

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: March 1, 2016

SUBJECT: Major Site Plan Review for Lazy Otter Outfitters

PRESENTER: Toby Linville

ATTACHMENTS: Staff Report

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

SUGGESTED MOTION :

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

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



Henderson County, North Carolina Code Enforcement Services

1. Committee Request

- 1.1. **Applicant:** Lazy Otter Outfitters
- 1.2. **Request:** Major Site Plan Review
- 1.3. **PIN:** 9539894211
- 1.4. **Size:** 1.66 acres +/-
- 1.5. **Location:** 10 Banner Farm Rd.
- 1.6. **Supplemental Requirements:**

SR 4.14. 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 others 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, and miniature golf courses, driving tees or driving ranges.

(1) Site Plan. Major Site Plan required in accordance with §42-331 (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 (betting 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 states, ordinances and regulation (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).

(6) Public Address/Loud Speakers. Public address and loud speaker systems shall not be operated before 8:00 a.m. or 12:00 midnight.

(7) Hours of Operation. For outdoor uses, 6:00a.m.Till 12:00 midnight

Map A: Pictometry/Aerial Photography



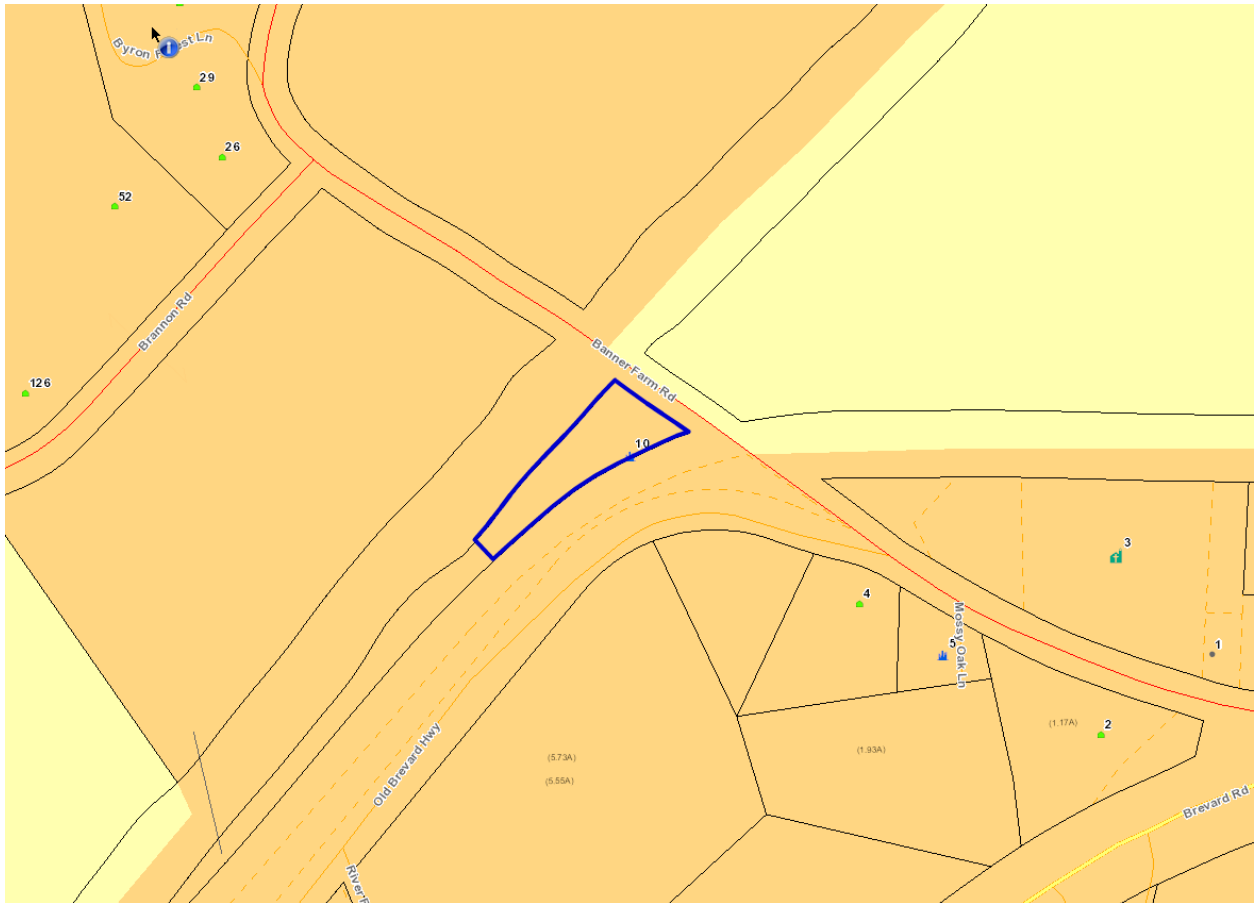
2. Current Conditions

Current Use: This parcel is currently vacant but was a landscaping business

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

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

Map B: Current Zoning



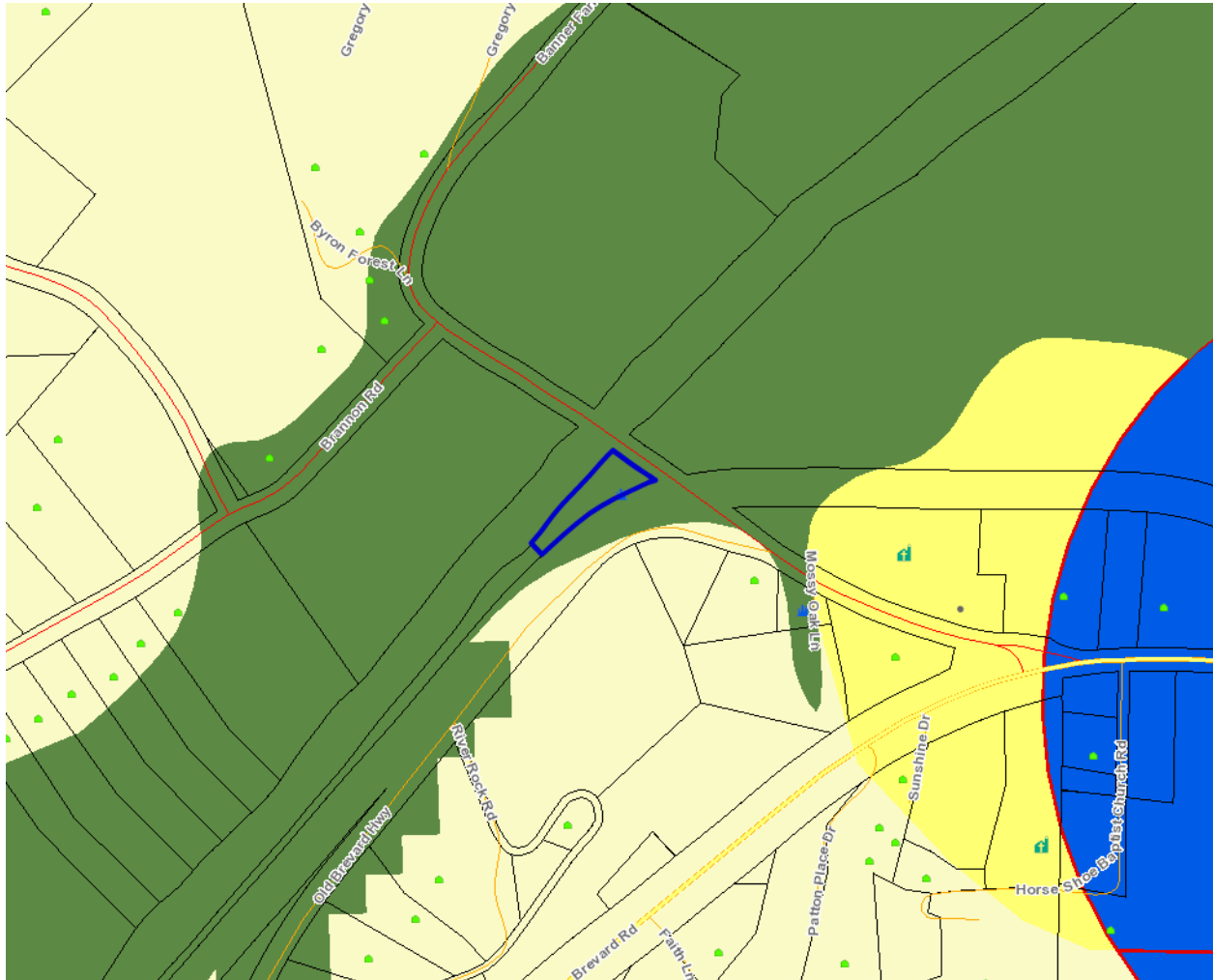
3. Floodplain /Watershed Protection The property is located in a Special Flood Hazard Area. The property is in the WSIV Water Supply Watershed district.

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

Public Water: N/A

Public Sewer: N/A

Map C: CCP Future Land Use Map



5. Comprehensive Plan

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

This category includes land areas that are intended to remain largely in their natural state, with only limited development. Such areas should be targeted for protection through regulations and incentives. Conservation areas are lands that generally exhibit any of the following characteristics:

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

6. Staff Recommendations

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

7. Photographs


















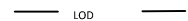


PROPERTY
UNDER
SURVEILLANCE

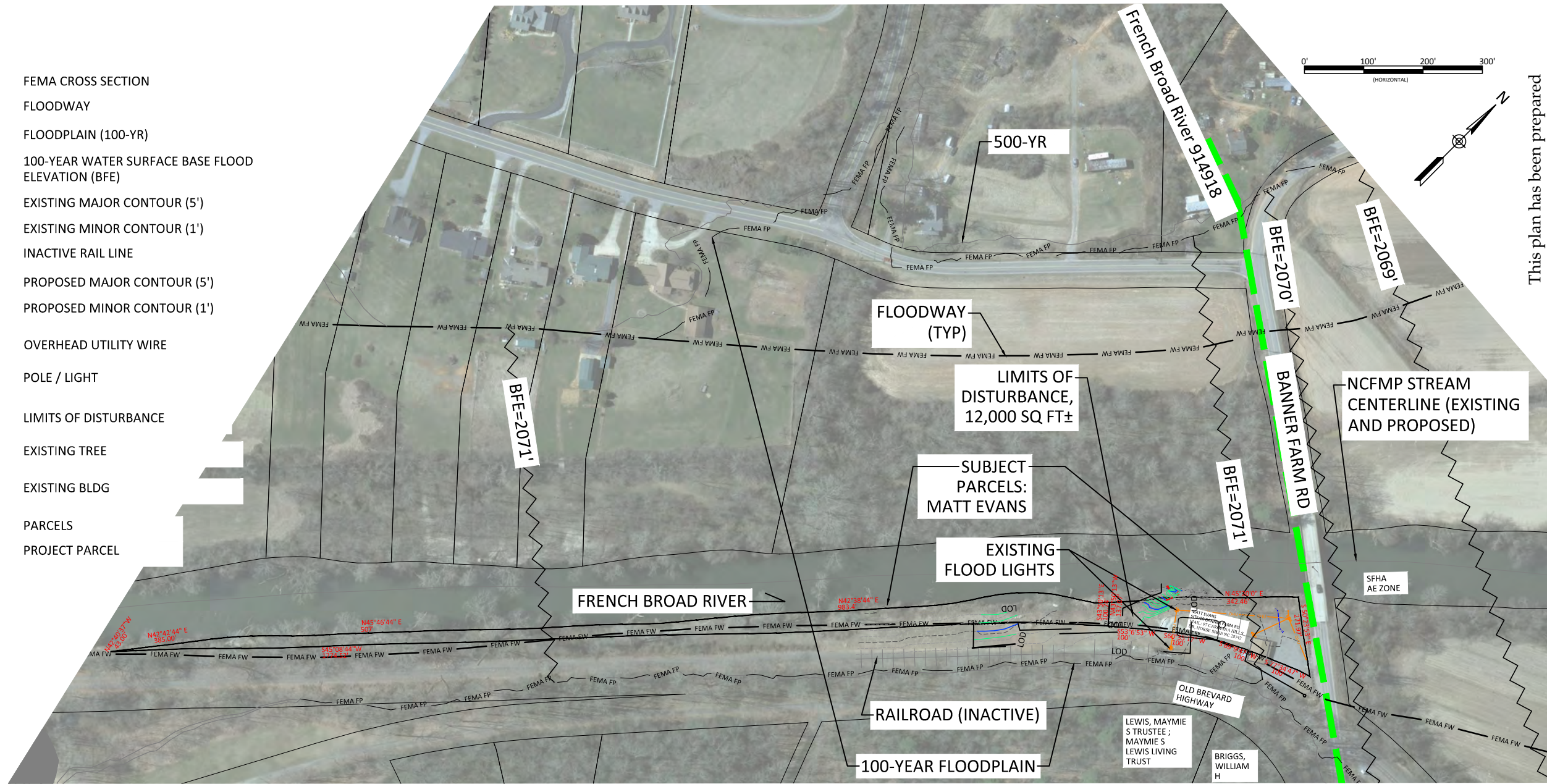
NO
PARKING
ANYTIME

NAI Beverly-Hans
AVAILABLE
828-210-371



LEGEND

-  FEMA CROSS SECTION
-  FEMA FW FLOODWAY
-  FEMA FP FLOODPLAIN (100-YR)
-  100-YEAR WATER SURFACE BASE FLOOD ELEVATION (BFE)
-  EXISTING MAJOR CONTOUR (5')
-  EXISTING MINOR CONTOUR (1')
-  INACTIVE RAIL LINE
-  PROPOSED MAJOR CONTOUR (5')
-  PROPOSED MINOR CONTOUR (1')
-  OVERHEAD UTILITY WIRE
-  POLE / LIGHT
-  LIMITS OF DISTURBANCE
-  EXISTING TREE
-  EXISTING BLDG
-  PARCELS
-  PROJECT PARCEL



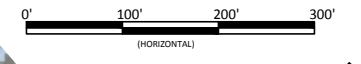
FLOODPLAIN OVERVIEW MAP

ZONING, UTILITIES AND SERVICES NOTES:

1. SUBJECT AND ADJOINING PROPERTIES ZONED RESIDENTIAL TWO RURAL. SETBACKS ARE 15' FROM RIGHT-OF-WAY AND 10' FROM SIDE AND REAR PROPERTY LINES.
2. NO PUBLIC GARBAGE COLLECTION IS BEING REQUESTED. THE OWNER WILL UTILIZE PRIVATE COLLECTION.
3. THERE ARE TWO EXTERIOR FLOOD LIGHTS BEHIND THE BUILDING AND AN EXTERIOR DOOR LIGHT ON THE BUILDING ITSELF - NO ADDITIONAL LIGHTING IS DEEMED NECESSARY.
4. WATER AND SEPTIC ARE SHOWN ON THE SITE PLAN.

NOTES:

1. FRENCH BROAD RIVER IS STUDIED USING DETAILED METHODS AND HAS A REGULATORY FLOODWAY SHOWN ON THIS MAP. THE FLOODWAY LIMITS ARE BASED ON GEOGRAPHIC INFORMATION SYSTEM DATA OBTAINED FROM THE NC FLOODPLAIN MAPPING PROGRAM (NCFMP) FROM THEIR FRIS SYSTEM.
2. ALL FLOODPLAIN LINEWORK DATA OBTAINED FROM NCFMP GEODATABASE LAYERS WHICH REFLECT THE EFFECTIVE FLOOD INSURANCE STUDY FOR HENDERSON COUNTY, DATED OCTOBER 2, 2008.
3. NO UTILITIES ARE KNOWN TO EXISTING WITHIN THE LIMITS OF DISTURBANCE APART FROM THOSE SHOWN. HOWEVER, UTILITY LOCATE (811) SHALL BE REQUESTED PRIOR TO CONSTRUCTION.
4. THERE ARE NO PROPOSED STRUCTURES AND ONLY VERY MINOR BANK GRADING TO CREATE A RIVER ACCESS PROPOSED.
5. THE BASE FLOOD ELEVATION IS 2071', THIS AREA IS UNDER A FLAT BACKWATER PROFILE FROM THE DOWNSTREAM BRIDGE AND THEREFORE THE 2071 BFE IS MAPPED TWICE INDICATING HOW FLAT THE 100-YEAR WATER SURFACE PROFILE IS IN THIS REACH. AS SUCH, THE MAIN POTENTIAL IMPACT TO FLOOD ELEVATIONS IS FROM THE ADDITION OF FILL. FOR THIS SITE, THE ONLY FILL BEING PLACED IS IN A RECESSED BANK AREA - THE AMOUNT OF BOULDER AND STONE FILL BROUGHT TO THE SITE WILL BE
6. NET EARTHWORK FOR THE ACCESS WORK IS 47 CY CUT. TOTAL EARTHWORK CONSISTS OF 60 CY CUT, 13 CY FILL. AN ADDITIONAL 15 CY IS EXPECTED TO BE DISPOSED IN A DEPRESSION ON THE FLOODPLAIN AS SHOWN ON SHEET 1. THE REMAINING 30 CY OF EXCESS MATERIAL WILL BE REMOVED TO AN APPROVED (PERMITTED) WASTE/DISPOSAL SITE.
7. REMOVAL OF FENCING AND YARD MATERIALS PRIOR AND UPON PURCHASE OF PROPERTY HAS REMOVED VARIOUS OBSTACLES FROM THE FLOODPLAIN AND FLOODWAY. THE BENEFIT OF THESE ACTIVITIES SHOULD BE CONSIDERED IN THE OFFSETTING OF THE PROPOSED RIVER ACCESS.



This plan has been prepared under my direct supervision.

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 Firm License No. F-0831



Evans Paddle Trail Access
 Henderson County, North Carolina

Legend and Floodplain Overview
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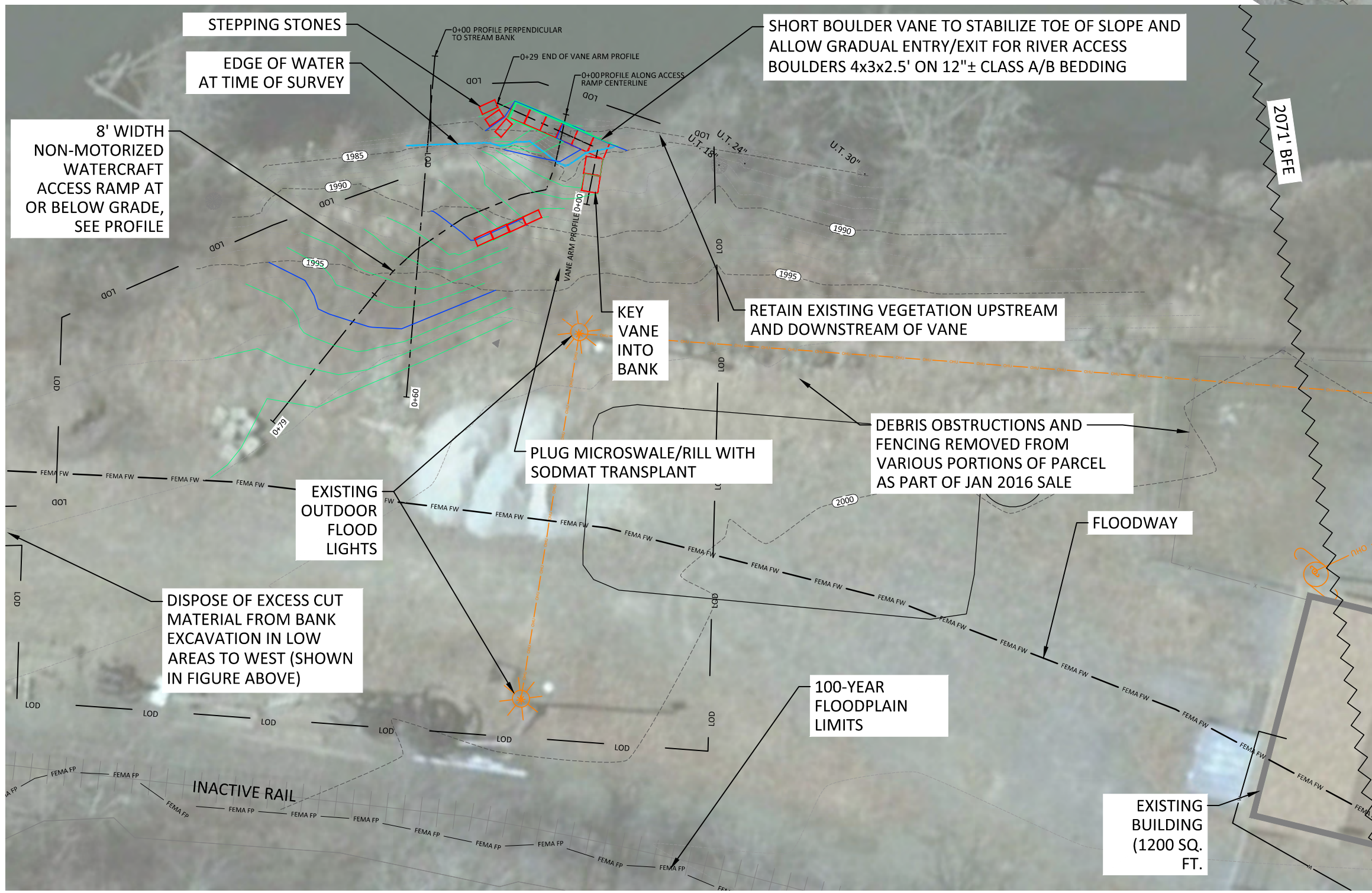
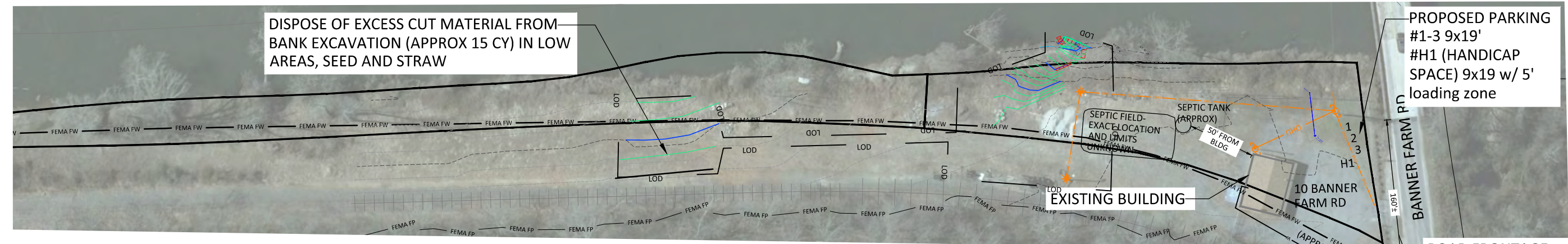
Revisions:
2/7/16 County Comments

Date: February 15, 2016
 Job Number: 005-14517
 Project Engineer: JPM
 Drawn By: JPM/JW
 Checked By: AB

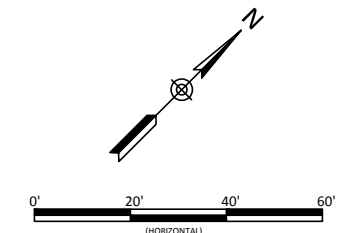
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February 15, 2016
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- CONSTRUCTION SEQUENCE:**
1. SILT FENCE IS REQUIRED IF BARE AREAS ARE NOT SEEDED, STRAWED AND MATTED AT END OF WORKING DAY. THERE IS AN EXISTING GRAVEL ENTRANCE WHICH SHALL BE USED AS A CONSTRUCTION ENTRANCE AND KEPT CLEAN AND FREE OF DIRT AND DEBRIS. ALL DIRT SHALL BE CLEANED FROM BANNER FARM RD IMMEDIATELY.
 2. INSTALL VANE ARM AND BACKFILL.
 3. CLEAR AND GRUB GRASS FROM PROPOSED SLOPE GRADING AREA.
 4. GRADE TO ACHIEVE PROPOSED SLOPE CONTOURS.
 5. MAKE PROVISIONS TO ENSURE THAT FUTURE OVERLAND FLOW DOES NOT ENTER SLOPE ABOVE PROPOSED ACCESS.
 6. SEED AND MAT (COIR OR SOD MATS) ALL EXPOSED BANK AREAS WITH SLOPE EXCEEDING 4:1.
 7. SEED AND STRAW ALL REMAINING BARE AREAS
 8. APPLY SURFACING TO ACCESS.
 9. REMOVE TEMPORARY E&SC MEASURES AS APPLICABLE.



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Evans Paddle Trail Access
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Site Plan

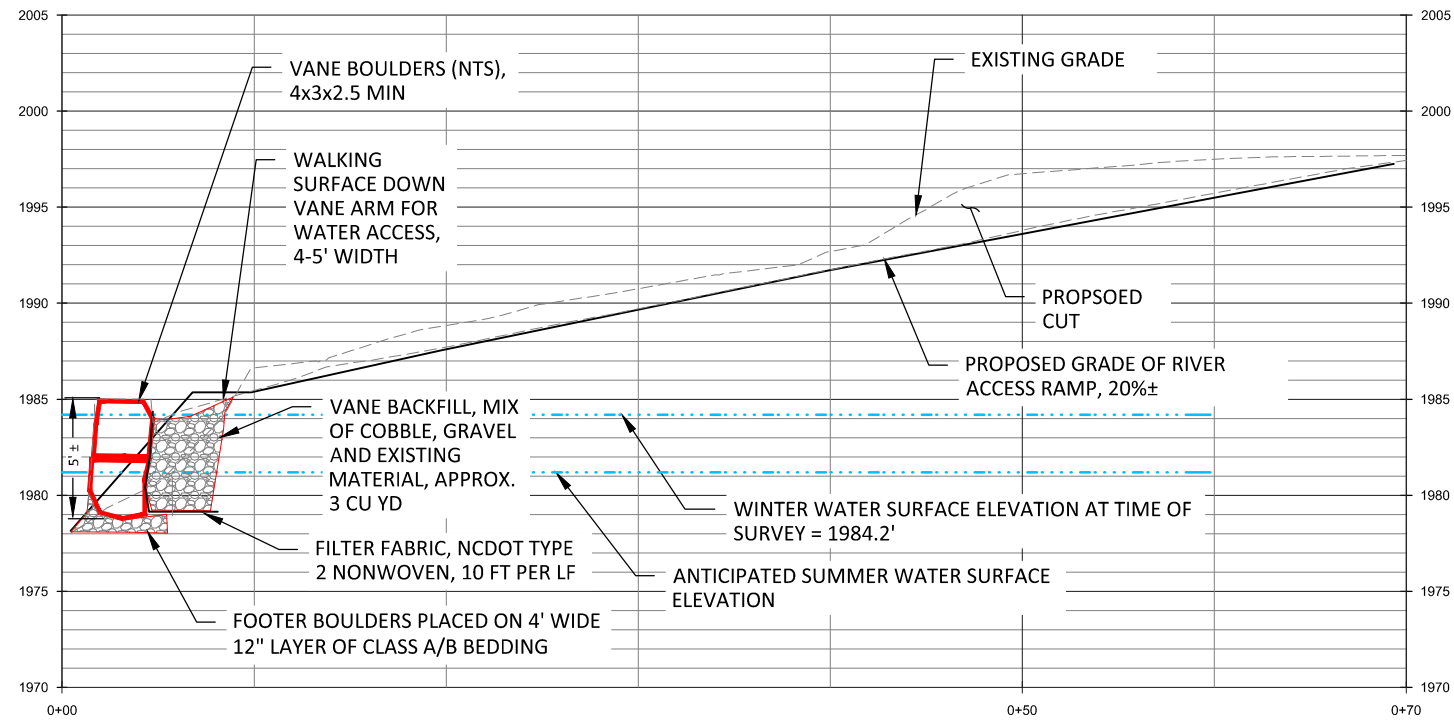
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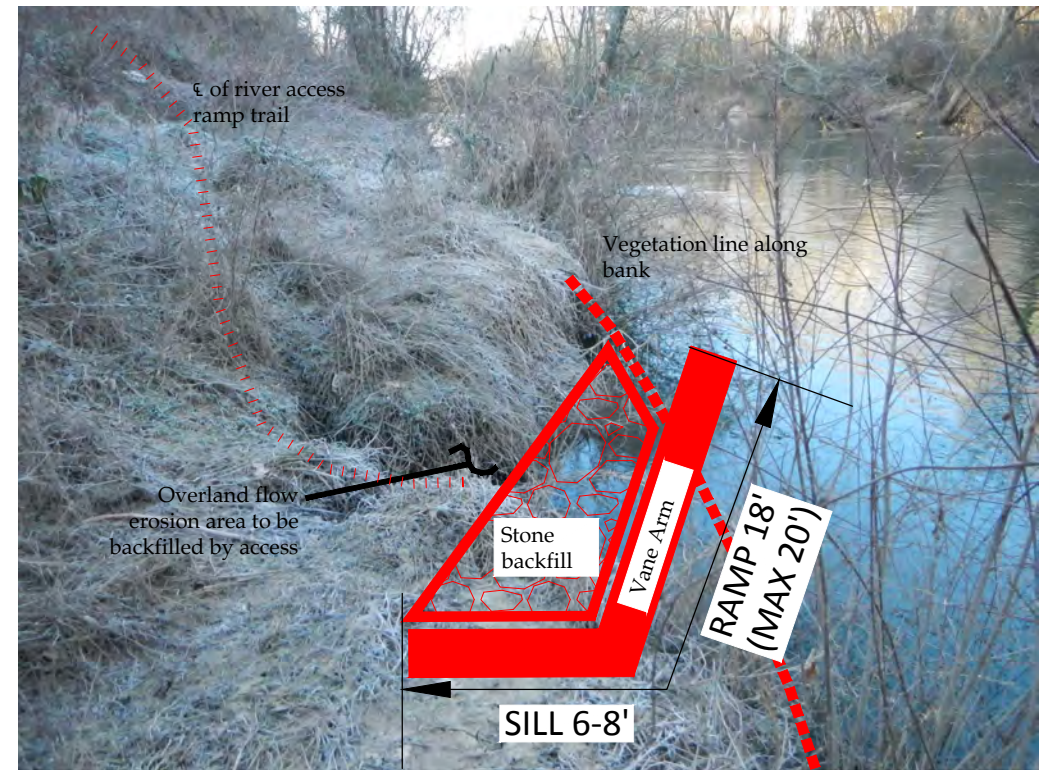
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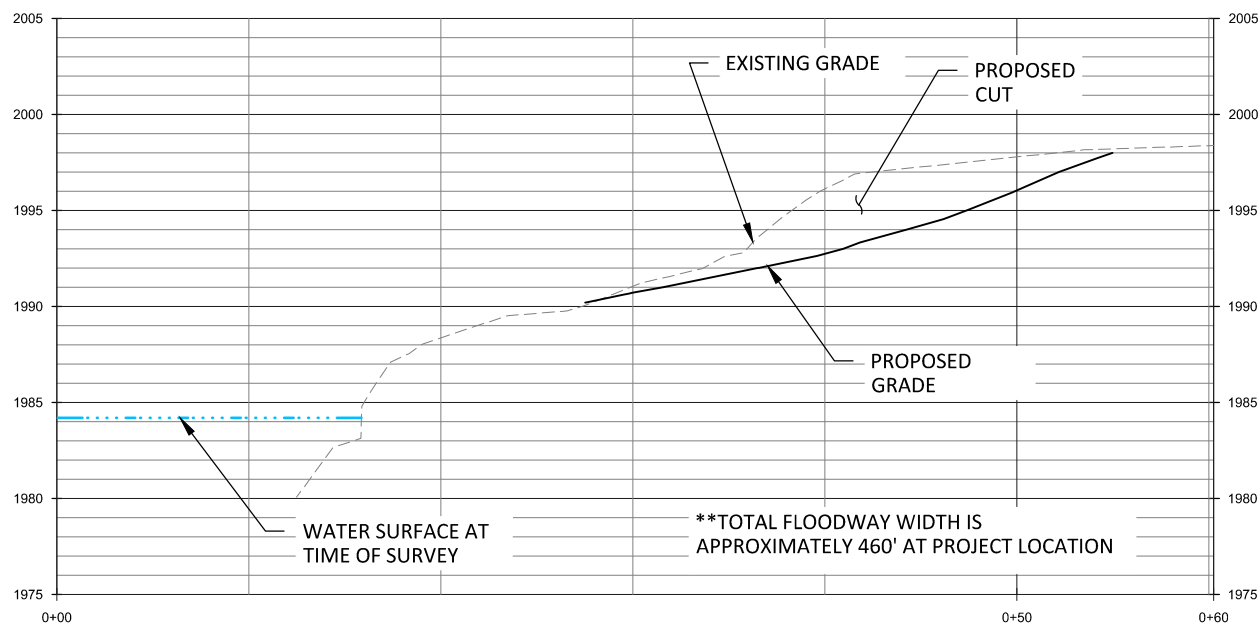
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Profile Along River Access Ramp Centerline (CL)

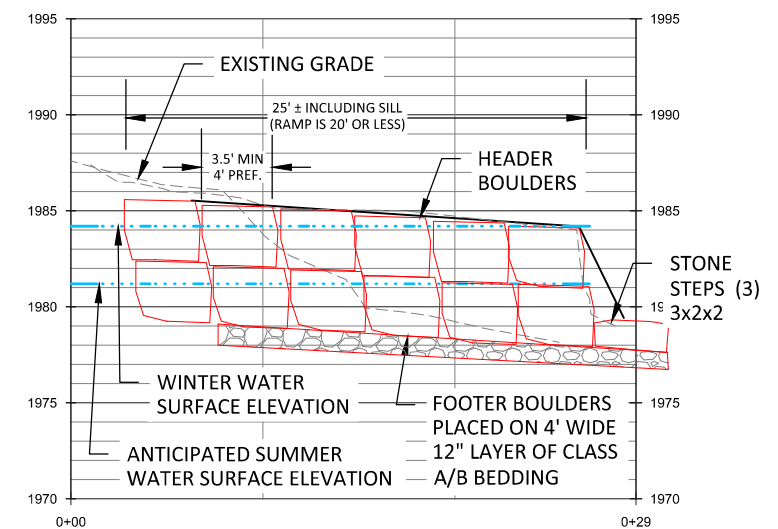


Photograph of Vane Location Looking Upstream



Profile Perpendicular to Stream Bank

*ALL VANE BOULDERS 4x3x2.5' NOMINAL SIZE
 VOLUME BOULDERS = $25 \times 3 \times 2.5 \times 2 \text{ row} / 27 = 13.9 \text{ Cu. Yd.}$
 VOLUME STONE STEP = $3 \times 2 \times 2 \times 3 \text{ steps} / 27 = 1.3 \text{ Cu. Yd.}$
 VOLUME CL. A/B BEDDING = $25 \times \frac{1}{2} \times 4 / 27 = 3.7 \text{ Cu. Yd.}$



Vane Arm Profile



Revisions:
2/18/16 - Added stone fill dimensions / volumes for permitting

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