REQUEST FOR BOARD ACTION

HENDERSON COUNTY

ZONING BOARD OF ADJUSTMENT

MEETING: **TRC 4-5-22 & ZBA 4-27-22**

SUBJECT: **Special Use Permit– Flynn Branch Tiny Home Park SUP-22-02**

PRESENTER: **Matt Champion**

ATTACHMENTS: **Staff Report & Site Plan**

SUMMARY OF REQUEST: **Special Use Permit review for Recreational Vehicle Park**

SUGGESTED MOTION:

I move to approve/deny SUP-22-02 because the use will:

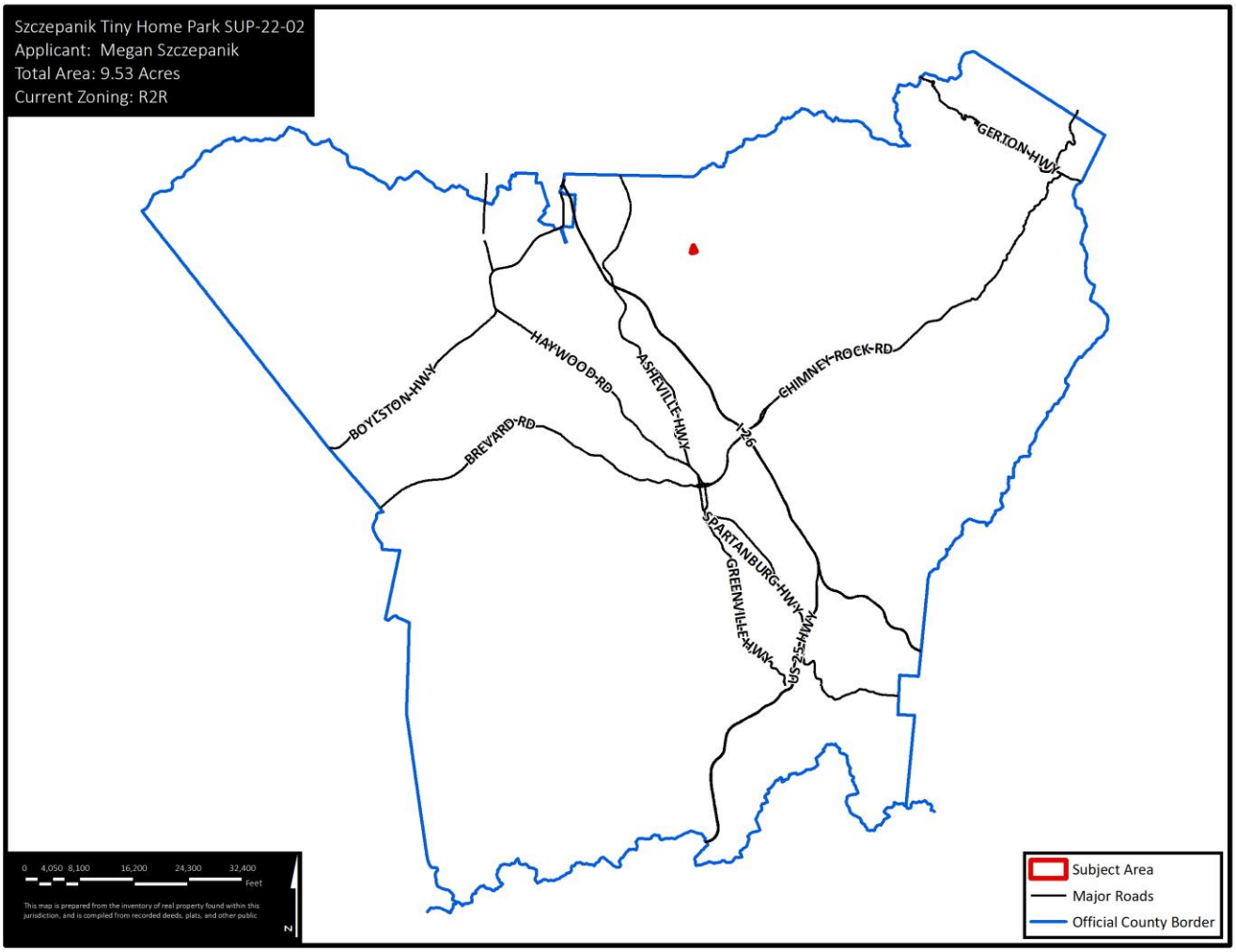
a. Not materially endanger the public health, safety or welfare;
b. Not substantially injure the value of property or improvements in the area; and
c. Be in harmony with the surrounding area.

Henderson County, North Carolina
Code Enforcement Services

1. **Committee Request**
    1.1. **Applicant:** Megan Szczepanik
    1.2. **Request:** Major Site Plan Review
    1.3. **PIN:** 9662-64-5089
    1.4. **Size:** 9.53 acres +/-
    1.5. **Location:** Flynn Branch Road
    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 *driveway*s. *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 Map

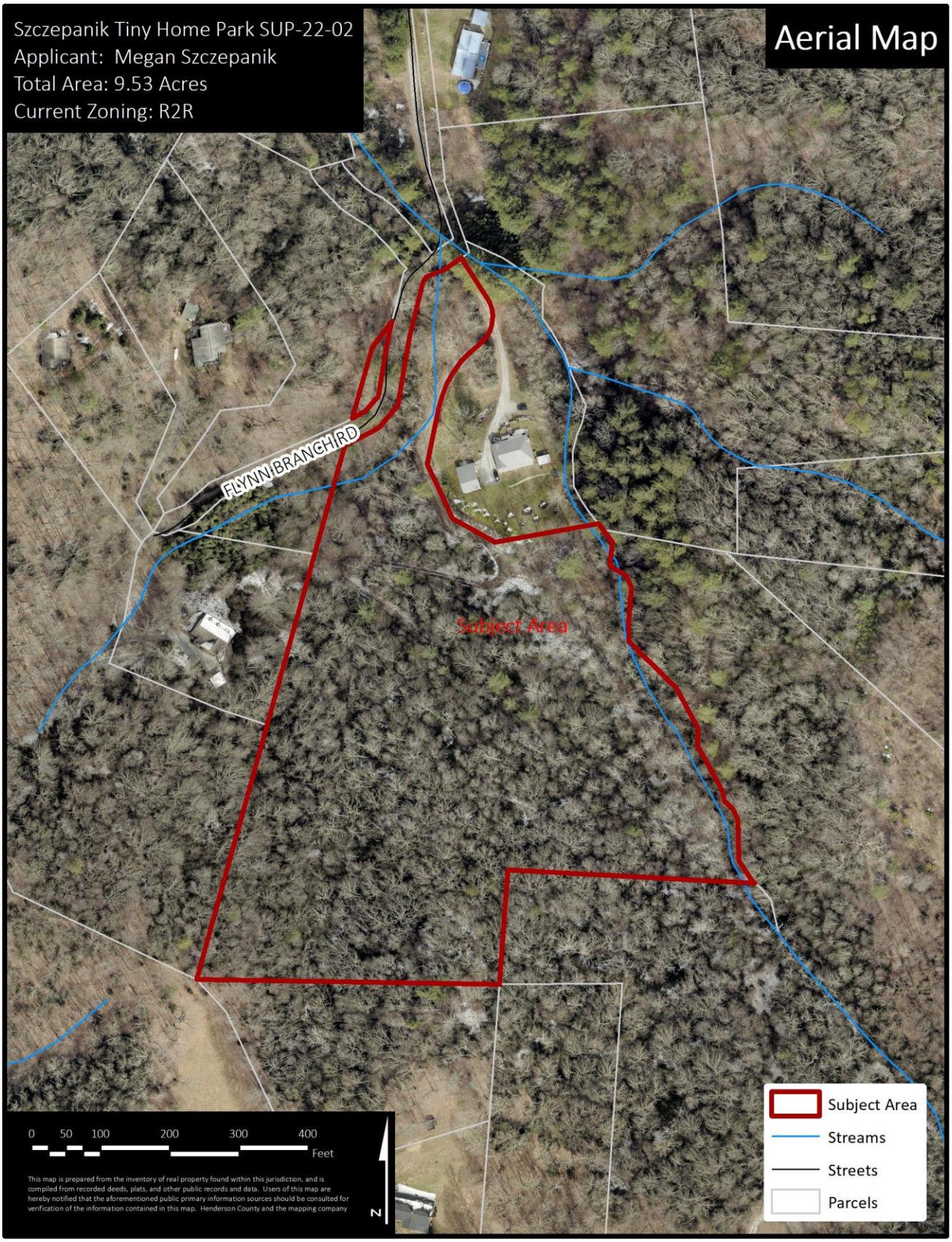


2. <u>Current Conditions</u>

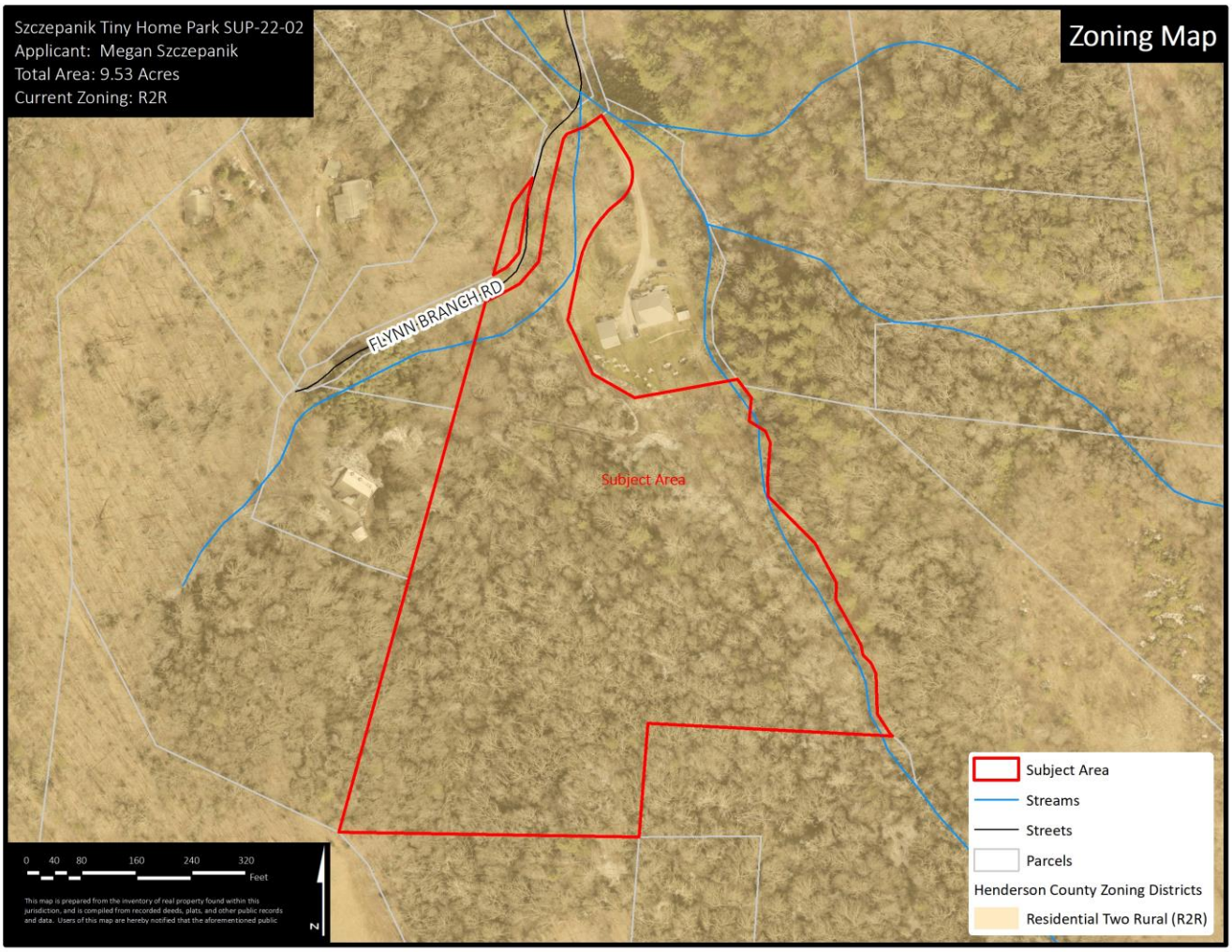
2.1. **Current Use:** The subject area currently contains a single-family residential structure.

2.2. **Adjacent Area Uses:** The surrounding properties are vacant and residential with single-family structures.

Map B: Aerial Map



Map C: Zoning Map



3. **<u>Zoning</u>** The subject area is located within the Residential Two Rural (R2R) zoning district.

3.1 **Residential Two Rural (R2R):** The purpose of Residential District Two Rural (R2R) is to foster orderly growth where the *principal use* of land is residential. The intent of this district is to allow for low to medium density *residential development* and rural commercial and light industrial development consistent with the recommendations of the *Comprehensive Plan*. This general *use district* is typically meant to be utilized in areas designated as Transitional (RTA) in the *Comprehensive Plan*. (LDC §42-29)

3.2 **Adjacent Zoning:** Residential Two Rural (R2R) is found in all directions of the subject area.

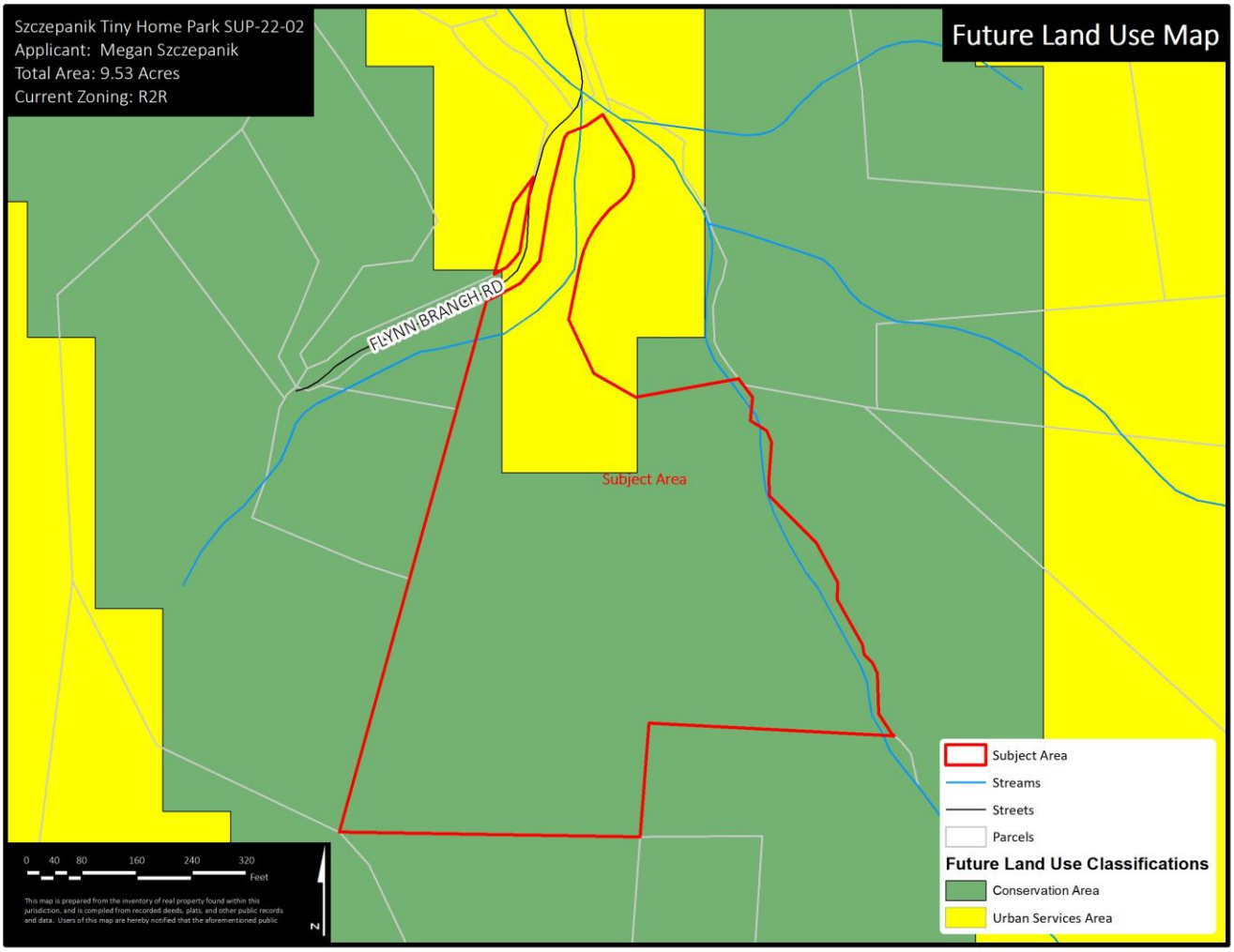
4. **<u>Floodplain /Watershed Protection</u>** The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district. There is a stream running along the eastern boundary of the subject area. The applicant is required to setback 30' from the edge of surface water.

5. **<u>Water and Sewer</u>** This property will be served by a private well and septic system.

Public Water: N/A

Public Sewer: N/A

Map D: CCP Future Land Use Map



6. **<u>The Henderson County Comprehensive Plan (CCP</u>)** The CCP Future Land Use Map identifies the subject area as being in a Conservation and Urban Services Area (See Map D).
    a. **Conservation:** "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.
    b. **Urban Services Area:** "The USA will contain virtually all existing and future industrial development and will be the focus of future economic development activities. Industrial development will exist within predefined zoning districts whose standards and configuration are in keeping with the surrounding community." (CCP, Pg. 133)

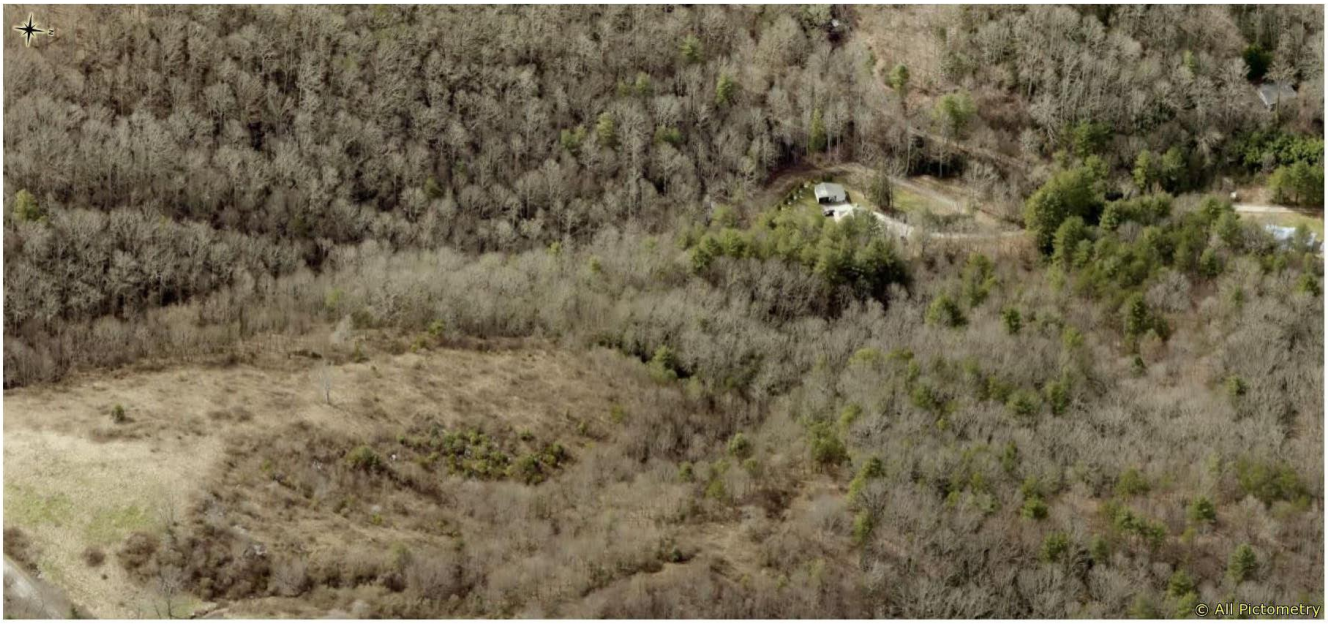
7. **<u>Proposal</u>** The applicant is proposing 3 tiny home spaces and a future single-family residential dwelling. Each space will be approximately 2,000sqft with a gravel parking area to serve all three spaces. The tiny homes will be served by a well and one community septic system. All tiny home structures will adhere to the 50' perimeter setback. The site will be accessed by an existing 12' gravel road off Flynn Branch Rd. The existing gravel will be extended to serve phase 2. Total area of disturbance is approximately 22,238SQFT in Phase 1 and 23,824SQFT in Phase 2. Total impervious surfaces in Phase 1 and Phase 2 are 34,031SQFT. A note will be placed on the major site plan stating a B1 Buffer is required if existing vegetation is removed.

8. **Staff Recommendations** Staff's Position currently, 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.

9. **Technical Review Committee** The Technical Review Committee met on 4/5/2022 to review the major site plan and voted to forward to the ZBA with the following conditions: erosion and sedimentation control permit, stormwater permit, improvements permit, tongue, wheels, and axels must remain on tiny homes per NC Manufactured Home Code, temporary connections, a building permit for any decks attached to the structures, NCDOT driveway permit, approved road name for access to the structures, and electrical inspections for each site.

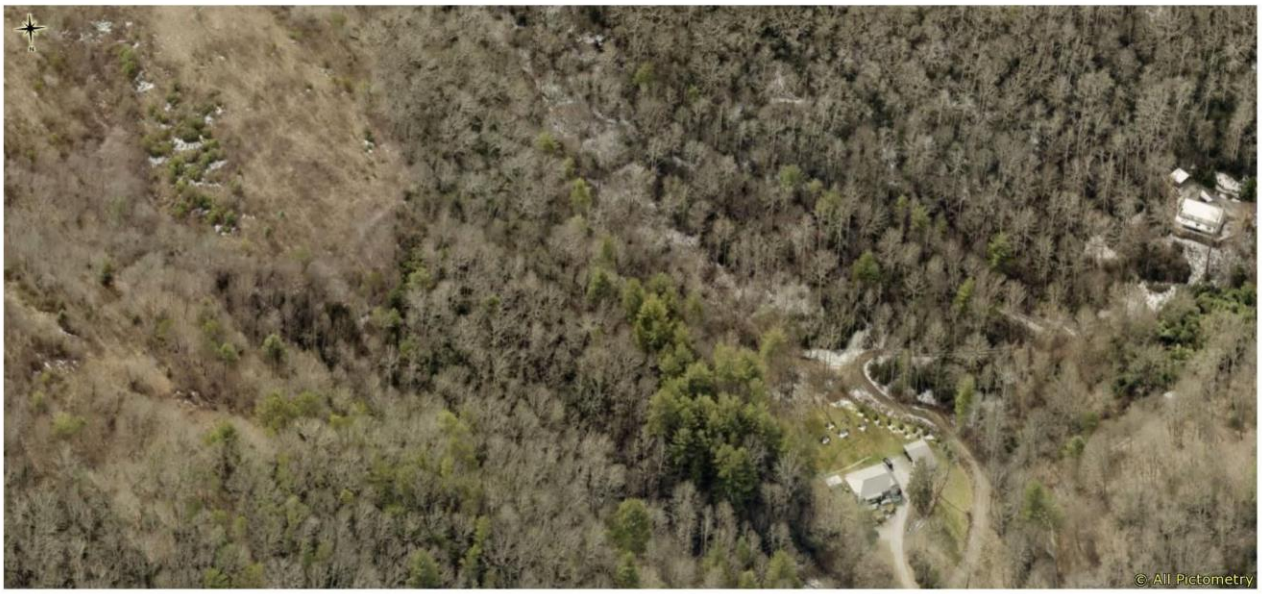
10. **Oblique Photos**

View from East



02/23/2020

View from North



02/23/2020

View from South

02/23/2020

View from West

02/23/2020

HENDERSON COUNTY
MAJOR SITE PLAN REVIEW APPLICATION

CONTACT INFORMATION

Property Owner:

Name: Megan Szczepanik Phone: 727-642-4746

Complete Address: 12851 Cumberland Dr. Largo, FL 33773

Applicant:

Name: Megan Szczepanik Phone: 727-642-4746

Complete Address: 12851 Cumberland Dr. Largo, FL 33773

Agent:

Name: _____ Phone: _____

Complete Address: _____

Agent Form (Circle One): Yes No

Plan Preparer:

Name: Cobblestone Construction Phone: 847-343-8598

Complete Address: PO Box 901 Skyland, NC 28776

GENERAL INFORMATION

Date of Application: _____

Site Plan Attached (Circle One): Yes No

PARCEL INFORMATION

PIN: 9662645089 Tract Size (Acres): 9.53

Zoning District: R2R Fire District: Fletcher Fire

Supplemental Requirement# SR 4.15 Watershed: No

Permitted by Right No Floodplain: No

Special Use Permit Yes

Location / Property to be developed: _____

****

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.**

SIGNATURES OF APPLICANT

PROPERTY OWNER (APPLICANT)		WITNESS	
COMPANY	X	NAME	X
SIGNATURE		SIGNATURE	
ADDRESS	X	ADDRESS	X
	X Phone No. X		X

AUTHORIZED AGENT		WITNESS	
COMPANY		NAME	
SIGNATURE		SIGNATURE	
ADDRESS		ADDRESS	
	Phone No.		

APPROVALS

APPLICATION RECEIVED BY DISTRICT ENGINEER

SIGNATURE **DATE**

APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required)

SIGNATURE **TITLE** **DATE**

APPLICATION APPROVED BY DISTRICT ENGINEER

SIGNATURE **DATE**

INSPECTION BY NCDOT

SIGNATURE **TITLE** **DATE**

COMMENTS:

Application No. _____

HENDERSON COUNTY
SPECIAL USE PERMIT APPLICATION FORM

GENERAL INFORMATION

Date of Application: _____

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: RV PARK (TINY HOMES) SR #: 4.15

Existing Structures or Uses on property: NONE

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: 9662645089 Deed Book/Page: 3589/714 Tract Size (Acres): 9.53

Zoning District: R2R Fire District: FLETCHER FIRE Watershed: NO Floodplain: NO

Location of property to be developed: _____

CONTACT INFORMATION

Property Owner:

Name: MEGAN SZCZEPANIK Phone: 727-642-4746

Address: 12851 CUMBERLAND DR City, State, and Zip: LARGO, FL 33773

Applicant:

Name: MEGAN SZCZEPANIK Phone: 727-642-4746

Application No. _____

Address: 12851 CUMBERLAND DR City, State, and Zip: LARGO, FL 33773

Agent:

Name: _____ Phone: _____

Address: _____ City, State, and Zip: _____

Agent Form (Circle One): Yes No

Plan Preparer:

Name: COBBLESTONE CONSTRUCTION Phone: 847-343-8598

Address: PO BOX 901 City, State, and Zip: SKYLAND, NC 28776

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:

Will not. 3 tiny homes and a single family home, minimal impact to area.

B. General Requirement #2. The use will not substantially injure the value of property or improvements in the area.

Will not. The site is wooded lot that will remain so as much as is practical. A cleared property goes against what the owner desires. There are to be 3 tiny homes and 1 single family home on the property that will produce minimal impact on the area.

C. General Requirement #3. The use will be in harmony with the surrounding area.

Yes. The site will remain as wooded as is practical.

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.

All wprk will be permitted as required for the different phases.
Phase one will be the septic, well, and pad for the tiny homes. (starting with one, adding more later)
Phase two will be the the single family residence. (septic, well, house and drive)

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

Application No. _____

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.
Three tiny homes and a single family will have minimal impact on the area.

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.
Three tiny homes and a single family will have minimal impact on the area.

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).
EXISTING RECORDED 30 FT DRIVEWAY EASEMENT

b. Off-street parking and loading areas.
YES

c. Utilities (with particular reference to locations, availability and compatibility).
COMMUNITY WELL AND SEPTIC FOR TINY HOMES
PRIVATE SEPTIC FOR SINGLE FAMILY HOME
ELECTRIC TO EACH SITE

d. Buffering and landscaping (with particular reference to type, location and dimensions).
EXISTING TREES AND VEGETATION WIL BE PRESERVED AS MUCH AS IS PRACTICAL
TO MAINTAIN THE WOODED FEEL OF THE PROPERTY

e. Structures (with particular reference to location, size and use).
3 TINY HOMES AS SHOWN ON SITE PLAN
1 SINGLE FAMILY RESIDENCE. EXACT LOCATION TBD BY FINAL HOUSE SEPTIC LOCATION

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

_____
Print Applicant (Owner or Agent)

_____ _____
Signature Applicant (Owner or Agent) Date

County Use Only

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

Authority to grant the requested permit is contained in the Land Development Code, Sections: _____

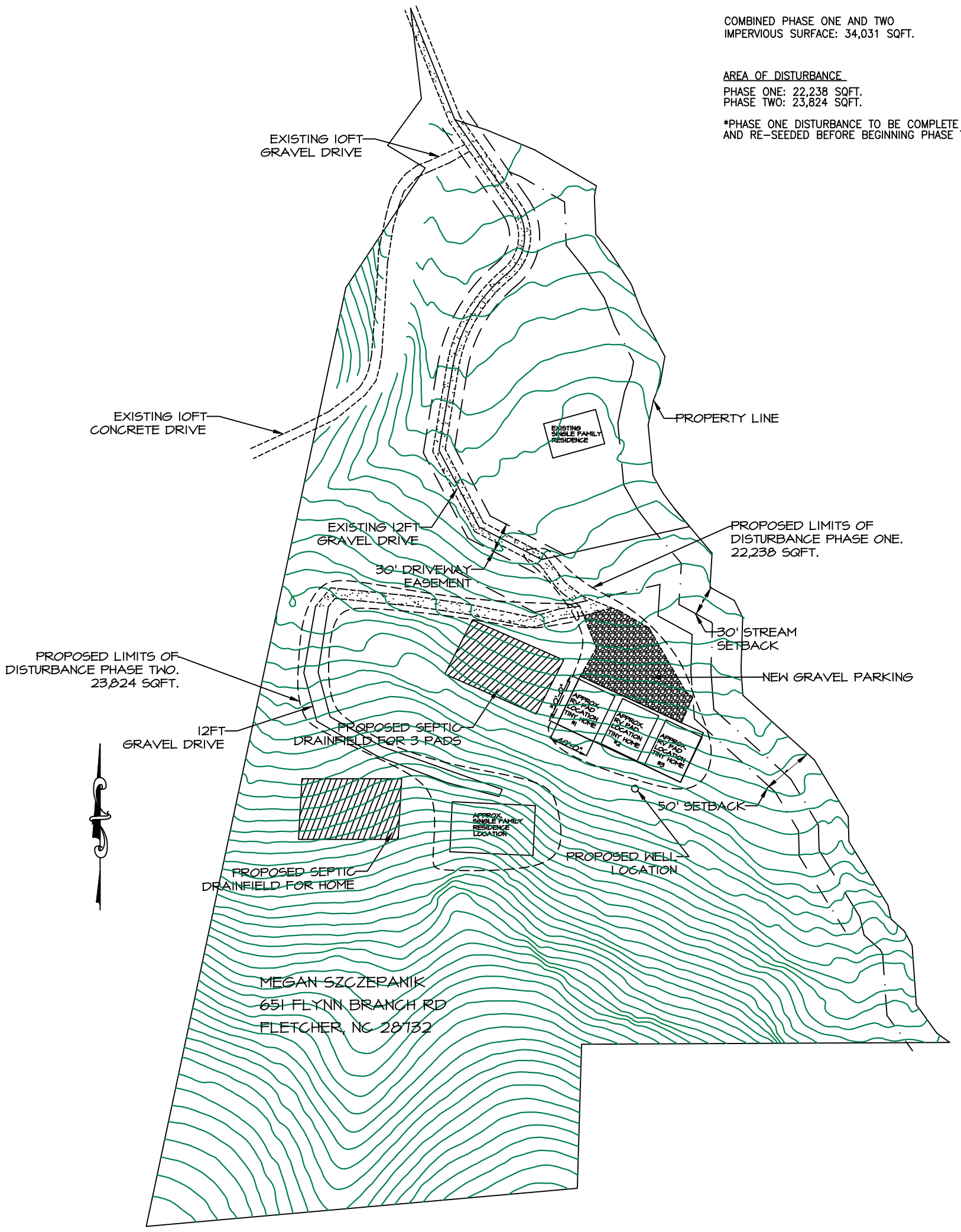
Community Planning Area: _____

COMBINED PHASE ONE AND TWO
IMPERVIOUS SURFACE: 34,031 SQFT.

AREA OF DISTURBANCE

PHASE ONE: 22,238 SQFT.
PHASE TWO: 23,824 SQFT.

*PHASE ONE DISTURBANCE TO BE COMPLETE AND RE-SEEDED BEFORE BEGINNING PHASE TWO.



*A B1 Buffer will be required if existing perimeter vegitation is removed.

SITE PLAN

SCALE: 1" = 60'-0"

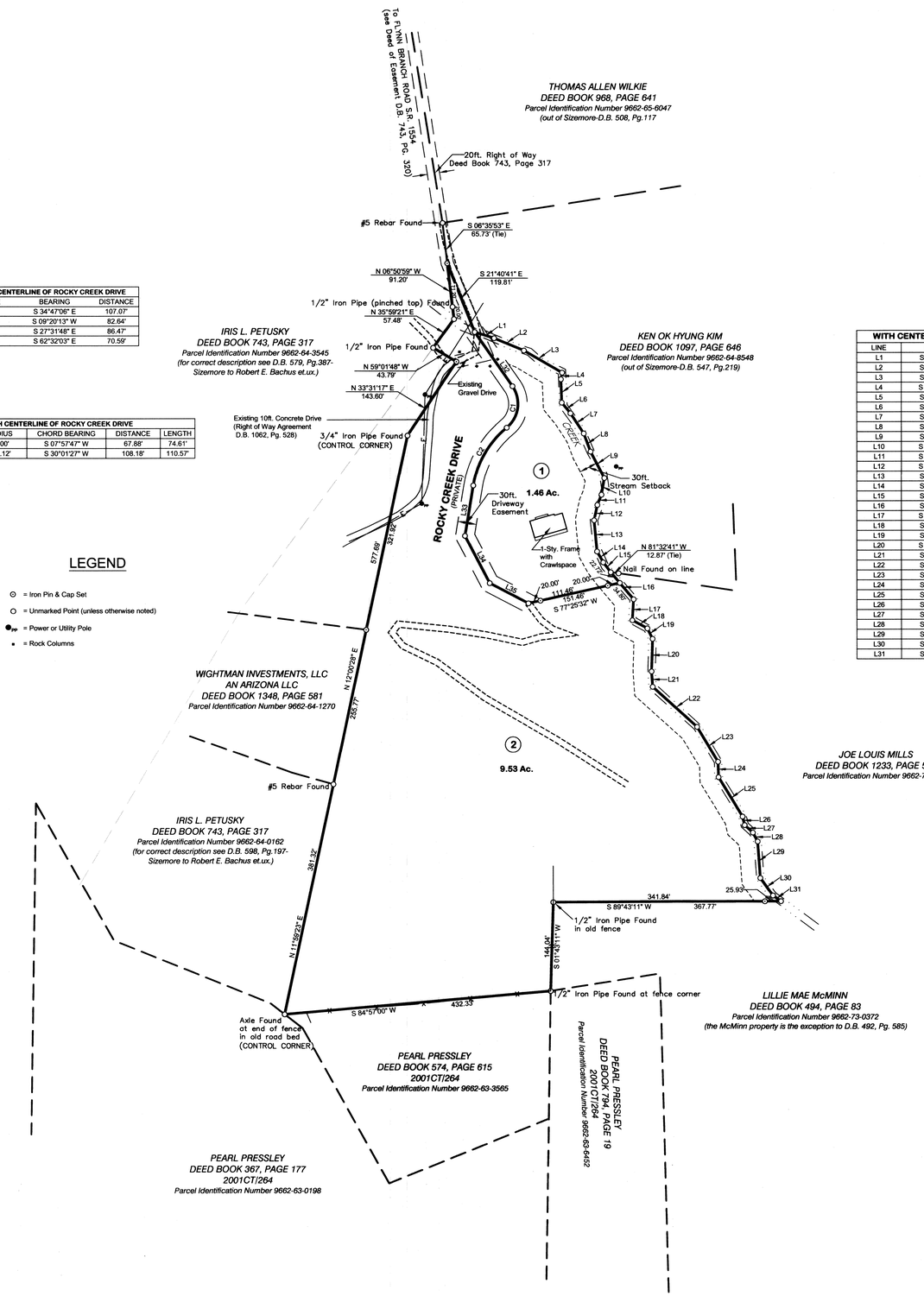
PIN# 9662645089
ZONING: R2R
9.53 ACRES

12829

PLAT NORTH
PLAT SLIDE 4004 A

WITH CENTERLINE OF ROCKY CREEK DRIVE		
LINE	BEARING	DISTANCE
L32	S 34°47'06" E	107.07'
L33	S 09°20'13" W	82.64'
L34	S 27°31'48" E	86.47'
L35	S 62°32'03" E	70.59'

WITH CENTERLINE OF ROCKY CREEK DRIVE				
CURVE	RADIUS	CHORD BEARING	DISTANCE	LENGTH
C1	50.00'	S 07°57'47" W	67.88'	74.61'
C2	153.12'	S 30°01'27" W	108.18'	110.57'



WITH CENTERLINE OF CREEK		
LINE	BEARING	DISTANCE
L1	S 72°06'19" E	33.10'
L2	S 67°29'51" E	52.15'
L3	S 59°46'38" E	71.38'
L4	S 10°20'17" W	10.87'
L5	S 02°09'25" E	37.69'
L6	S 38°47'47" E	22.43'
L7	S 33°16'07" E	38.96'
L8	S 20°28'27" E	31.39'
L9	S 27°50'09" E	48.40'
L10	S 09°51'26" W	27.50'
L11	S 21°56'46" W	17.80'
L12	S 12°08'31" W	25.37'
L13	S 05°30'16" E	50.82'
L14	S 29°16'27" E	20.30'
L15	S 37°05'20" E	19.91'
L16	S 40°06'37" E	57.52'
L17	S 03°32'09" W	34.10'
L18	S 61°24'35" E	27.74'
L19	S 26°16'12" E	18.81'
L20	S 01°49'10" W	52.67'
L21	S 04°14'21" E	25.20'
L22	S 47°52'03" E	96.23'
L23	S 30°54'13" E	65.96'
L24	S 01°33'07" E	24.97'
L25	S 31°27'42" E	74.69'
L26	S 13°13'10" E	14.31'
L27	S 47°39'47" E	17.82'
L28	S 28°12'05" E	16.35'
L29	S 04°03'47" E	59.30'
L30	S 35°53'26" E	35.07'
L31	S 54°12'34" E	15.82'

LEGEND

- ⊙ = Iron Pin & Cap Set
- ○ = Unmarked Point (unless otherwise noted)
- ●pp = Power or Utility Pole
- • = Rock Columns

NOTES: THERE ARE NO N. C. GRID MONUMENTS LOCATED WITHIN 2,000 FEET OF PROPERTY SHOWN ON PLAT.

THE PROPERTY SHOWN IS SUBJECT TO ANY AND ALL RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD.

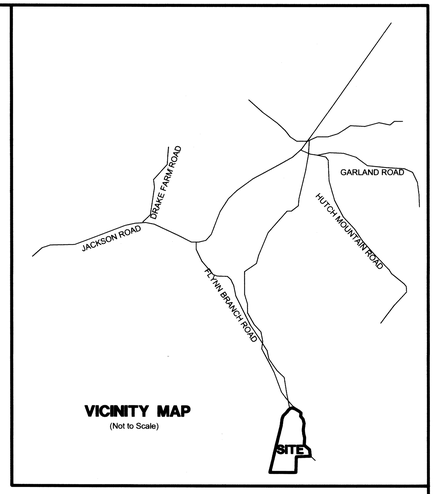
THE PROPERTY SHOWN ON THIS PLAT IS ZONED HENDERSON COUNTY RESIDENTIAL TWO RURAL.
THE YARD SETBACKS ARE AS FOLLOWS:
FRONT OR RIGHT OF WAY – 15ft. LOCAL ROAD
20ft. COLLECTOR ROAD
SIDE – 10ft.
REAR – 10ft.

THE SUBJECT AREA IS NOT LOCATED IN A FLOOD HAZARD ZONE ACCORDING TO HENDERSON COUNTY GIS INFORMATION.

THE PROPERTY SHOWN DOES NOT LIE WITHIN ONE–HALF MILE OF LAND IN AN AGRICULTURAL DISTRICT ACCORDING TO HENDERSON COUNTY GIS INFORMATION.

MAINTENANCE OF THE DRIVE EASEMENT SHOWN HEREON IS THE RESPONSIBILITY OF THE HOMEOWNERS UTILIZING SAID ACCESS. DRIVEWAY EASEMENT MUST BE MAINTAINED TO ALLOW CLEAR PASSAGE FOR EMERGENCY RESPONSE VEHICLES.

GARY L. CORN, INC.
PROFESSIONAL LAND SURVEYOR
379 HOOPERS CREEK ROAD
FLETCHER, N.C. 28732
PHONE: 828-388-4334



VICINITY MAP
(Not to Scale)

1650), GARY L. CORN, A PROFESSIONAL LAND SURVEYOR; STATE THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; (DEED DESCRIPTION RECORDED IN BOOK 1650, PAGE 10, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK_____, PAGE_____;) THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 10,000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G. S. 47–30, AS AMENDED.

WITNESS MY HAND AND SEAL, THIS 15 DAY OF OCT., 2020.

PROFESSIONAL LAND SURVEYOR L–2431

NORTH CAROLINA PROFESSIONAL SEAL L-2431 LAND SURVEYOR GARY L. CORN

I, GARY L. CORN, A PROFESSIONAL LAND SURVEYOR; STATE THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE JURISDICTION OF HENDERSON COUNTY, WHICH HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND AND IS IN ACCORDANCE WITH G.S. 47–30(f)(11)(e).

DATE 10-15-20 SIGNED

I, GARY L. CORN, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE LOTS CREATED BY THIS PLAT ARE SERVED AND ACCESSED BY A RECORDED DRIVEWAY EASEMENT SHOWN HERE ON. THIS EASEMENT MAY OR MAY NOT MEET THE STANDARDS FOR ROADS SERVING SUBDIVISIONS IN THE HENDERSON COUNTY LAND DEVELOPMENT CODE. NEITHER THE UNDER–SIGNED NOR HENDERSON COUNTY CERTIFIES WHETHER THIS EASEMENT MEETS SUCH STANDARDS.

THIS THE 15 DAY OF OCT., 2020.

PROFESSIONAL LAND SURVEYOR L–2431

I, JACOB COMPHER, SUBDIVISION ADMINISTRATOR FOR HENDERSON COUNTY, CERTIFY THAT THIS PLAT/PLAN HAS BEEN REVIEWED AND APPROVED AS A SPECIAL IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE FOR HENDERSON COUNTY, NORTH CAROLINA.

DATE 10-15-2020 SIGNED

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

I JACOB COMPHER REVIEW OFFICER OF HENDERSON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

10-15-2020
DATE

REVIEW OFFICER

BOOK 2020 PAGE 12829 (1)
935810

This document presented and filed:
10/15/2020 11:02:48 AM
WT
WILLIAM LEE KING, Henderson COUNTY, NC

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDED IN THIS OFFICE AT PLAT SLIDE 12829, THIS 15th DAY OF OCTOBER, 2020; AT 11:02 O'CLOCK A M.

William Lee Kingby: Wendy Terry Deputy
REGISTER OF DEEDS

A SPECIAL SUBDIVISION OF

ROCKY CREEK

ARTHUR E. HEINMILLER (OWNER)

DEED BOOK 1650, PAGE 10 – Parcel Identification Number 9662–64–6105

–AND–

PLAT SLIDE 10055

HOOPERS CREEK TWP. HENDERSON COUNTY, N.C.

100 0 100 200 300
SCALE: 1" = 100'

MARCH 19, 2020
UPDATED OCTOBER 13, 2020

JOB NO. 15–037–F