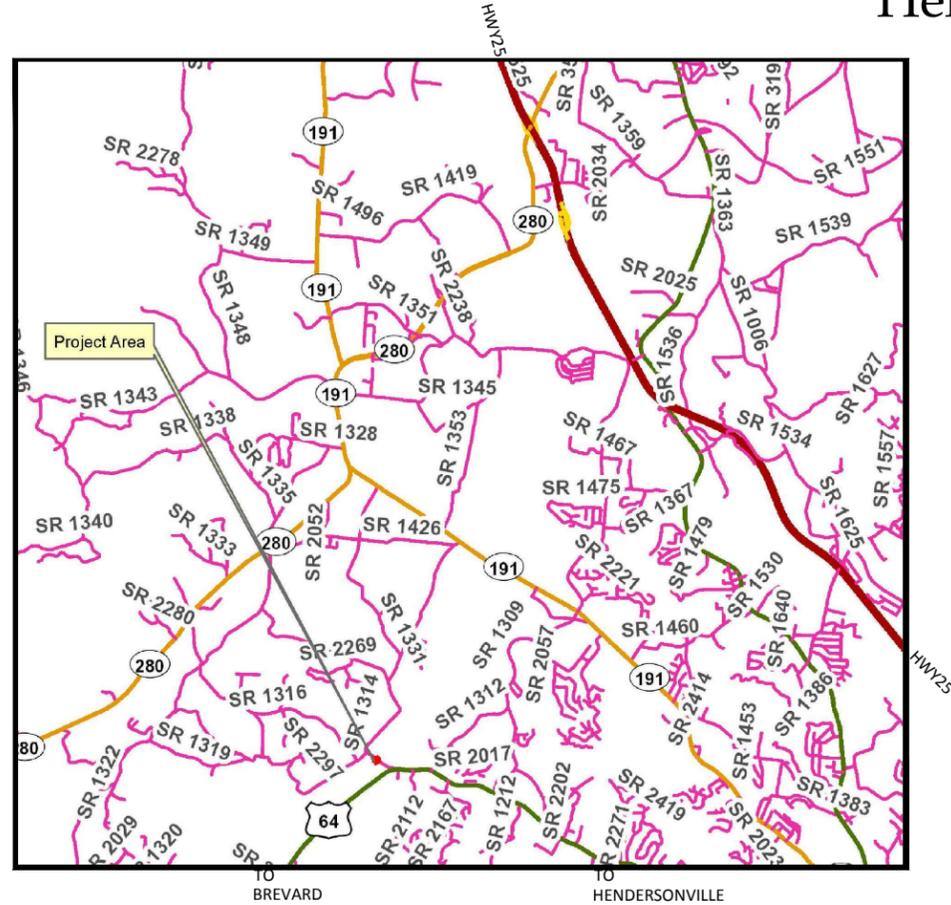
County Use Only

Received by: _____

Evans Paddle Trail Access - Campsites

French Broad River

Henderson County, North Carolina



Vicinity Map
Not to Scale



BEFORE YOU DIG!
CALL 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!

ISSUED FOR CONSTRUCTION
APRIL 25, 2018

Sheet Index

Title Sheet	0.1
Legend and Floodplain Overview	0.2
Site Plan	1.0

Project Directory

Engineering:
Wildlands Engineering, Inc
License No. F-0831
167-B Haywood Road
Asheville, NC 28806
Jake McLean, PE, CFM
828-774-5547

Owner:
Matt Evans
97 Carolina Hills Dr
Horse Shoe, NC 28742

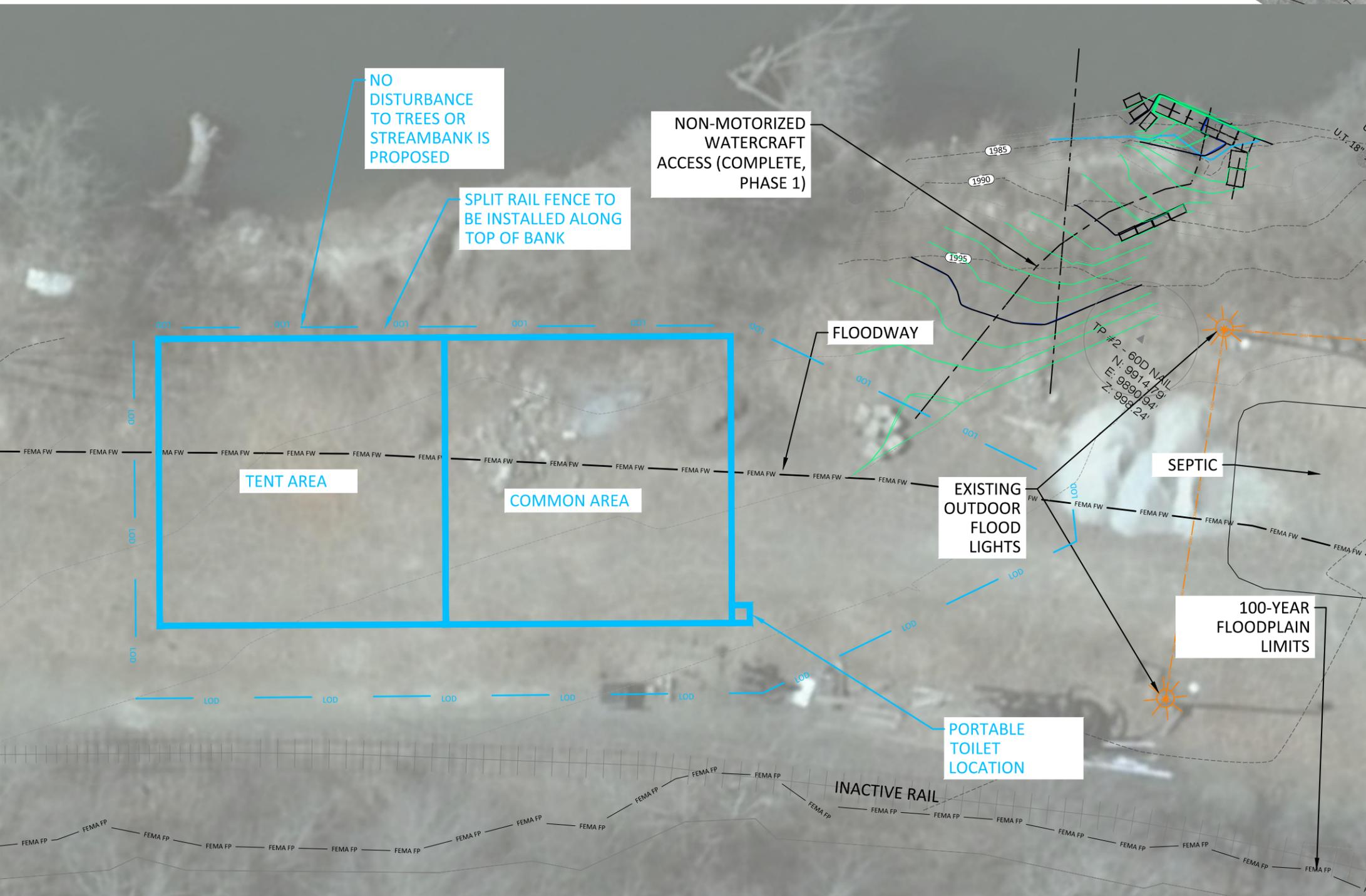
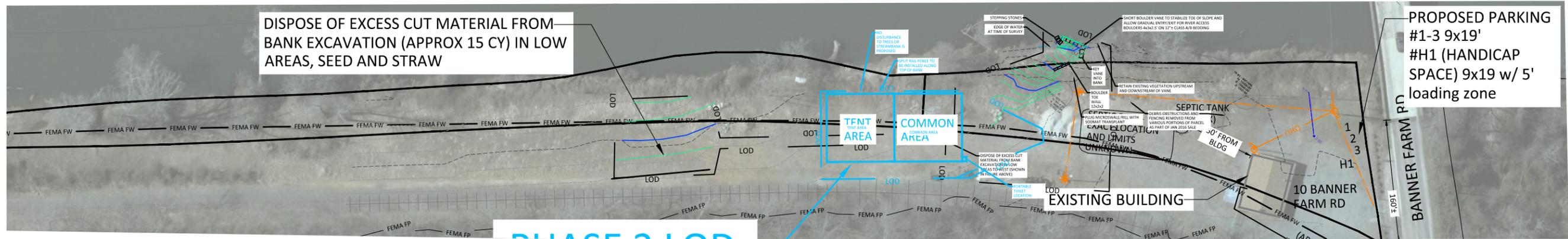
Surveying:
Wes Cole Land Surveying
Asheville, NC 28806



Revisions:

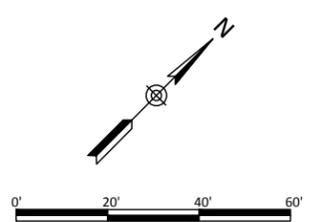
Date: April 25, 2018
 Job Number: 005-14517
 Project Engineer: JPM
 Drawn By: JPM/JW
 Checked By:

April 25, 2018
 L:\Active Projects\005-14517 Evans Paddle Trail Access\CAD Data\Hires\SitePlan_Cumulative.dwg



CONSTRUCTION SEQUENCE:

1. SILT FENCE IS REQUIRED IF BARE AREAS ARE NOT SEEDED, STRAWED AND MATTED AT END OF WORKING DAY. THERE IS AN EXISTING GRAVEL ENTRANCE WHICH SHALL BE USED AS A CONSTRUCTION ENTRANCE AND KEPT CLEAN AND FREE OF DIRT AND DEBRIS. ALL DIRT SHALL BE CLEANED FROM BANNER FARM RD IMMEDIATELY.
2. INSTALL VANE ARM AND BACKFILL.
3. CLEAR AND GRUB GRASS FROM PROPOSED SLOPE GRADING AREA.
4. GRADE TO ACHIEVE PROPOSED SLOPE CONTOURS.
5. MAKE PROVISIONS TO ENSURE THAT FUTURE OVERLAND FLOW DOES NOT ENTER SLOPE ABOVE PROPOSED ACCESS.
6. SEED AND MAT (COIR OR SOD MATS) ALL EXPOSED BANK AREAS WITH SLOPE EXCEEDING 4:1.
7. SEED AND STRAW ALL REMAINING BARE AREAS
8. APPLY SURFACING TO ACCESS.
9. REMOVE TEMPORARY E&SC MEASURES AS APPLICABLE.



WILDLANDS
 ENVIRONMENTAL
 CONSULTANTS
 1678 Hix Road
 Asheville, NC 28806
 Tel: 828.774.5547
 Firm License No. F-0831



Evans Paddle Trail Access
 Henderson County, North Carolina

Site Plan

Revisions:

Date: April 25, 2018
 Job Number: 005-14517
 Project Engineer: JPM
 Drawn By: JPM/JW
 Checked By:

1.0

Sheet