REQUEST FOR BOARD ACTION

HENDERSON COUNTY

ZONING BOARD OF ADJUSTMENT

MEETING: **TRC 6-7-22 & ZBA 6-29-22**

SUBJECT: **Special Use Permits and Major Site Plan – Ride Rock Creek RV Park & Recreational Facilities SUP-22-05 and SUP-22-06**

PRESENTER: **Matt Champion**

ATTACHMENTS: **Staff Report & Site Plan**

SUMMARY OF REQUEST: **Special Use Permits for Recreational Vehicle Park and Recreational Facilities (Indoor/Outdoor)**

SUGGESTED MOTION:

I move to approve/deny SUP-22-05 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.

I move to approve/deny SUP-22-06 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:** Dr. David LaMond
    1.2. **Request:** Major Site Plan Review
    1.3. **PIN:** 9544-88-6440, 9544-47-9806, & 9544-57-8319
    1.4. **Size:** 326.75 acres +/-
    1.5. **Location:** 284 Grannies House Rd
    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*).

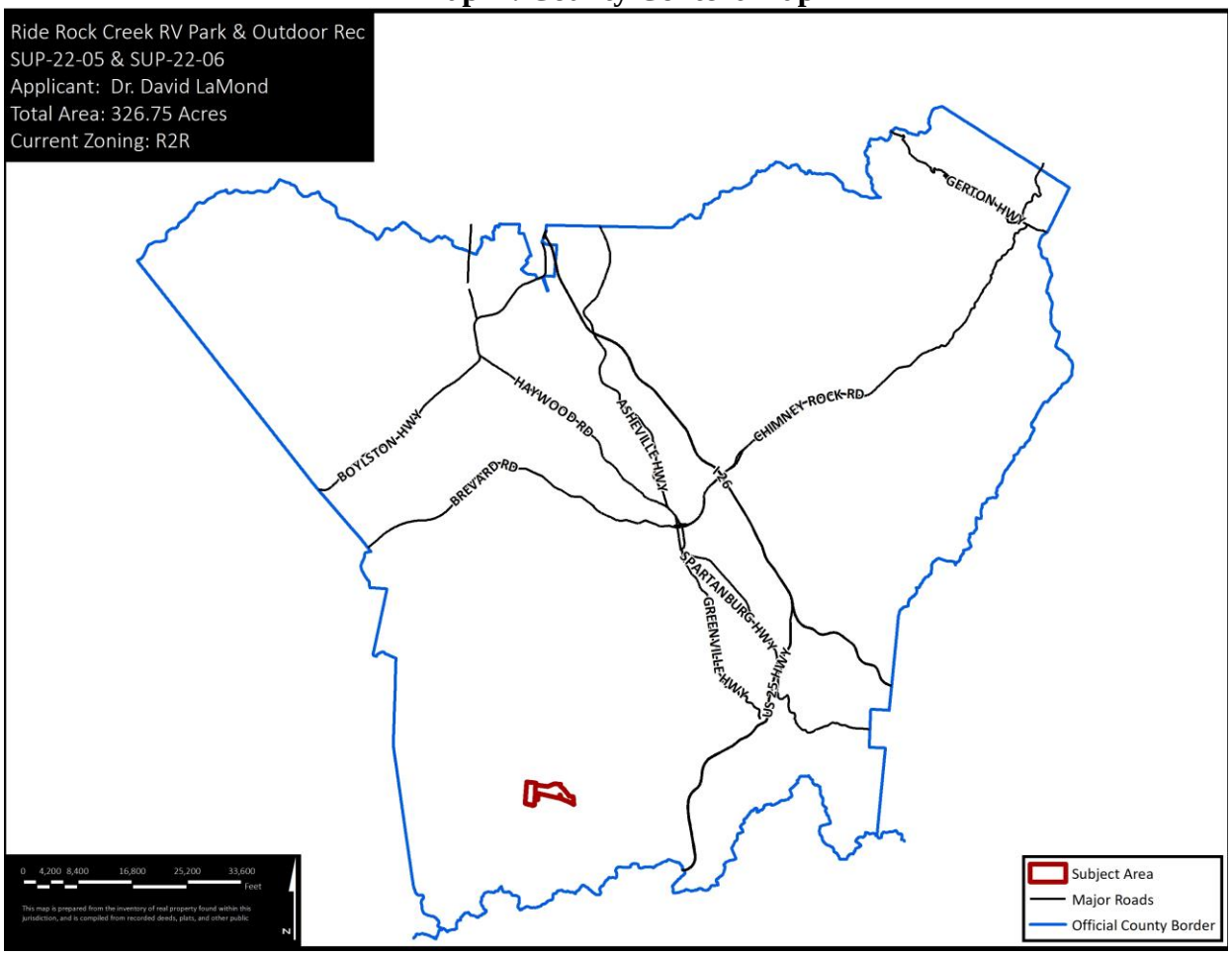
Recreational Vehicle (RV) Park. An establishment primarily engaged in operating sites to accommodate *park model homes* or *recreational vehicles*. These establishments may provide access to facilities, such as laundry rooms, recreational halls, playgrounds, stores and snack bars. An RV park will generally contain three (3) or more *park model homes* or *recreational vehicles*.

SR 4.14. ***Recreational Facilities (Indoor/Outdoor)***

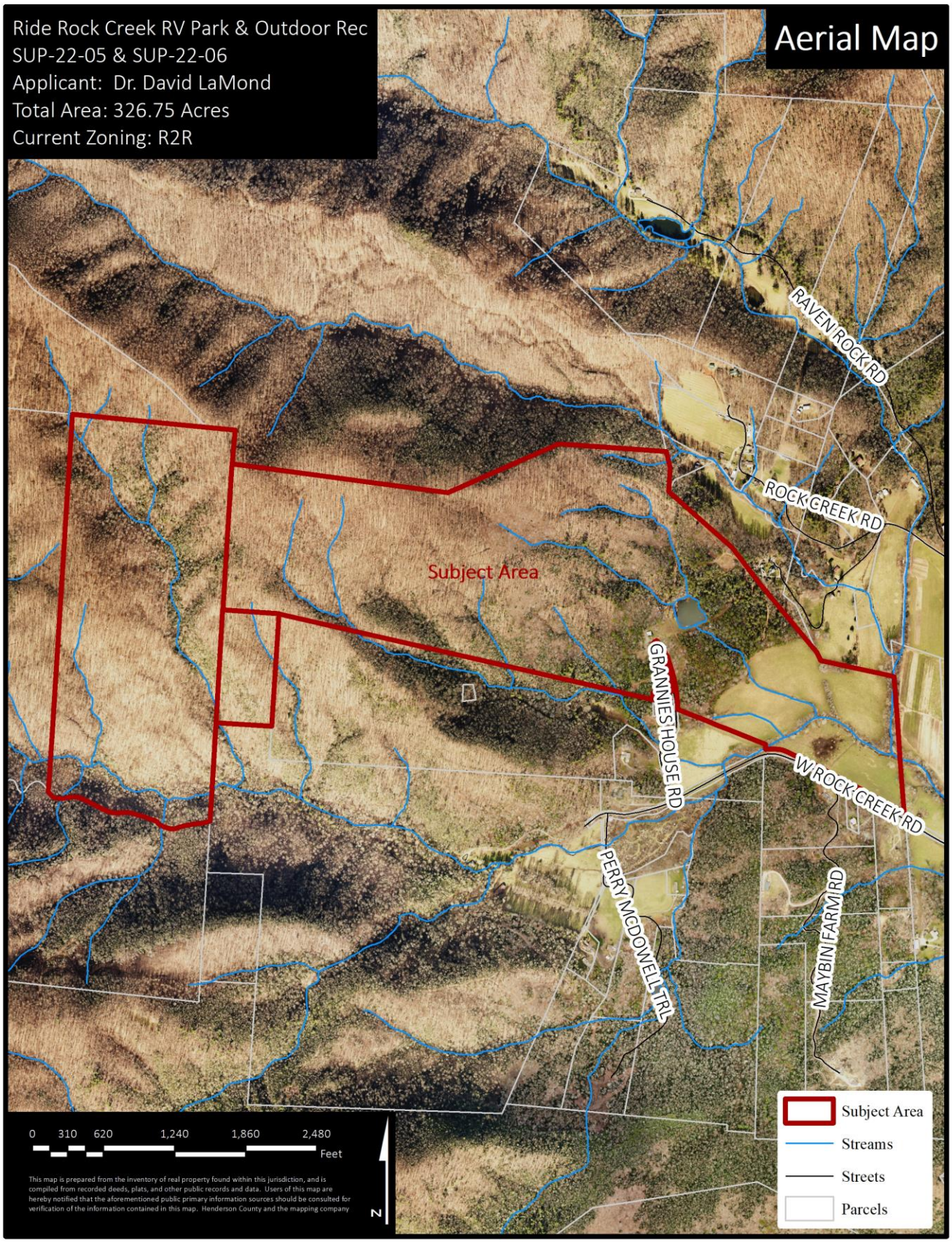
(1) Site Plan. Major *Site Plan* required in accordance with §42-330 (Major Site Plan Review).
(2) Lighting. *Adequate lighting* shall be placed in areas used for vehicular/pedestrian access including, but not limited to: stairs, sidewalks, crosswalks, intersections, or changes in grade. *Lighting mitigation* required.
(3) Perimeter Setback. One hundred (100) feet (equipment, machinery and/or mechanical devices shall not be placed within 200 feet of a *residential zoning district*. All *structures* shall be 100 feet from a *residential zoning district* property).
(4) Structure. For activities which present potential safety hazards (batting cages, baseball fields, driving tees, etc.) fencing, netting or other control measures shall be required.
(5) 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 §42-181 (Screen Classification)).
(6) Public Address/Loud Speakers. Public address and loud speaker systems shall not be operated before 8:00 a.m. or after 12:00 midnight.
(7) Hours of Operation. For outdoor *uses*, 6:00 a.m. to 12:00 midnight.

Recreational Facilities (Indoor/Outdoor). A recreational facility that is outdoors and/or indoors and which may include: public or private operations, playing fields (soccer, baseball, etc.), courts (basketball, tennis, etc.), swimming pools, batting cages, shuffleboard areas, bowling alley, skating rink, bingo games, miniature race tracks (remote control only) and/or other such uses that fit the intent of this Chapter as determined by the Zoning Administrator. A recreational facility shall, for purpose of this Chapter, not include go-cart tracks (a recreational motor sports facility), golf courses, miniature golf courses, driving tees or driving ranges.

Map A: County Context Map



Map B: Aerial Map

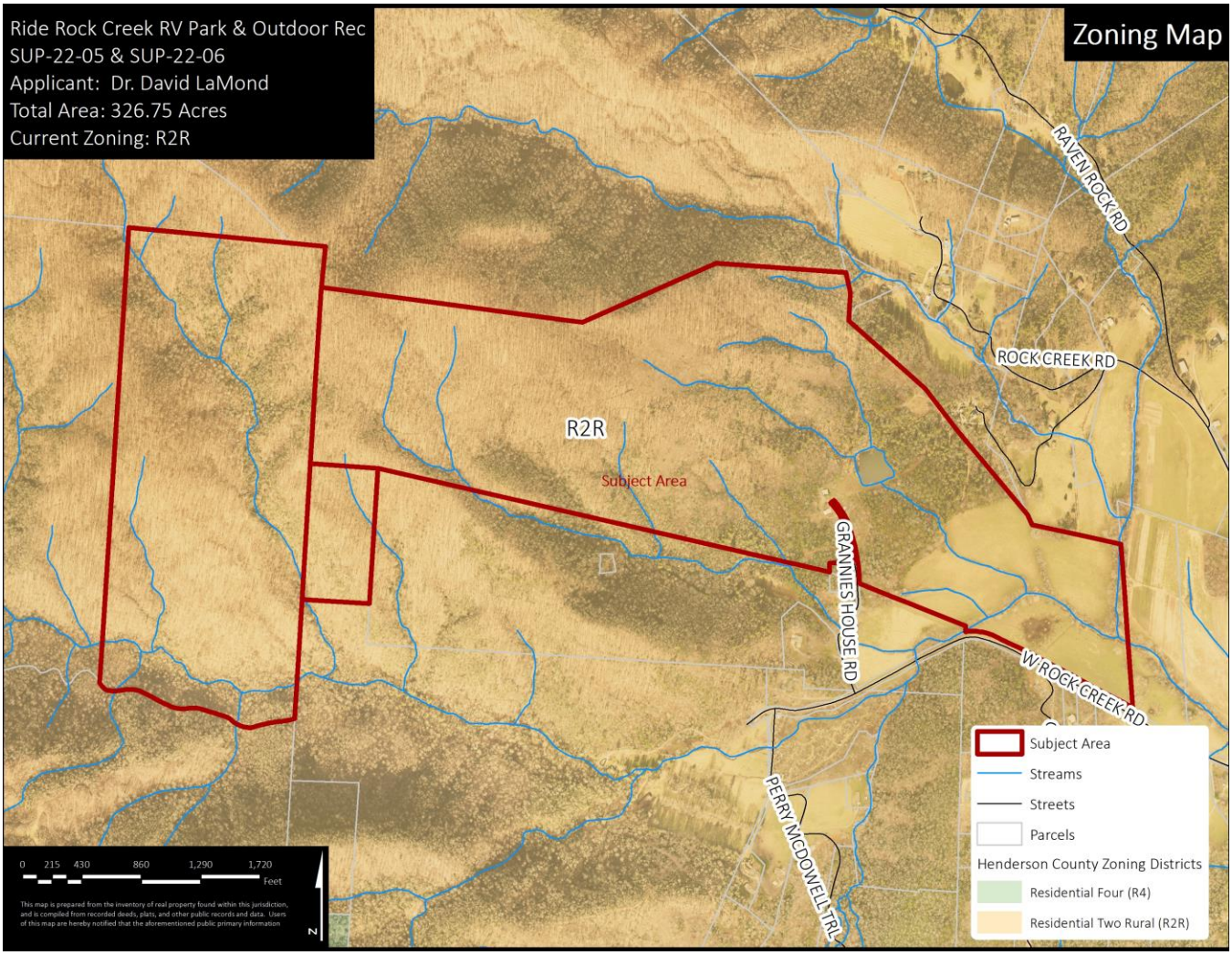


2. Current Conditions

2.1. **Current Use:** The subject area currently contains a single-family residential structure, a garage with an apartment, and a standalone cabin. The remaining property is heavily forested with no additional improvements. The subject area is also under a conservation easement.

2.2. **Adjacent Area Uses:** The surrounding properties contain residential and agricultural uses. Large portions of the subject area are adjacent to heavily forested lands with no improvements.

Map C: Zoning Map



3. Zoning The subject area is located within the Residential Two Rural (R2R) zoning district.

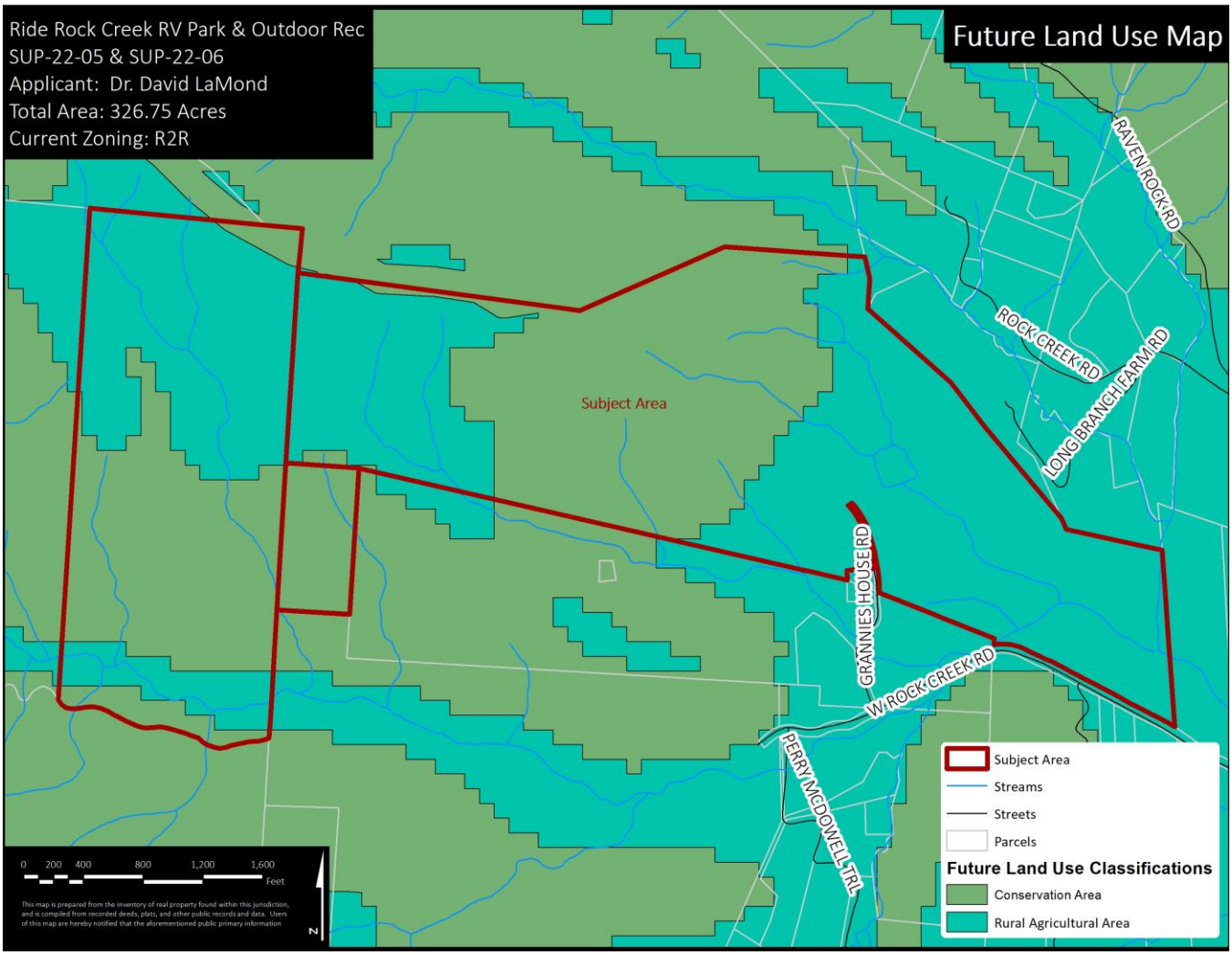
3.1 **Residential Two Rural (R2R):** The purpose of Residential District Two Rural (R2R) is to foster orderly growth where the *principal use* of land is residential. The intent of this district is to allow for low to medium density *residential development* and rural commercial and light industrial 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 are multiple streams running throughout the subject area. Any future improvements to the property will require the applicant to setback 30' from the edge of surface water.

5. **<u>Water and Sewer</u>** This property will be served by a private wells and septic systems.
   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 Rural Agricultural 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. **Rural Agriculture Area: "**The RAA covers those portions of the county that are predominantly rural and are characterized by low-density residential development with substantial land areas devoted to agriculture and undeveloped lands. Land use policies will seek to retain that character."

7. **Proposal** The applicant is proposing to utilize the subject area as a mountain bike park and provide 20 van camping spaces. The three existing structures will be converted to serve the project. The single-family dwelling will be converted into a general store. The garage will be used as the check-in area for the property. The cabin will be converted into a bathhouse. The major site plan shows two new structures. One new structure is the adventure center located near the existing structures and one bathhouse to serve the van camping area. The mountain bike trails will be developed throughout the subject area that will all direct the riders back to the base area. Riders will be shuttled to the top of the mountain by way of an access road not accessible by the public. The shuttle road will provide pull off areas and a turnaround at the top of the property. The major site plan shows an emergency response gate to the shuttle road in the instance emergency response vehicles need to access the trail system. Each van camping site is 2,000SQFT and will be accessible through a looped road. The major site plan also shows: 8,191LF of new roadway, a total of 185 parking spaces, 9 ADA accessible parking spaces, proposed septic locations for the existing and future structures, and a total of 98% open space. The applicant is also proposing to access W Rock Creek Rd (SR 1107) instead of Grannies House Rd for access to and from the property.

8. **Technical Review Committee:** The Technical Review Committee met on 6/7/2022 to review the major site plan and voted to forward the two special use permits to the ZBA with the following conditions: erosion and sedimentation control permit, stormwater permit, improvements permit, public water supply permit, NCDOT driveway permit, approved road name for the van camping area and entrance to subject area, and conversion of existing structures to comply with NC Commercial Building Code regulations.

9. **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: DR. DAVID LAMOND Phone: 828-696-6178

Complete Address: 60 BROOKFIELD LN HENDERSONVILLE, NC 28739

Applicant:

Name: DR. DAVID LAMOND Phone: _____

Complete Address: SAME AS ABOVE

Agent:

Name: ROBS DULL - SITEWORK STUDIOS Phone: 828-674-5592

Complete Address: 82 PATTON AVE, STE 200 ASHEVILLE, NC 28801

Agent Form (Circle One): (Yes) No

Plan Preparer:

Name: ROBS DULL, PLA Phone: _____

Complete Address: SAME AS ABOVE

GENERAL INFORMATION

Date of Application: 17 MAY 2022

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

PARCEL INFORMATION

PIN: 9544886480/9544479806/9544578319 Tract Size (Acres): 204/111/11.04

Zoning District: RZR Fire District: _____

Supplemental Requirement# 4.15 + 4.14 Watershed: _____

Permitted by Right _____ Floodplain: N/A

Special Use Permit ✓

Location / Property to be developed: 284 GRANNIES HOUSE ROAD + TWO ADJACENT PROPERTIES

****

County Use Only

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

APPLICATION IDENTIFICATION		N.C. DEPARTMENT OF TRANSPORTATION
Driveway Permit No.	Date of Application 17 MAY 2022	STREET AND DRIVEWAY ACCESS PERMIT APPLICATION
County: HENDERSON		
Development Name: RIDE ROCK CREEK		

LOCATION OF PROPERTY:

Route/Road: WEST ROCK CREEK ROAD SR 1107

Exact Distance .58 ☒ Miles ☐ Feet N ☐ S ☐ E ☐ W ☒

From the Intersection of Route No. 1107 and Route No. 1108 Toward WEST

Property Will Be Used For: ☐ Residential /Subdivision ☒ Commercial ☐ Educational Facilities ☐ TND ☐ Emergency Services ☐ Other

Property: ☐ is ☒ is not within HENDERSONVILLE 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 DR. DAVID LAMOND	NAME	X ROB DULL
SIGNATURE		SIGNATURE	
ADDRESS	X 60 BROOKFIELD LANE	ADDRESS	X 305 POLE CREEKMAN RD
	X HENDERSONVILLE, NC Phone No. X 828-696-6178		X ASHEVILLE, NC 28806

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:

APPOINTMENT OF AGENT FORM (OPTIONAL)

I DAVID LAMOND owner of property located on 284 GRANNIES HOUSE RD
(Name) (Street Name)

recorded in 1350/355 and having a parcel identification number of 9544886440
(Deed/Book/Page) (PIN)

located in Henderson County, North Carolina, do hereby appoint ROBB DULL, PLA.
(Agent's Name)

to represent me in an **application to the Planning Department** and authorize him/her to act as my agent **in all matters**, formal and informal except as stated herein, and authorize him/her to receive all official correspondence.

I however understand that as the listed property owner, I must sign all affidavits and statements required by any applicable ordinance.

Property Owner

5.17.22
Date

Application No. _____

HENDERSON COUNTY
SPECIAL USE PERMIT APPLICATION FORM

GENERAL INFORMATION

Date of Application: 17 MAY 2022

Previously Submitted (Circle One): Yes (No)

Date of Pre-Application Conference: 29 APRIL 2022

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: RECREATIONAL FACILITIES (OUTDOOR) SR #: 4.14

Existing Structures or Uses on property: (3) RESIDENTIAL

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: 9544886440/9544479806/9544578319 Deed Book/Page: 1350/355 Tract Size (Acres): TOTAL = 326.04

Zoning District: RZR Fire District: _____ Watershed: _____ Floodplain: N/A

Location of property to be developed:
284 GRANNIES HOUSE RD + 2 ADJACENT PROPERTIES

CONTACT INFORMATION

Property Owner:

Name: DR. DAVID LAMOND Phone: 828-696-6178

Address: 60 BROOKFIELD LANE City, State, and Zip: HENDERSONVILLE, NC 28739

Applicant:

Name: DR. DAVID LAMOND Phone: _____

Application No. _____

Address: _____ City, State, and Zip: _____

Agent:

Name: ROB DULL, PLA Phone: 828-674-5592

Address: 82 PATTON AVE, STE 700 City, State, and Zip: ASHEVILLE, NC 28801

Agent Form (Circle One): Yes No

Plan Preparer:

Name: ROB DULL, PLA Phone: _____

Address: _____ City, State, and Zip: _____

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:

SEE ADDENDUM B

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

SEE ADDENDUM B

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

SEE ADDENDUM B

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.

SEE ADDENDUM B

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.

SEE ADDENDUM B

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.

SEE ADDENDUM B

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.

SEE ADDENDUM B

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).

SEE ADDENDUM B

b. Off-street parking and loading areas.

SEE ADDENDUM B

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

SEE ADDENDUM B

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

SEE ADDENDUM B

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

SEE ADDENDUM B

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

DR. DAVID LAMOND

Print Applicant (Owner or Agent)

Signature Applicant (Owner or Agent)

5.17.22

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: _____

Ride Rock Creek – Special Use Permit Submittal

Addendum B – SR 4.14

General Requirements

A. The proposed outdoor recreational use will not materially endanger the public health, safety, or welfare in that it is entirely located within the heart of the subject property and away from any public rights of way. All special requirements noted in SR 4.14 are met or exceeded.

B. The proposed use will not injure the value of properties or improvements in the area as there are similar uses already located in the close vicinity (campgrounds, summer camps, etc…). The outdoor recreational use is located within the heart of the subject property and will not be visible from any public right of way.

C. The proposed use will be in harmony with the surrounding area as it keeps 98% of the entire property as undeveloped. Similar uses (rv park, summer camps, etc….) already exist in the near vicinity.

Specific Requirements

a. The proposed project will comply with all local, state, and federal statutes, ordinances and regulations.

b. The proposed project is in accordance with the Comprehensive Plan as it falls within areas for Conservation and Residential densities of 5 or more acres/dwelling unit. 98% of the land will remain as undisturbed open space, some of which is in a conservation easement already. Additional residential units are not proposed.

c. The proposed use will minimize the effects of noise, glare, dust, solar access, and odor on those persons residing or working in the neighborhood by locating the outdoor recreational use in the heart of the property away from any public rights of way.

d. The proposed use minimizes the environmental impacts by concentrating the project impacts to the lower portion of the property, primarily in areas that have already experienced some level of disturbance. All streams and stream buffers will be identified and protected. A large portion of the project is already in conservation easement.

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a. The proposed entry design allows patrons to enter the property directly off W Rock Creek Road, eliminating the need for vehicular traffic on the much smaller Grannies House Road. W Rock Creek Road is a NCDOT maintained route. Driveway access off W Rock Creek Road to be installed per NCDOT requirements and driveway access permit.

b. The proposed project design provides ample off-street parking as well as loading and drop-off areas.

c. The proposed project will be served by private wells with a private water distribution system. It will also be served by private septic with a private septic distribution system. All of these systems will be below-ground.

d. Landscaping is provided as required around parking lots. By locating the outdoor recreational use in the heart of the site, buffering is not needed or required. We are re-using existing roads to limit the amount of tree loss. Large areas of forest are to remain along the property lines.

e. The proposed project includes the re-use of the three structures currently on the site. An additional structure will be added in that area (+/- 1,500 sf). A bathhouse will be constructed in the RV park (+/-912 sf).

Application No. _____

HENDERSON COUNTY
SPECIAL USE PERMIT APPLICATION FORM

GENERAL INFORMATION

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Date of Pre-Application Conference: 29 APRIL 2022

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: RECREATIONAL VEHICLE PARK SR #: 4.15

Existing Structures or Uses on property: (3) RESIDENTIAL

Road System (Circle): Public (Private)

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

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

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- 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.

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PIN: 9544886440/9544479806/9544578319 Deed Book/Page: 1350/355 Tract Size (Acres): TOTAL = 326.04

Zoning District: R2R Fire District: _____ Watershed: _____ Floodplain: N/A

Location of property to be developed:

284 GRANNIES HOUSE ROAD + 2 ADJACENT PROPERTIES

CONTACT INFORMATION

Property Owner:

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Address: 60 BROOKFIELD LN City, State, and Zip: HENDERSONVILLE, NC 28739

Applicant:

Name: DR. DAVID LAMOND Phone: _____

Application No. _____

Address: _____ City, State, and Zip: _____

Agent:

Name: ROB DULL, PLA Phone: 828-674-5592

Address: 82 PATTON AVE, STE 700 City, State, and Zip: ASHEVILLE, NC 28801

Agent Form (Circle One): Yes No

Plan Preparer:

Name: ROB DULL, PLA Phone: _____

Address: _____ City, State, and Zip: _____

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SEE ADDENDUM A

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

SEE ADDENDUM A

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

SEE ADDENDUM A

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.

SEE ADDENDUM A

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.

SEE ADDENDUM A

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.

SEE ADDENDUM A

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.

SEE ADDENDUM A

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).

SEE ADDENDUM A

b. Off-street parking and loading areas.

SEE ADDENDUM A

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

SEE ADDENDUM A

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

SEE ADDENDUM A

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

SEE ADDENDUM A

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

DR. DAVID LAMOND

Print Applicant (Owner or Agent)

Signature Applicant (Owner or Agent)

5.17.22

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: _____

Ride Rock Creek – Special Use Permit Submittal

Addendum A – SR 4.15

General Requirements

A. The proposed recreational vehicle park use will not materially endanger the public health, safety, or welfare in that it is entirely located within the heart of the subject property and away from any public rights of way. All special requirements noted in SR 4.15 are met or exceeded.

B. The proposed use will not injure the value of properties or improvements in the area as there are similar uses already located in the close vicinity (campgrounds, summer camps, etc…). The RV park is located within the heart of the subject property and will not be visible from any public right of way.

C. The proposed use will be in harmony with the surrounding area as it keeps 98% of the entire property as undeveloped. Similar uses (rv park, summer camps, etc….) already exist in the near vicinity.

Specific Requirements

a. The proposed project will comply with all local, state, and federal statutes, ordinances and regulations.

b. The proposed project is in accordance with the Comprehensive Plan as it falls within areas for Conservation and Residential densities of 5 or more acres/dwelling unit. 98% of the land will remain as undisturbed open space, some of which is in a conservation easement already. Additional residential units are not proposed.

c. The proposed use will minimize the effects of noise, glare, dust, solar access, and odor on those persons residing or working in the neighborhood by locating the RV park in the heart of the property away from any public rights of way and exceeding the required 50' setback from property lines abutting residential zoning.

d. The proposed use minimizes the environmental impacts by concentrating the project impacts to the lower portion of the property, primarily in areas that have already experienced some level of disturbance. All streams and stream buffers will be identified and protected. A large portion of the project is already in conservation easement.

---

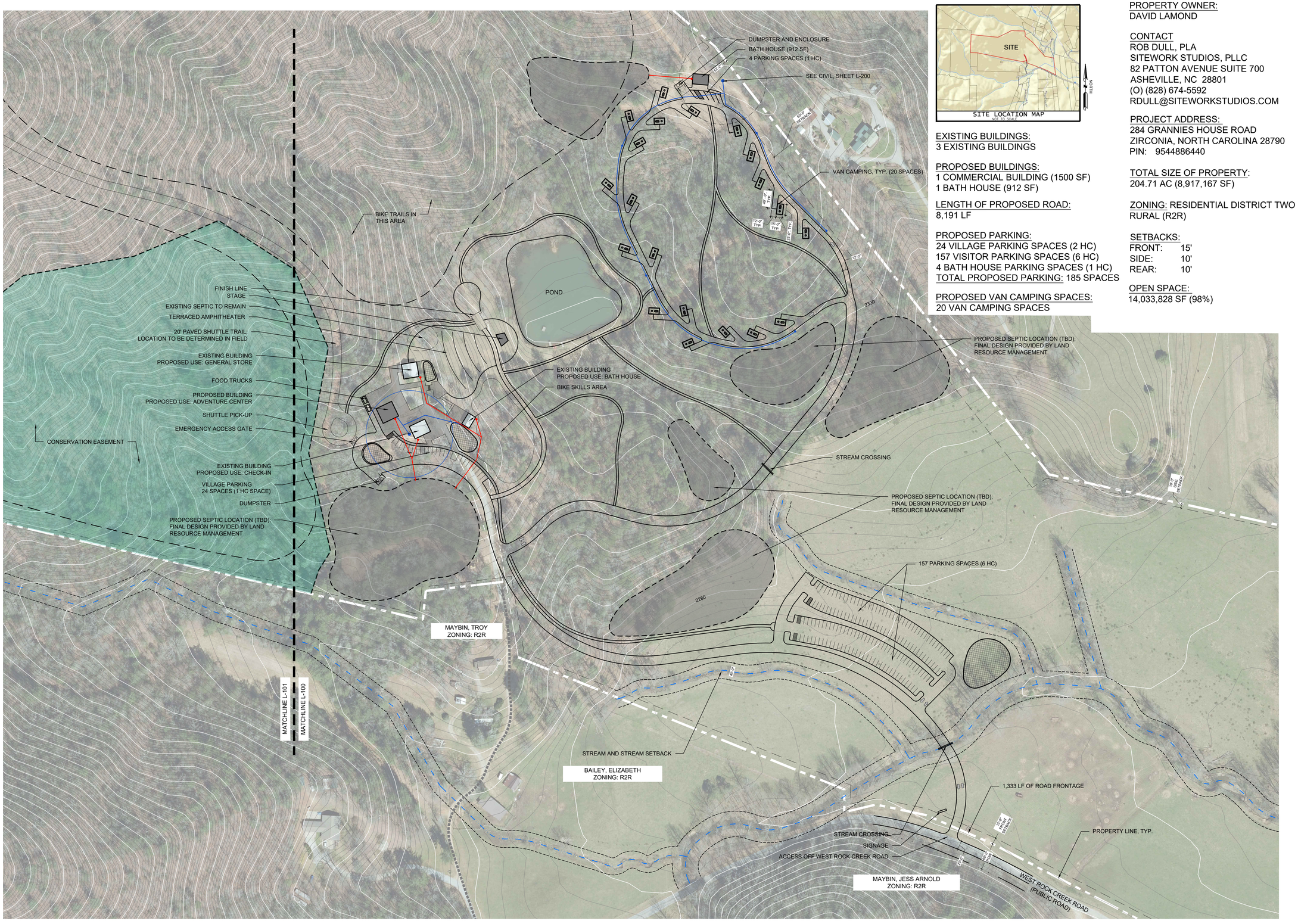
a. The proposed entry design allows patrons to enter the property directly off W Rock Creek Road, eliminating the need for vehicular traffic on the much smaller Grannies House Road. W Rock Creek Road is a NCDOT maintained route. Driveway access off W Rock Creek Road to be installed per NCDOT requirements and driveway access permit.

b. The proposed project design provides ample off-street parking as well as loading and drop-off areas.

c. The proposed project will be served by private wells with a private water distribution system. It will also be served by private septic with a private septic distribution system. All of these systems will be below-ground.

d. Landscaping is provided as required around parking lots. By locating the RV park in the heart of the site, buffering is not needed or required. We are re-using existing roads to limit the amount of tree loss. Large areas of forest are to remain along the property lines.

e. The proposed project includes the re-use of the three structures currently on the site. An additional structure will be added in that area (+/- 1,500 sf). A bathhouse will be constructed in the RV park (+/-912 sf).



SITE LOCATION MAP
NOT TO SCALE

EXISTING BUILDINGS:
3 EXISTING BUILDINGS

PROPOSED BUILDINGS:
1 COMMERCIAL BUILDING (1500 SF)
1 BATH HOUSE (912 SF)

LENGTH OF PROPOSED ROAD:
8,191 LF

PROPOSED PARKING:
24 VILLAGE PARKING SPACES (2 HC)
157 VISITOR PARKING SPACES (6 HC)
4 BATH HOUSE PARKING SPACES (1 HC)
TOTAL PROPOSED PARKING: 185 SPACES

PROPOSED VAN CAMPING SPACES:
20 VAN CAMPING SPACES

PROPERTY OWNER:
DAVID LAMOND

CONTACT
ROB DULL, PLA
SITEWORK STUDIOS, PLLC
82 PATTON AVENUE SUITE 700
ASHEVILLE, NC 28801
(O) (828) 674-5592
RDULL@SITEWORKSTUDIOS.COM

PROJECT ADDRESS:
284 GRANNIES HOUSE ROAD
ZIRCONIA, NORTH CAROLINA 28790
PIN: 9544886440

TOTAL SIZE OF PROPERTY:
204.71 AC (8,917,167 SF)

ZONING: RESIDENTIAL DISTRICT TWO RURAL (R2R)

SETBACKS:
FRONT: 15'
SIDE: 10'
REAR: 10'

OPEN SPACE:
14,033,828 SF (98%)

sitework STUDIOS
LANDSCAPE ARCHITECTURE
82 Patton Avenue | Suite 700 | Asheville, NC 28801 | 828.225.4945

CONSULTANT
BROOKS ENGINEERING & SURVEYING

RIDE ROCK CREEK

PREPARED FOR:
DAVID LAMOND
284 GRANNIES HOUSE ROAD
ZIRCONIA, NORTH CAROLINA 28790

REVISIONS

NO.	REMARKS	DATE

SPECIAL USE PERMIT SUBMITTAL

DATE:
05.17.2022

SHEET TITLE:

SITE PLAN
(1 OF 2)

SHEET NO.
L-100

0 50' 100' 200' 300' 400'

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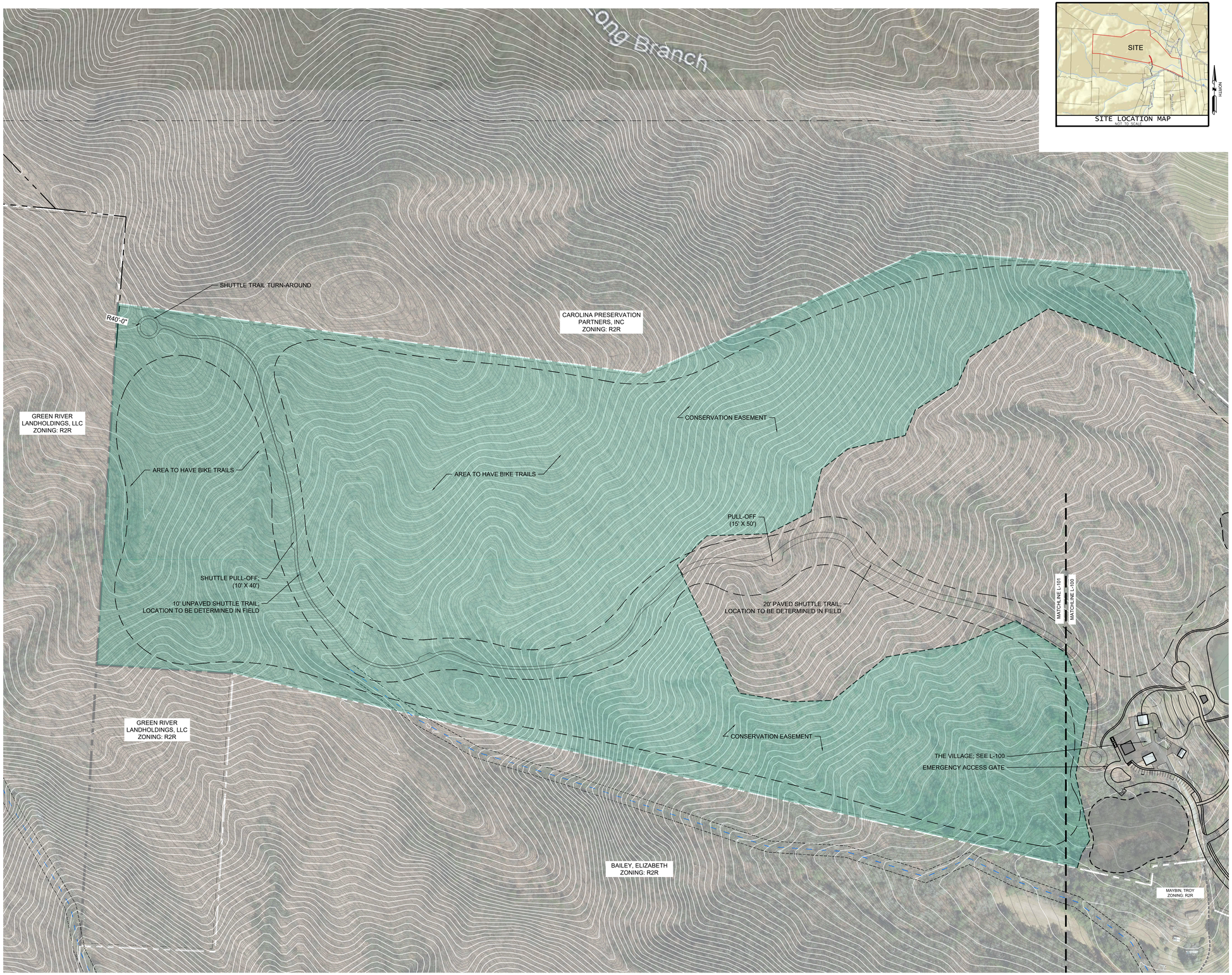

PROPERTY OWNER:
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ASHEVILLE, NC 28801
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ZIRCONIA, NORTH CAROLINA 28790
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CONSULTANT
BROOKS ENGINEERING ASSOCIATES

RIDE ROCK CREEK

PREPARED FOR:
DAVID LAMOND
284 GRANNIES HOUSE ROAD
ZIRCONIA, NORTH CAROLINA 28790

REVISIONS

NO.	REMARKS	DATE

SPECIAL USE PERMIT SUBMITTAL

DATE:
05.17.2022

SHEET TITLE:

SITE PLAN
(2 OF 2)

SHEET NO.
L-101

0 80' 160' 320' 640' 1280

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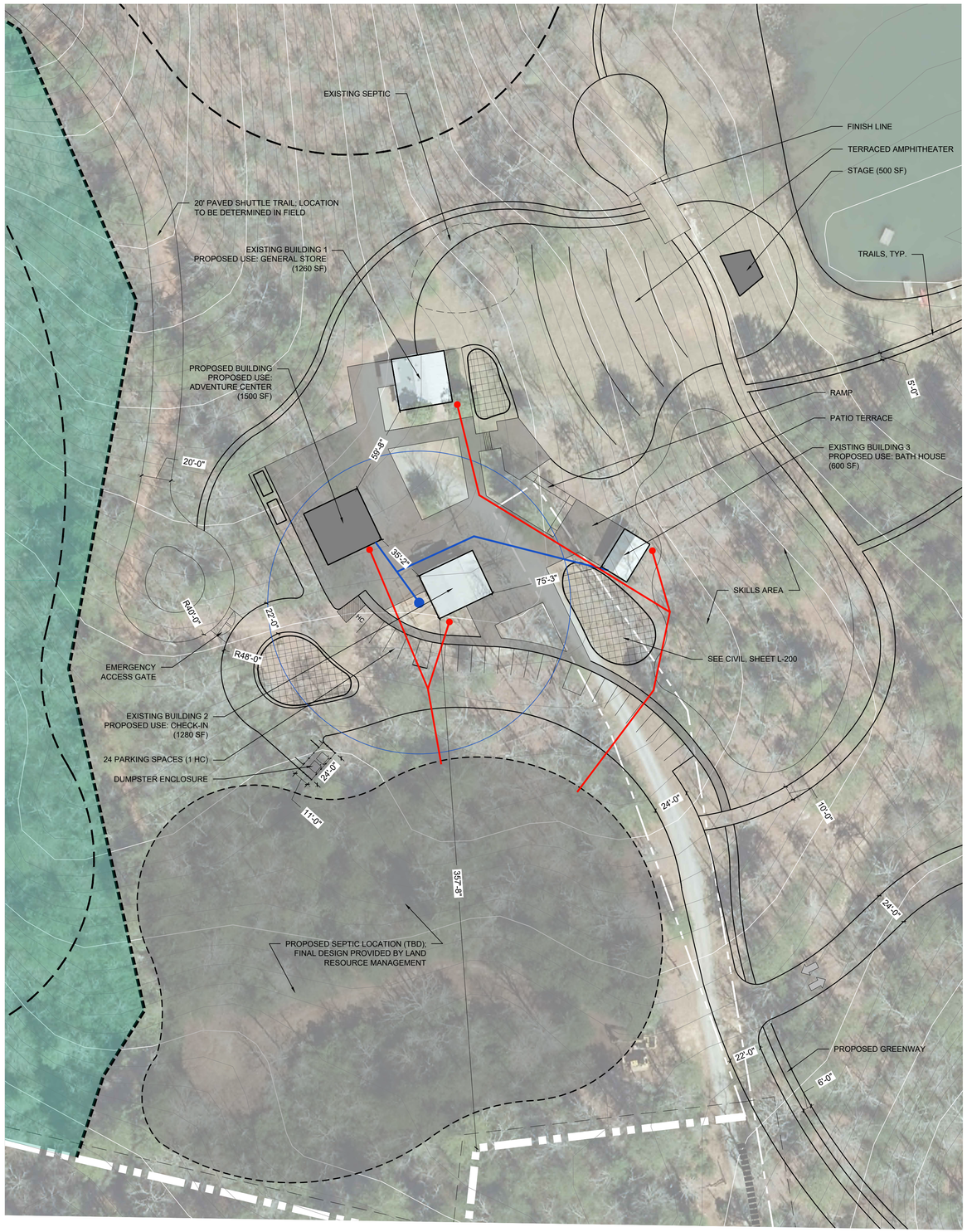
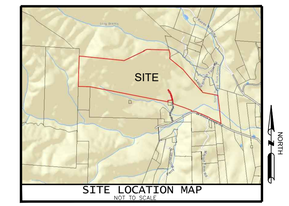


1 THE VILLAGE ENLARGEMENT

2 VISITOR PARKING ENLARGEMENT



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sitework STUDIOS
LANDSCAPE ARCHITECTURE
82 Patton Avenue | Suite 700 | Asheville, NC 28801 | 828.225.4945

CONSULTANT
BROOKS ENGINEERING ASSOCIATES

RIDE ROCK CREEK

PREPARED FOR:
DAVID LAMOND
284 GRANNIES HOUSE ROAD
ZIRCONIA, NORTH CAROLINA 28790

REVISIONS

NO.	REMARKS	DATE

SPECIAL USE PERMIT SUBMITTAL

DATE:
05.17.2022

SHEET TITLE:

SITE PLAN ENLARGEMENTS

SHEET NO.
L-102

0 20' 40' 80' 120' 400'

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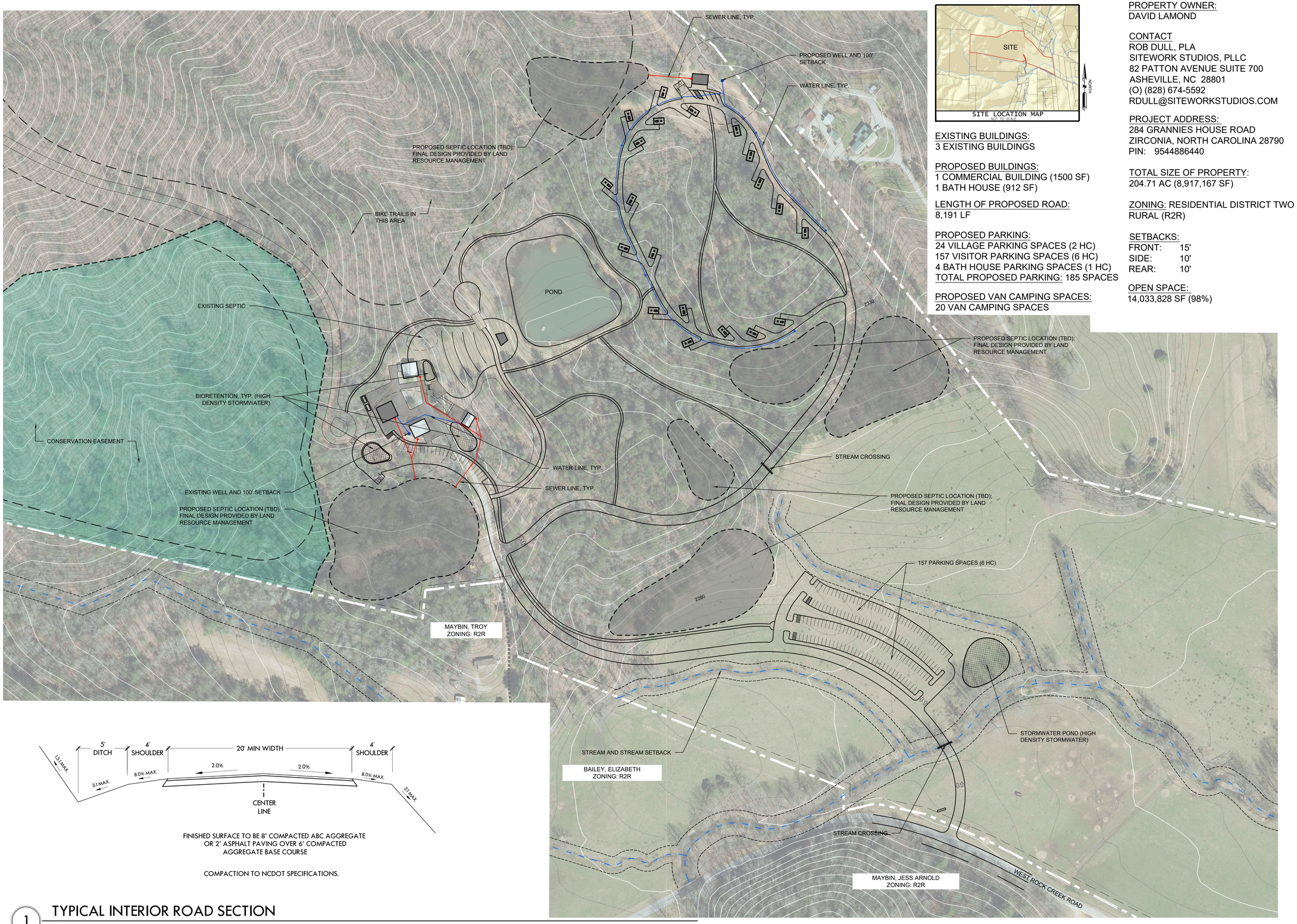

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SETBACKS:
FRONT: 15'
SIDE: 10'
REAR: 10'

OPEN SPACE:
14,033,828 SF (98%)

FINISHED SURFACE TO BE 8" COMPACTED ABC AGGREGATE OR 2" ASPHALT PAVING OVER 6" COMPACTED AGGREGATE BASE COURSE

COMPACTION TO NCDOT SPECIFICATIONS.

1 TYPICAL INTERIOR ROAD SECTION
NTS

sitework STUDIOS
LANDSCAPE ARCHITECTURE
82 Patton Avenue | Suite 700 | Asheville, NC 28801 | 828.225.4945

CONSULTANT
BROOKS ENGINEERING ASSOCIATES

RIDE ROCK CREEK

PREPARED FOR:
DAVID LAMOND
284 GRANNIES HOUSE ROAD
ZIRCONIA, NORTH CAROLINA 28790

REVISIONS

NO.	REMARKS	DATE

SPECIAL USE PERMIT SUBMITTAL

DATE:
05.17.2022

SHEET TITLE:
SCHEMATIC CIVIL STUDY

SHEET NO.
L-200

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LANDSCAPE REQUIREMENTS:

BUFFERYARD REQUIREMENT:
NONE

PARKING LOT LANDSCAPE REQUIREMENTS:
1 TREE FOR EVERY 5 PAKRING SPOTS
TOTAL PROPOSED PARKING SPOTS = 181
NUMBER OF TREES REQUIRED = 37
NUMBER OF TREES PROPOSED = 39
TREE SPECIES TO BE SELECTED FROM THE HENDERSON COUNTY RECOMMENDED SPECIES LIST (TABLE 5.5)

STREET TREE REQUIREMENT:
NONE

SCREENING AND FENCING REQUIREMENT:
DUMPSTERS TO BE SCREENED BY CLASS 3 STANDARDS: 6' FENCE

0 30' 60' 120' 180' 240'

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sitework STUDIOS
LANDSCAPE ARCHITECTURE
82 Patton Avenue | Suite 700 | Asheville, NC 28801 | 828.225.4945

CONSULTANT

RIDE ROCK CREEK

PREPARED FOR:
DAVID LAMOND
284 GRANNIES HOUSE ROAD
ZIRCONIA, NORTH CAROLINA 28790

REVISIONS

NO.	REMARKS	DATE

SPECIAL USE PERMIT SUBMITTAL

DATE:
5.17.2022

SHEET TITLE:

LANDSCAPE COMPLIANCE PLAN

SHEET NO.
L-300

NOTES

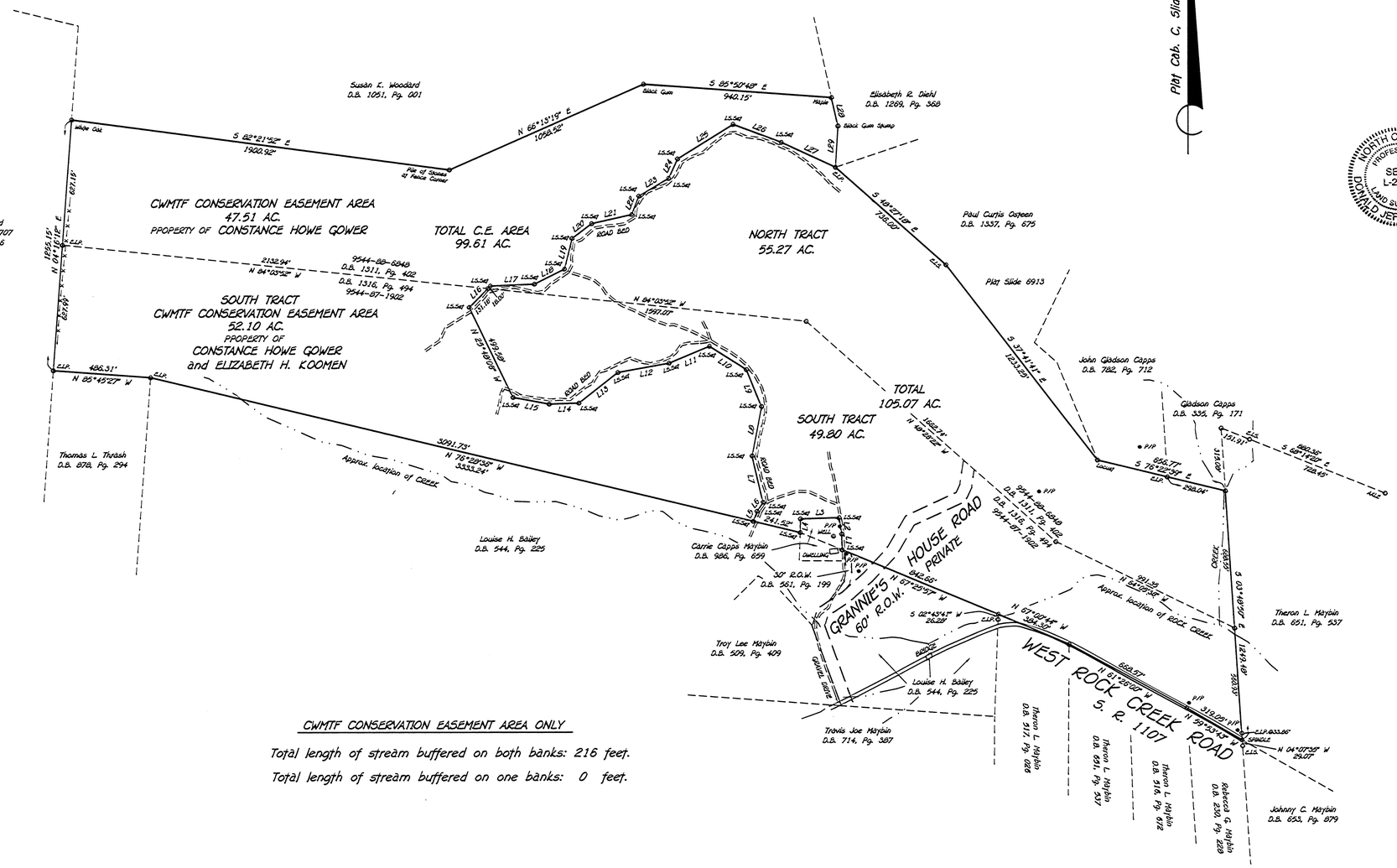
1. REFERENCES – DEED BOOK 1316, PAGE 494 (1311, 402)
   PLAT BOOK C, PAGE 305A
2. AREA DETERMINED BY COORDINATE COMPUTATION
3. MAP IS FOR RECORDATION
4. NORTH ARROW SHOWN IS OBTAINED FROM MAGNETIC OBSERVATION UNLESS OTHERWISE SHOWN
5. MINIMUM SETBACKS
   FRONT _____
   REAR _____ ZONED R-3
   SIDE _____
6. THIS MAP IS NOT TRANSFERABLE, AND MAY NOT BE USED BY ANY OTHER PERSON OR ENTITY WITHOUT WRITTEN AUTHORIZATION BY LAUGHTER, AUSTIN AND ASSOC., P.A. THE MAP IS PROVIDED FOR THE USE OF THE PARTIES NAMED HEREON.
7. This project is located within 1/2 mile of land in a Farmland Preservation District.
8. A minimum thirty foot setback for buildings or other structures, excluding bridges or culverts, is required along all perennnial streams indicated on the most recent versions of USGS 1:24,000 (7.5 minute) scale topographic maps.

FLOOD HAZARD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS NOT IN A FLOOD HAZARD ZONE OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 3701250135 WHICH BEARS AN EFFECTIVE DATE OF MARCH 1, 1982. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGEND

I.P. SET – IRON PIPE SET
I.S. SET – IRON STAKE SET
E.I.P. – EXISTING IRON PIPE
E.I.S. – EXISTING IRON STAKE
E.C.M. – EXISTING CONCRETE MARKER
P.K. – NAIL MARKER
-X-X- – APPROXIMATE FENCE LOCATION
℄ – CENTER LINE (ROAD, STREET, STREAM, ETC.)
M/H – MANHOLE
P/P – POWER POLE AND/OR TELEPHONE POLE
R/R – RAILROAD
R – RADIUS
L – LENGTH OF CURVE
D.I. – DROP INLET
R.O.W. – RIGHT OF WAY



VICINITY MAP

LINE	BEARING	DISTANCE
L1	N 01°23'06" W	79.35'
L2	N 09°11'00" W	82.65'
L3	S 88°16'52" W	192.82'
L4	S 01°00'00" W	68.40'
L5	N 20°44'37" E	53.74'
L6	N 34°11'30" E	54.13'
L7	N 13°12'18" W	239.01'
L8	N 10°54'44" E	251.51'
L9	N 22°12'28" W	199.05'
L10	N 57°40'30" W	218.06'
L11	S 67°24'30" W	218.70'
L12	S 79°47'27" W	260.80'
L13	S 51°49'48" W	246.76'
L14	S 88°00'45" W	148.29'
L15	N 79°23'41" W	183.38'
L16	N 44°39'23" E	149.18'
L17	N 87°30'16" E	219.96'
L18	N 63°33'41" E	167.79'
L19	N 13°53'24" E	157.91'
L20	N 52°40'40" E	122.32'
L21	N 77°18'23" E	204.78'
L22	N 21°36'50" E	98.67'
L23	N 59°12'51" E	173.28'
L24	N 24°39'15" E	106.59'
L25	N 58°06'50" E	326.13'
L26	S 69°28'35" E	256.80'
L27	S 65°16'37" E	297.78'
L28	S 12°52'43" E	145.37'
L29	S 03°30'39" W	206.47'

CWMTF CONSERVATION EASEMENT AREA ONLY

Total length of stream buffered on both banks: 216 feet.
Total length of stream buffered on one banks: 0 feet.

The survey is of another category, such as the recombination of existing parcels, a courtordered survey, or other exception to the definition of subdivision.

GRAPHIC SCALE: 300 150 0 300 600 900 IN FEET

I, Donald Jeffrey Austin, P.L.S., certify that this plat was drawn under my supervision from an actual survey made under my supervision; 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 plus; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 19TH day of DECEMBER, 2007.

NORTH CAROLINA PROFESSIONAL SEAL L-2946 LAND SURVEYOR DONALD JEFFREY AUSTIN

Donald J. Austin — Surveyor
L-2946 — Registration Number

Filed for registration on the 20 day of DECEMBER, 2007 at 11:45 PM and recorded at plat slide 7079.

Marsha W. Drake
Registrar of Deeds
By: Linda Jonagenta Deputy

SLIDE 7079

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

Marsha Drake 12·20·2007
REVIEW OFFICER DATE

The North Carolina Clean Water Management Trust Fund provided funds for the conservation of the CWMTF Conservation Area pursuant to Contract 20070-007

JOB NO. 07-328

MAP OF SURVEY
made for OWNERS
CONSTANCE HOWE GOWER
8320 W MINERAL POINT ROAD
CROSS PLAINS, WI 53528
and
ELIZABETH H. KOOMEN

RECOMBINATION &
CONSERVATION EASEMENT

GREEN RIVER TWP.	HENDERSON COUNTY, N.C.

LAUGHTER, AUSTIN AND ASSOCIATES, P.A.
131 FOURTH AVENUE EAST
HENDERSONVILLE, NORTH CAROLINA 28792
(828) 692-9089

CREW CHIEF DJA	CHECKED BY	DATE 12/18/07	SHEET NO. 1 OF 1
DRAWN BY TPW	SCALE 1" = 300 FT.		
COORD. FILE 07328		DRAWING FILE 07328	
FLOOD MAP PANEL NUMBER 370125 0135 & 0150		TAX PARCEL NUMBER -88-6849 9544-87-1902	