

IN THE MATTER OF THE APPLICATION OF

JOHN MCCASLIN, Applicant,
to the
HENDERSON COUNTY ZONING BOARD OF ADJUSTMENT,
Permit Authority,

Regarding

RECREATIONAL VEHICLE PARK

The Henderson County Zoning Board of Adjustment held a quasi-judicial hearing October 30, 2019 to consider the application SUP-19-08, seeking a special use permit to allow certain property for the use “recreational vehicle park” under the Chapter 42 of the Henderson County Code (“the Code”). The application was submitted by the owner of the property in question. Having heard all the evidence and arguments presented at the hearing, the Zoning Board of Adjustment makes the following findings of fact:

1. A quasi-judicial hearing was held by the Henderson County Zoning Board of Adjustment on the special use permit application SUP-19-08. A quorum of members of the Zoning Board of Adjustment was present. The members present and participating were:

Ronald S. Kauffman, Chair
Tony Engel
Bill Fishburne
Alternate: Louise St.Romain
Alternate: James Marshall

2. All members of the Zoning Board of Adjustment affirmed their ability to make an impartial decision in this matter, and no party or member objected to any other member’s participation in this hearing.

3. Notice of the quasi-judicial hearing, pursuant to the Code was duly and timely given in accord with the provisions of §42-371. This included mailing to the applicants and all adjacent property owners to the boundary of the subject property and the posting of notice on the subject property.

4. This application was filed by John McCaslin (the “Applicant”), as applicant and property owner. The property to be included in the special use consists of Henderson County PIN 9549215620. This property is currently zoned Residential Two (R2). “Recreational Vehicle Park” is a permitted use in this district with a special use permit.

5. At the commencement of this hearing, the Chair stated that the Board recognized the Applicants and Henderson County staff as parties to this hearing and inquired whether any person or entity sought to become a party to this action. Several in attendance were sworn in as parties.

6. In order to grant any special use, the Board must find that the proposed use will:
a. Not materially endanger the public health, safety or welfare;

In the Matter of the Application of John McCaslin for Recreational Vehicle Park
Order on Special Use Permit Hearing
File Number SUP-19-08

- b. Not substantially injure the value of property or improvements in the area; and
- c. Be in harmony with the surrounding area.

7. The information contained in the Request for Board Action and staff report was received by the Board without objection. The statements found therein are found to be fact by this Board.

8. The Board must find that the proposed use meets the specific standards for each specific special use set out in the Henderson County Land Development Code, Chapter 42 of the Henderson County Code. The use proposed here is “recreational vehicle park”. The specific standards for the proposed use are set out in Supplemental Requirement 4.15 of the Land Development Code, found at Section 42-63 thereof. The standards are as follows:

- a. A major Site Plan is required in accordance with §42-331 (Major Site Plan Review).
- b. Lighting mitigation is required.
- c. The perimeter setback is fifty (50) feet.
- d. 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.
- e. 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.
- f. The recreational vehicle park:
 - i. 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;
 - ii. May contain structures ancillary to the use;
 - iii. Shall be permitted one (1) store, exclusively for the sale of incidental gifts and foodstuffs; and
 - iv. Shall provide, at the time of application, an evacuation plan for a natural disaster event.
- g. 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).
- h. 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.
- i. 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).

In the Matter of the Application of John McCaslin for Recreational Vehicle Park
Order on Special Use Permit Hearing
File Number SUP-19-08

9. Tanya Marie Cummings, Barbara Feuerbacher, Mike Hipps, Marshal Welch, Frank Trombetta, Patti Angrisani, Matt Sorrells, Chuck Gould, Alice Abarca, Tom Crane, Brian Riley, Kat McQuown, Teri Fosmire, Nell Norman and Hunter Trombetta voiced concerns about traffic, sewage, large vehicles on narrow road, noise, children's safety, residential character, harmony, property values and safety.

10. The Zoning Board of Adjustment asked questions about sewage, restrictive covenants, proximity to roadway and adjoining properties, turnover, vetting renters and property values. Bill Fishburne moved to deny the application with second from Tony Engel. All members voted to deny the application.

11. From the foregoing, the Zoning Board of Adjustment concludes as follows:

1. All parties were properly before the Board, and all evidence presented herein was under oath, and was not objected to by any party. All evidence relied upon in this Order was credible and reliable.

2. The Zoning Board of Adjustment has jurisdiction to hear this matter.

3. All parties, and all persons entitled to notice, have been given proper notice of this hearing and afforded the right to be heard.

IT IS THEREFORE ORDERED by the Henderson County Zoning Board of Adjustment that Henderson County special use permit application number SUP-19-08 is hereby **DENIED** on the conditions stated above.

Announced 30 October 2019, and approved in final form, this the 20th day of November 2019.

HENDERSON COUNTY ZONING BOARD OF ADJUSTMENT

By: _____
RONALD S. KAUFFMAN, Acting as Chair

Attest:

TOBY LINVILLE, Secretary to the Zoning Board of Adjustment