

**REQUEST FOR COMMITTEE ACTION**

**HENDERSON COUNTY**

**TECHNICAL REVIEW COMMITTEE**

**MEETING: September 15, 2015**

**SUBJECT: Major Site Plan Review**

**PRESENTER: Toby Linville**

**ATTACHMENTS: Staff Report**

**SUMMARY OF REQUEST: Etowah Boating Access**

Suggested Motion:

**I move that the TRC approve the major site plan for the Etowah Boating Access**

**I move that the TRC recommend approval for a Special Fill Permit to the Flood Damage Prevention Board**



## Henderson County, North Carolina Code Enforcement Services

### 1. **Board Request**

- 1.1. **Applicant:** NC Wildlife Resources Commission for Henderson County
- 1.2. **Request:** Major Site Plan review for Park
- 1.3. **PIN:** 9539430929
- 1.4. **Size:** 1.69 acres +/-
- 1.5. **Location:** The subject area is located off Brevard Road near Cummings Road
- 1.6. **Supplemental Requirements:**

#### SR 4.13. *Park*

- (1) Site Plan. Major *Site Plan* required in accordance with §42-331 (Major Site Plan Review).
- (2) Lighting. *Lighting mitigation* required.

**Map A: Aerial Photo/Pictometry**





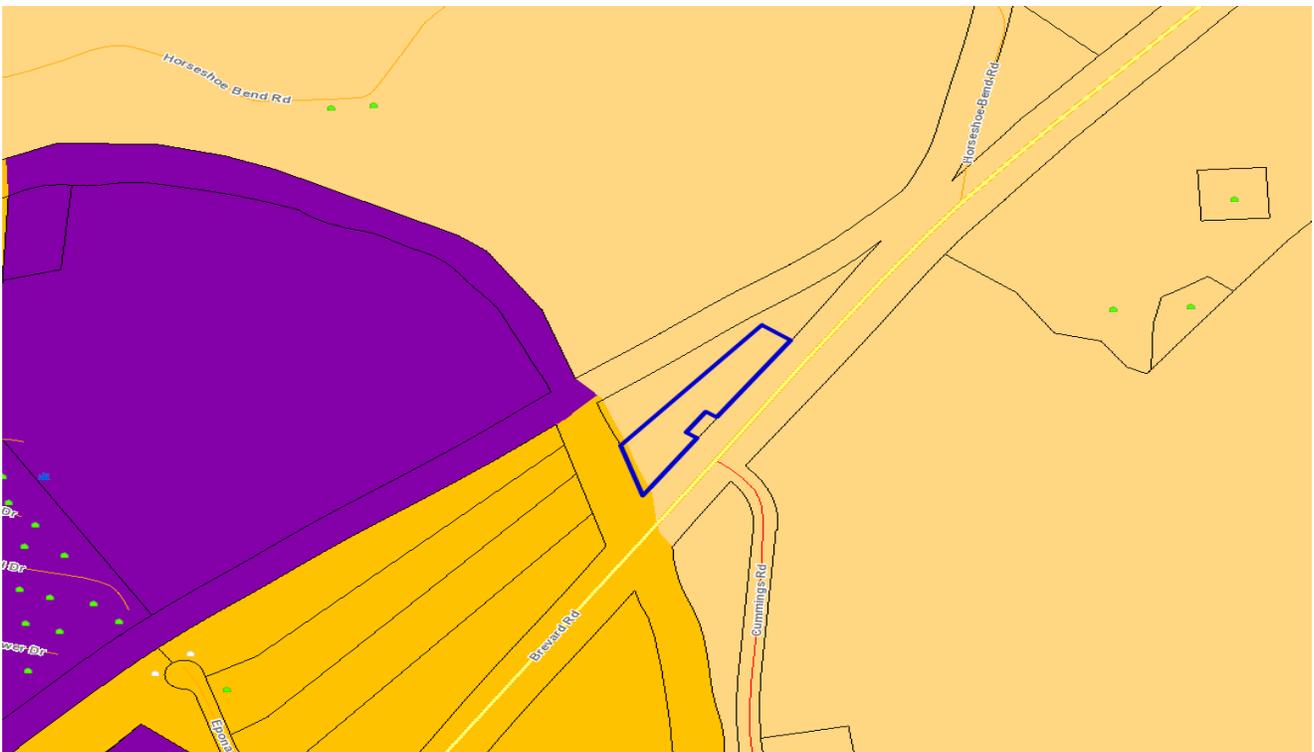
**2. Current Conditions**

**Current Use:** The property is currently vacant.

**Adjacent Area Uses:** The surrounding properties primarily consist of residential use. Etowah –Horse Shoe Fire Department is approximately ½ mile west.

**Zoning:** The surrounding property to the north and east is zoned Residential 2 Rural, NW is Industrial and SW is Residential 1.

**Map B: Current Zoning**



3. **Floodplain /Watershed Protection-**The property is located in the Special Flood Hazard Area (Floodway and 100-year Floodplain). The property is located in the Upper French Broad River WS-IV Protected Area Water Supply Watershed District.



4. **Water and Sewer:** Private well and septic system serves this property.
  - 4.1. **Public Water:** Public water is available for this property.
  - 4.2. **Public Sewer:** Public sewer is not available for this property.

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 Conservation 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
2. Areas of historic and archeological significance
3. Local, state or federally-managed natural areas
4. Areas managed for agricultural or forestry land uses
5. Other areas yet to be defined

**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 and recommend approval of the Special Fill Permit because it is consistent with the current surrounding land uses and future land use recommendations.

**7. Photographs**



Beulah  
Baptist Church  
←

2015/09/03  
14:22



SPEED  
LIMIT  
55

2015/09/03  
14:22



Brevard Rd

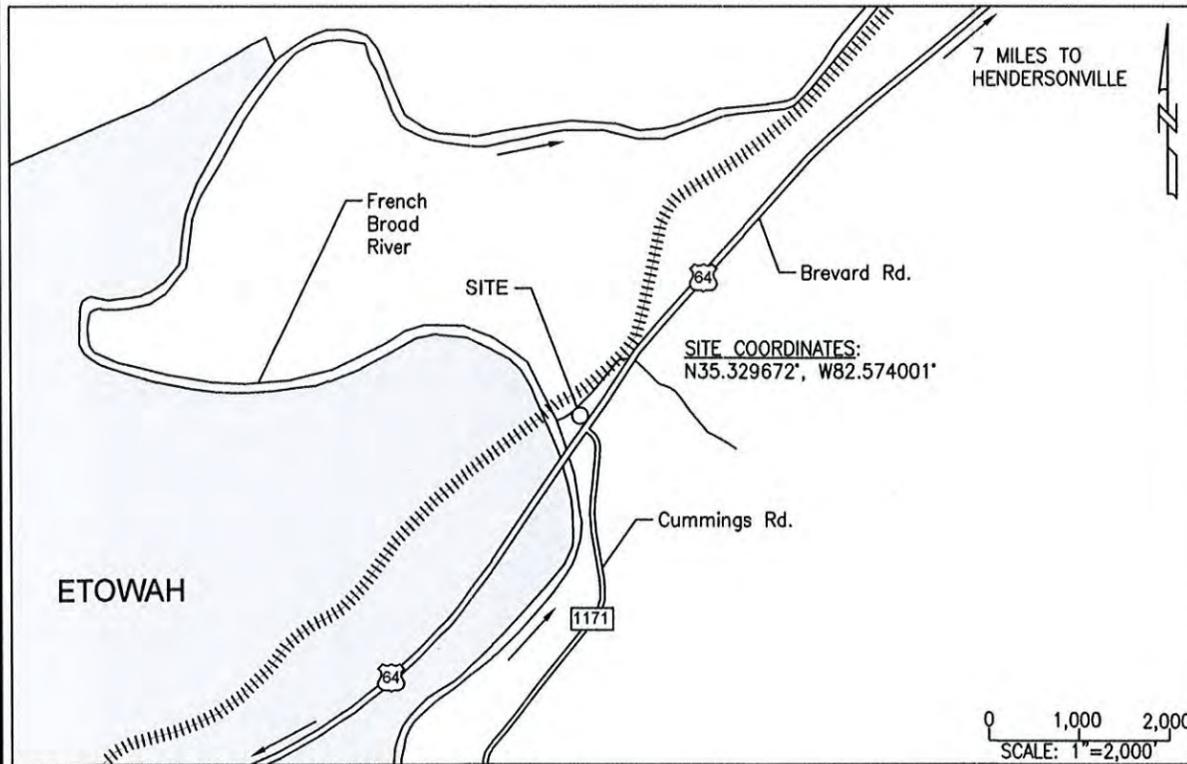


STOP

2015/09/03  
14:21

# NORTH CAROLINA WILDLIFE RESOURCES COMMISSION & HENDERSON COUNTY PARKS & RECREATION DEPT. ETOWAH BOATING ACCESS AREA FRENCH BROAD RIVER

NORTH CAROLINA WILDLIFE RESOURCES COMMISSION  
 DIVISION OF ENGINEERING & LANDS MANAGEMENT  
 1720 MAIL SERVICE CENTER  
 RALEIGH, NORTH CAROLINA 27699  
 Phone: 919.707.0150  
 Fax: 919.707.0162  
 www.ncwildlife.org

**SHEET INDEX**

COVER	SITE MAP, SITE DIRECTIONS & INDEX
SD-1.0	EXISTING SITE CONDITIONS & DEMOLITION PLAN
SD-2.0	PROPOSED SITE PLAN
SD-3.0	PROPOSED SITE GRADING PLAN
SD-6.0	PROPOSED PROFILES



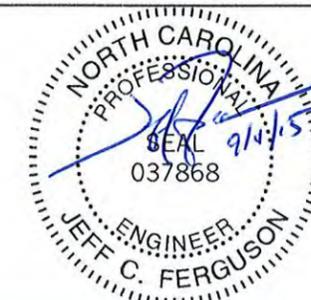
**NOTE: IT IS THE CONTRACTOR'S (NCWRC) RESPONSIBILITY TO CALL 811 FOR UTILITY LOCATION SERVICES PRIOR TO START OF CONSTRUCTION. ALL UNDERGROUND UTILITY LINES SHALL BE LOCATED AND MARKED BEFORE BREAKING GROUND.**

**ALL DEBRIS FROM CLEARING, EXCAVATION AND DEMOLITION SHALL BE LOADED AND HAULED OFF-SITE FOR DISPOSAL AT THE SWAIN COUNTY SANITARY LANDFILL. NO BURNING OR ON-SITE BURIAL OF WASTE SHALL BE PERMITTED.**

**DIRECTIONS TO SITE:**

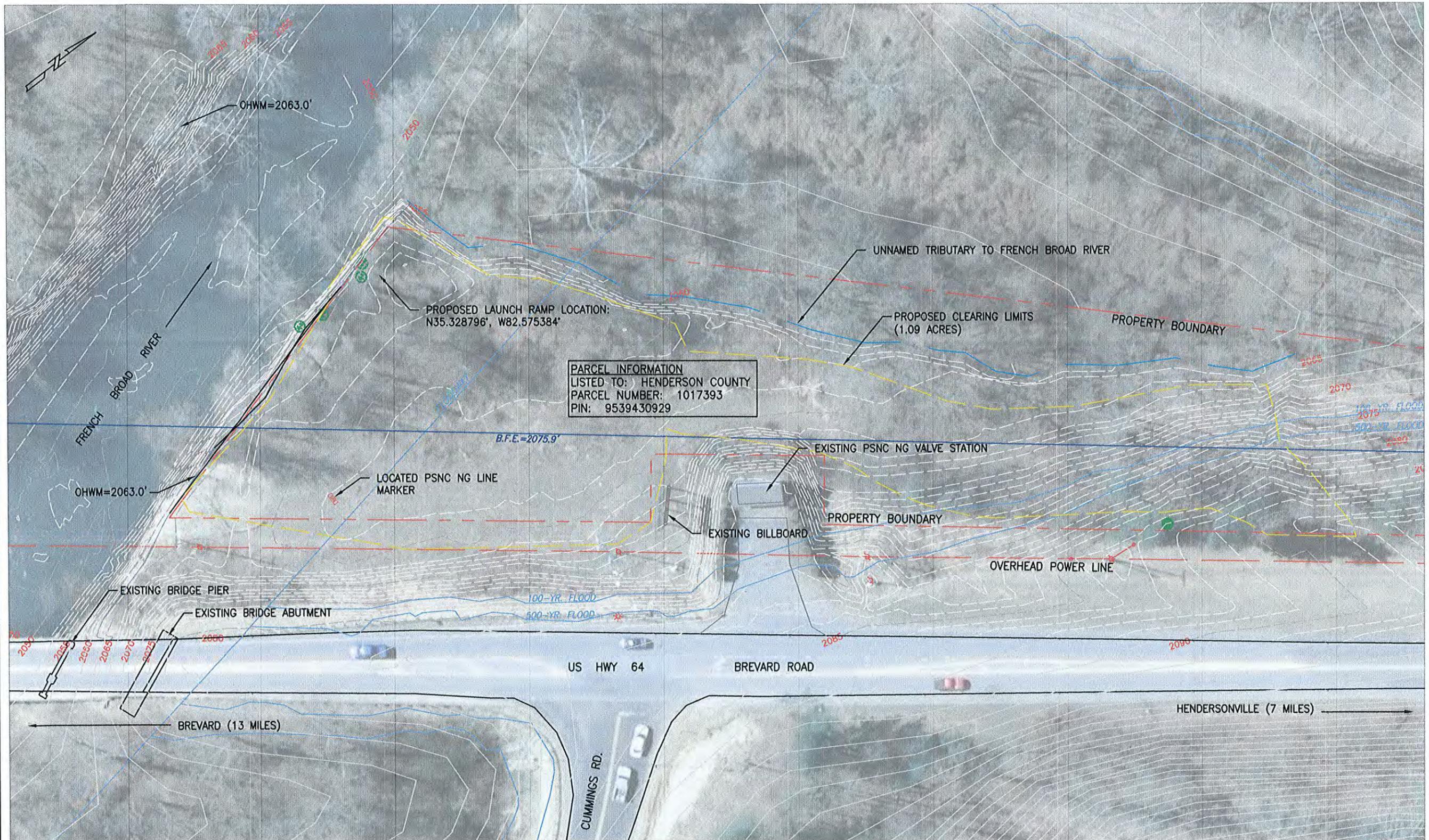
1. FROM ASHEVILLE, NC; FOLLOW I-26 EAST FOR 9 MILES.
2. TAKE EXIT 40 (NC-208 AIRPORT) WEST TOWARD BREVARD. FOLLOW FOR 4.7 MILES.
3. TURN LEFT ONTO HAYWOOD RD. (NC-191). FOLLOW FOR 0.4 MILES.
4. TURN RIGHT BANNER FARM RD. (SR-1311). FOLLOW FOR 3.5 MILES.
5. TURN RIGHT ONTO BREVARD RD. (US-64).
6. IN 1.3 MILES, SITE WILL BE ON RIGHT SIDE BEFORE BRIDGE CROSSING FRENCH BROAD RIVER. LOOK FOR PULL-OFF AT PSNC VALVE STATION.

SITE TOPO SURVEYS PERFORMED BY JEFF FERGUSON, PE (ON 3-14-2013), AND CONTINUED BY MARK LEE, PLS (ON 9-11-2014). ELEVATIONS ARE NAVD88 US FEET. CONTOURS ARE 1 FOOT INTERVALS. NCDOT LIDAR CONTOURS ARE SHOWN FOR AREAS OUTSIDE OF THE EXTENTS OF THE NCWRC FIELD SURVEY. LIDAR CONTOURS ARE 2 FOOT INTERVALS. AERIAL PHOTO FROM NCONEMAP (2010).



ETOWAH BOATING ACCESS AREA  
 HENDERSON COUNTY  
 FRENCH BROAD RIVER  
 COVER SHEET  
 SITE LOCATION & SHEET INDEX

Date:	01-SEP-2015
File Name:	Etowah-F.dwg
Surveyed:	JCF, MRL, CSL
Designed:	JCF
Drawn:	JCF
Approved:	
Sheet No.	COVER

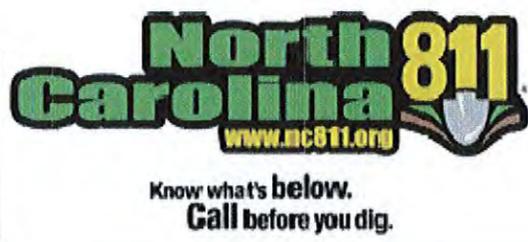


**PARCEL INFORMATION**  
 LISTED TO: HENDERSON COUNTY  
 PARCEL NUMBER: 1017393  
 PIN: 9539430929

Scale: 1" = 50'

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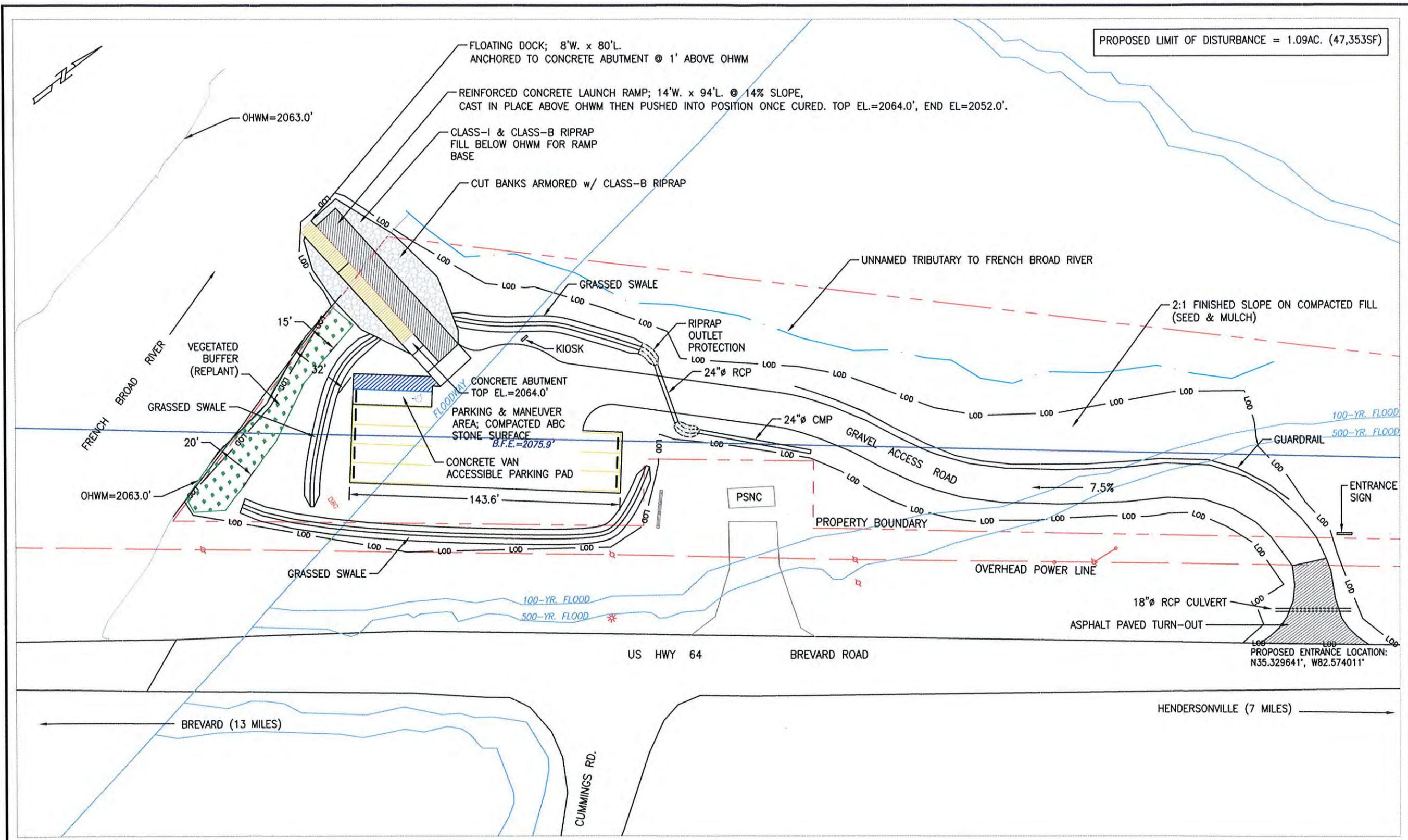


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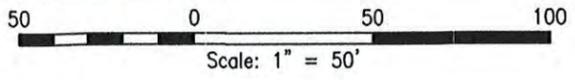


**ETOWAH BOATING ACCESS AREA**  
**FRENCH BROAD RIVER**  
**HENDERSON COUNTY**  
**EXISTING SITE CONDITIONS & DEMOLITION**  
**PLAN VIEW**

Date:	01-SEP-2015
File Name:	Etowah-F.dwg
Surveyed:	JCF, MRL, CSL
Designed:	JCF
Drawn:	JCF
Approved:	
Sheet No.	SD-1.0



PROPOSED LIMIT OF DISTURBANCE = 1.09AC. (47,353SF)



TRACT SIZE=1.691 AC.  
 PROPOSED IMPERVIOUS SURFACE = 23.7%  
 PROPOSED FILL AREA = 37.0%

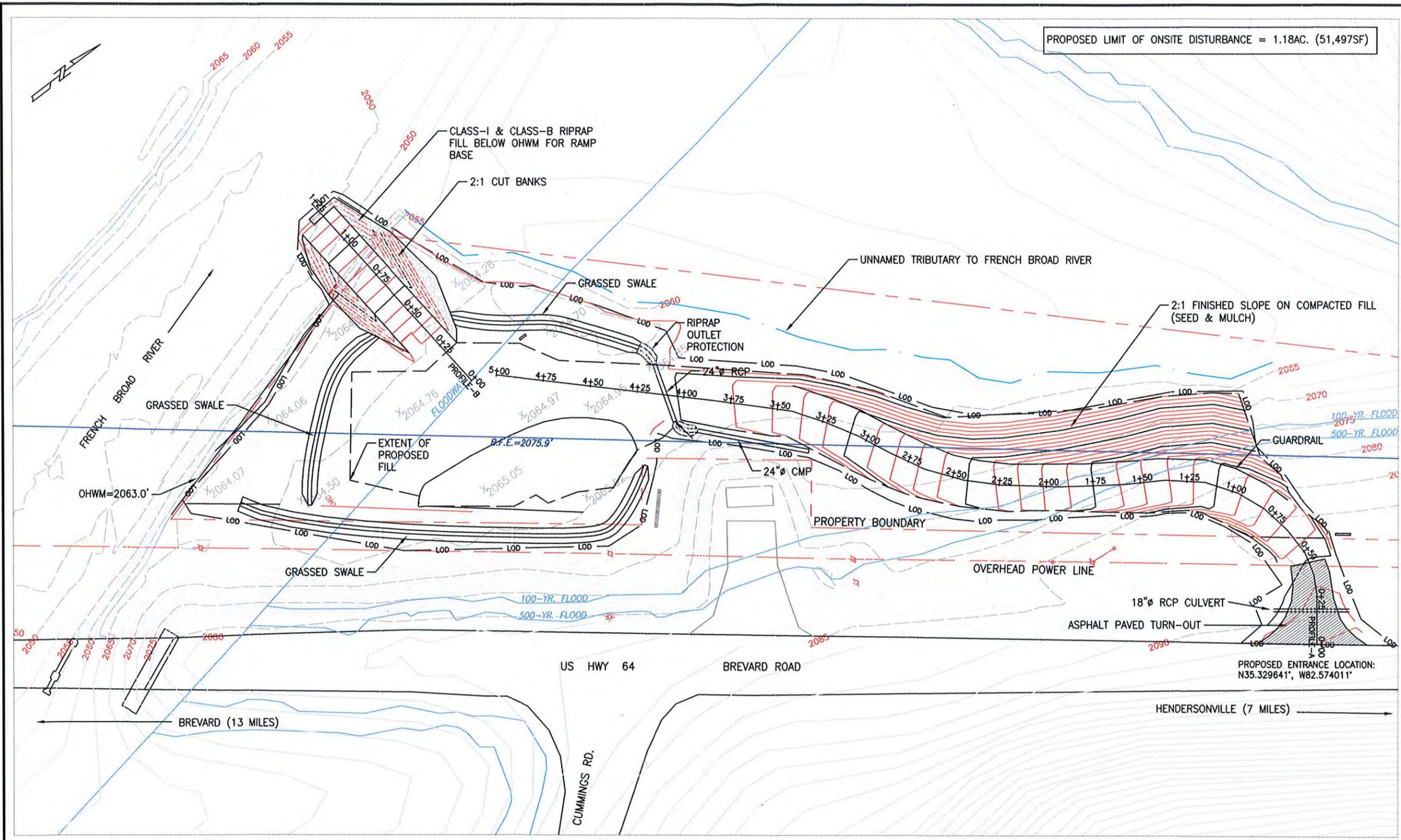


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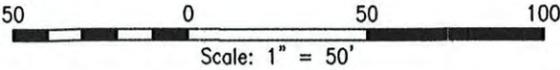


ETOWAH BOATING ACCESS AREA  
 FRENCH BROAD RIVER  
 HENDERSON COUNTY  
 STORMWATER MANAGEMENT  
 SITE PLAN

Date:	01-SEP-2015
File Name:	Etowah-F.dwg
Surveyed:	JCF, MRL, CSL
Designed:	JCF
Drawn:	JCF
Approved:	
Sheet No.	SD-2.0



PROPOSED LIMIT OF ONSITE DISTURBANCE = 1.18AC. (51,497SF)



TRACT SIZE=1.691 AC.  
 PROPOSED IMPERVIOUS SURFACE = 23.7%  
 PROPOSED FILL AREA = 37.0%

SITE TOPO SURVEYS PERFORMED BY JEFF FERGUSON, PE (ON 3-14-2013), AND CONTINUED BY MARK LEE, PLS (ON 9-11-2014). ELEVATIONS ARE NAVD88 US FEET. CONTOURS ARE 1 FOOT INTERVALS. NCDOT LIDAR CONTOURS ARE SHOWN FOR AREAS OUTSIDE OF THE EXTENTS OF THE NCWRC FIELD SURVEY. LIDAR CONTOURS ARE 2 FOOT INTERVALS. AERIAL PHOTO FROM NCONEMAP (2010).

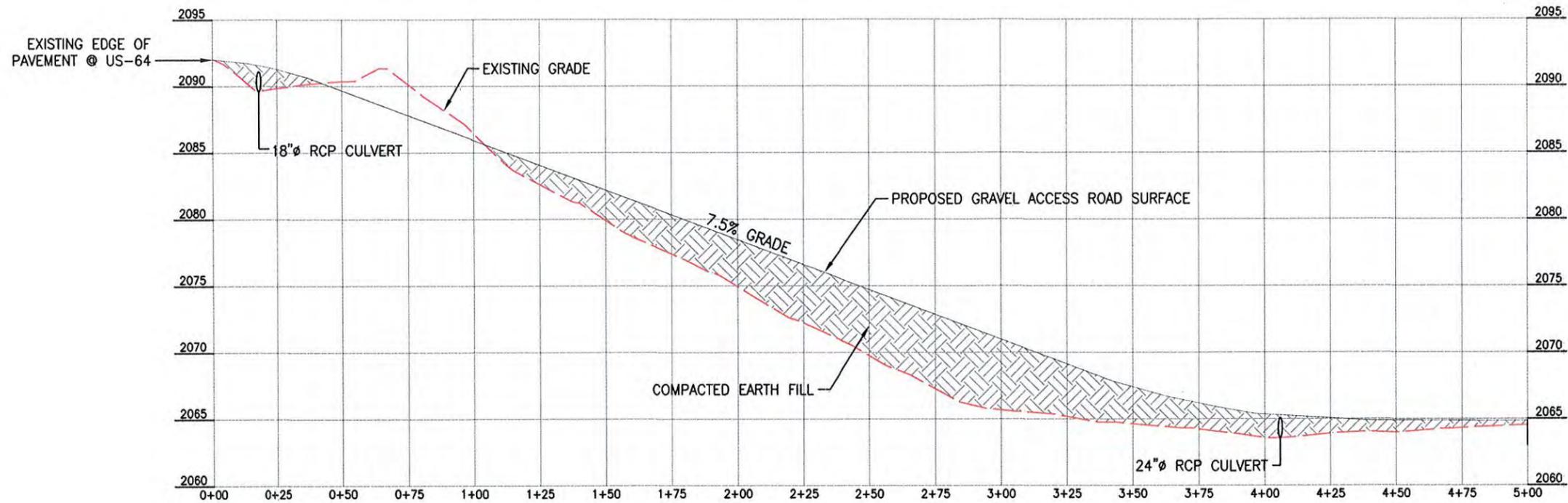


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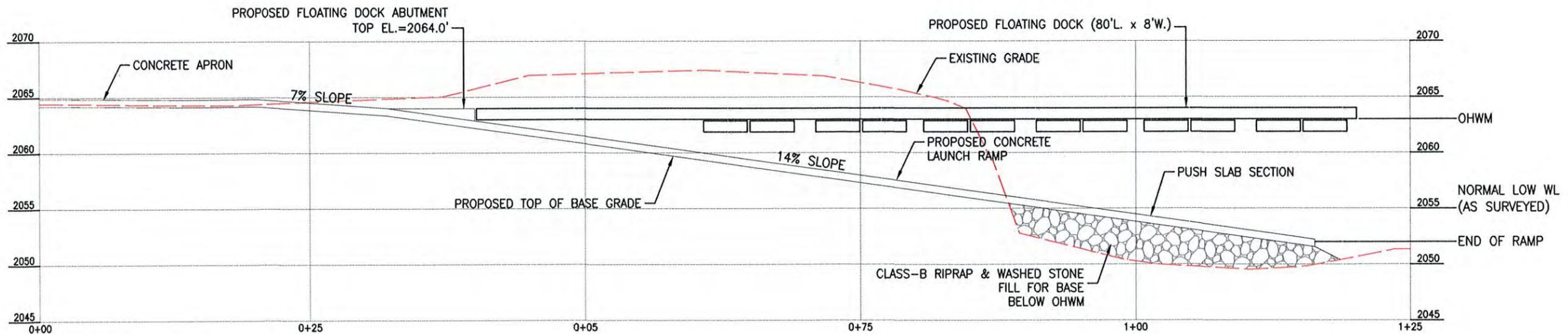


ETOWAH BOATING ACCESS AREA  
 HENDERSON COUNTY  
 FRENCH BROAD RIVER  
 PROPOSED  
 SITE GRADING PLAN

Date:	01-SEP-2015
File Name:	Etowah-F.dwg
Surveyed:	JCF, MRL, CSL
Designed:	JCF
Drawn:	JCF
Approved:	
Sheet No.:	SD-3.0



**PROFILE - A: ACCESS ROAD ALIGNMENT**  
 Scale: H-1"=50'  
 V-1"=10'



**PROFILE - B: LAUNCH RAMP ALIGNMENT**  
 Scale: H-1"=10'  
 V-1"=10'

NOTE:  
 ALL ELEVATIONS ARE IN NAVD88 US FEET TIED TO OPUS POINT ESTABLISHED ON SITE BY NCWRC ENGINEER ON MARCH 14, 2013.



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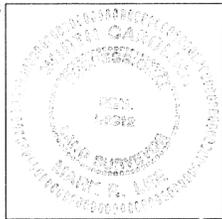


ETOWAH BOATING ACCESS AREA  
 HENDERSON COUNTY  
 FRENCH BROAD RIVER

PROPOSED  
 PROFILES

Date:	01-SEP-2015
File Name:	Etowah-F.dwg
Surveyed:	JCF, MRL, CSL
Designed:	JCF
Drawn:	JCF
Approved:	
Sheet No.	SD-6.0

I, **Mark R. Lee**, certify that this plat was drawn under my supervision from an actual survey, deed description(s) as shown hereon; that the error of closure is 1:10,000+; that the boundaries not surveyed are shown as broken lines platted from information found in deed books referenced hereon; witness my original signature, registration number, and seal.



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

*Mark R. Lee*

Mark R. Lee, Professional Land Surveyor L-3912

State of North Carolina County of Henderson  
 I, *Eric Warner*, Review officer of Henderson County,  
 certify that the map or plat to which certification is affixed meets all statutory requirements for recording.

*Eric Warner* 12/5/2014  
 County Review Officer Date

State of North Carolina County of Henderson  
 This plat is not subject to Henderson County Subdivision Regulations

Subdivision Administrator Date

State of North Carolina County of Henderson  
 The foregoing certificate of \_\_\_\_\_  
 Review officer of \_\_\_\_\_ County, is certified to be correct, this instrument

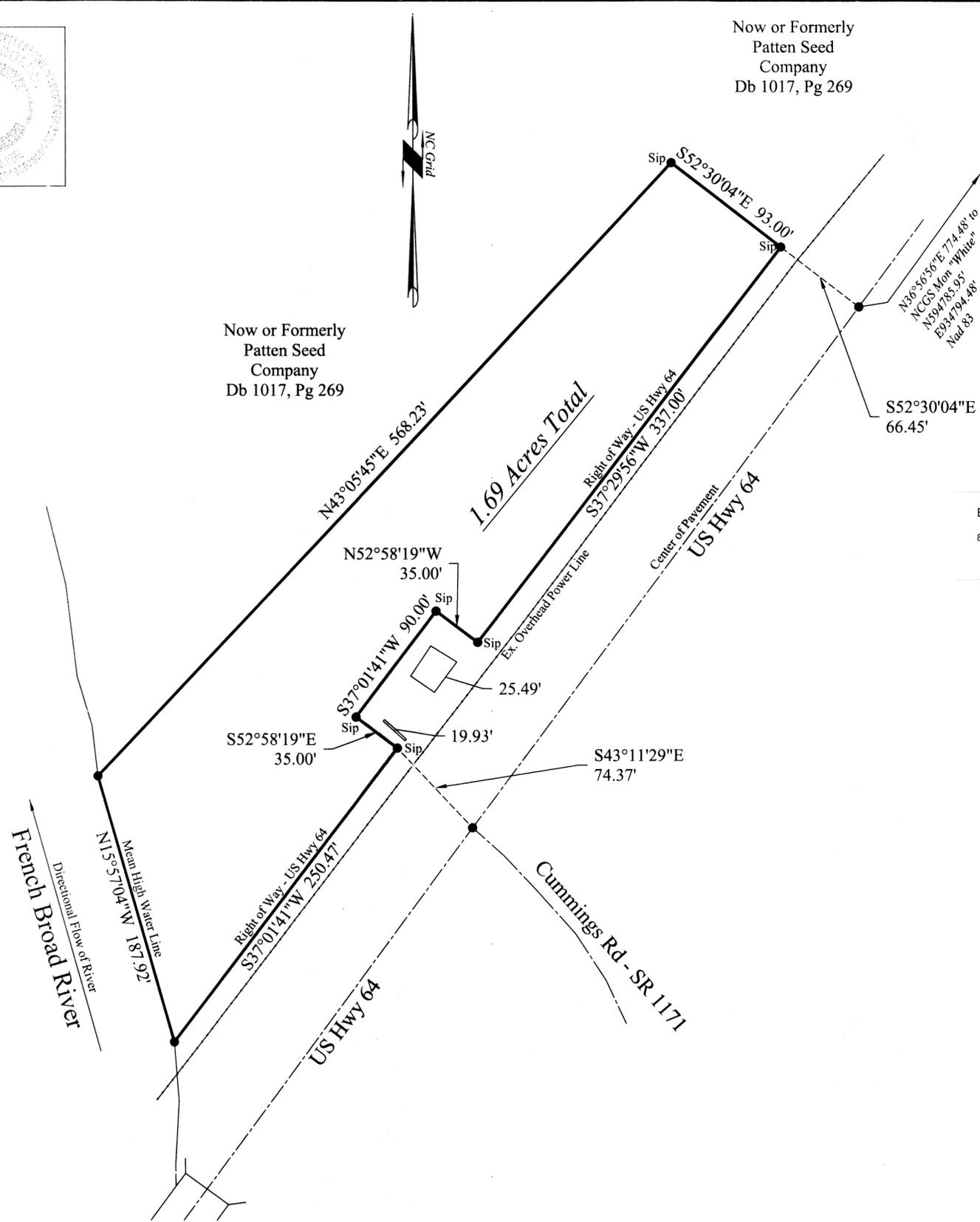
was presented for registration and recording in Plat Cabinet \_\_\_\_\_  
 Slide *9548*, This *5<sup>th</sup>* day of *December* 2014.

*William Lee King by: Alicia & Eddy, deputy*  
 Register of Deeds Date

Filed and recorded in the Register of Deeds Office for  
 Henderson County, N.C. this *5* day of *Dec*, 2014  
 at *12:46* o'clock *P.* M. in Book *Slide* at page *9548*

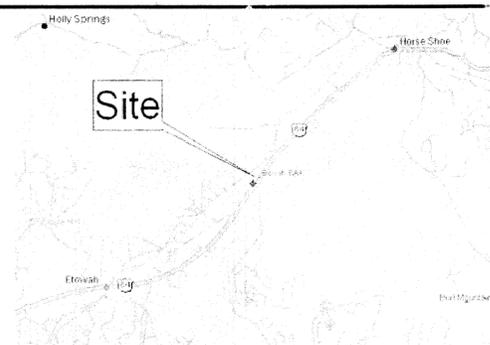
*William Lee King by: Alicia & Eddy, deputy*  
 Register of Deeds

Owner: *Carolina Mountain Land Conservancy*



Now or Formerly  
 Patten Seed  
 Company  
 Db 1017, Pg 269

Now or Formerly  
 Patten Seed  
 Company  
 Db 1017, Pg 269



BOOK 2014 PAGE 9548 (1)



This document presented and filed:  
 12/05/2014 12:46:06 PM

WILLIAM LEE KING, Henderson COUNTY, NC

Notes:

Reference  
 DB 1017, Pg 269

Surveyor has made no independent search or investigation for Rights-of-way or Easements of record for streets, highway, public utilities nor for encumbrances, restrictive covenants, ownership, title or any other facts that may be disclosed by a full & title search.

Legend  
 EIP - Exist Iron Pin  
 SIP - Set Iron Pin  
 SPK - Set Mag Nail

Boundary Survey For  
 North Carolina Wildlife Resources Commission  
 OF  
**Etowah BAA**  
 Property on US Hwy 64 and on French Broad River  
 Hendersonville Township, Henderson County, North Carolina

Scale: 1" = 60'



9548