



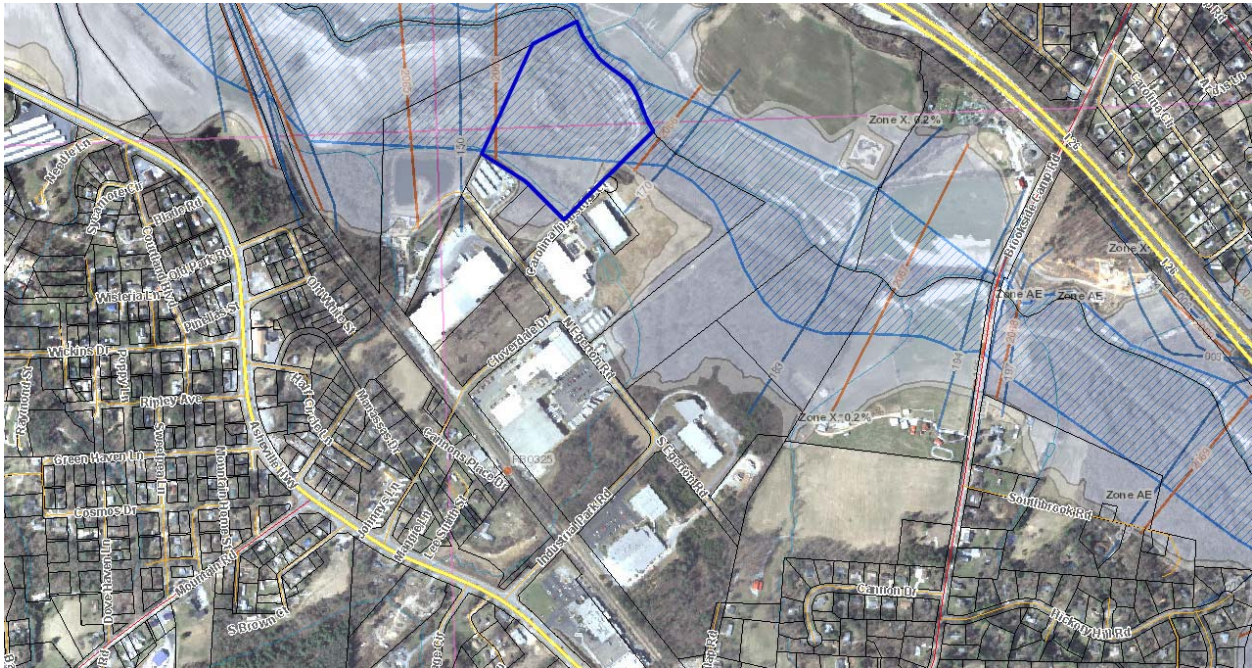
Henderson County, North Carolina Code Enforcement Services

1. **Board Request**

- 1.1. **Applicant:** Neil Stananought
- 1.2. **Request:** Special Use Permit to allow a Motor Sports Facility, Recreational-SR 4.14
- 1.3. **PIN:** 9660-09-8902
- 1.4. **Size:** 18.64 acres +/-
- 1.5. **Location:** The subject area has access from North Egerton Rd. off of Industrial Park Dr. off of Asheville Hwy.
- 1.6. **Supplemental Requirements:**

- (1) Site Plan. Major Site Plan required in accordance with §200A-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) Separation. A recreational motor sports facility shall not be constructed or newly located within 500 feet of an existing *dwelling unit* (located in a *residential zoning district* and not located on the same property as the *use*).
- (4) Size. A *recreational motor sports facility* shall have a capacity of less than 100 spectators and/or riders.
- (5) Security. The operations of a *recreational motor sports facility* shall be totally enclosed by a security fence or wall at least eight (8) feet in height. Entrances and exits should be secured and locked during non-operating hours.
- (6) Perimeter Setback Fifty (50) feet.
- (7) Public Address/Loud Speakers. Public address and loud speaker systems are prohibited.
- (8) Screening. Screen Class One (1) shall be provided consistent with the requirements of §200A-182 (Screen Classification)).
- (9) Number of Tracks Restrictions. A *recreational motor sports facility* shall contain only one (1) racing track utilizing non-paved surfaces.
- (10) Racing Events. A racing event shall be limited in accordance with the following:
 - a. Number per Calendar Year Five (5) or fewer.
 - b. Length of Event. An event shall be held for no more than:
 1. Three (3) consecutive days;
 2. Three (3) days in a calendar week; and
 3. Six (6) hours in a day (falling within the permitted hours of operation).
 - c. Number of Contestants. Each event may include no more than 20 total contestants; with no more than 10 contestants allowed on the track at a given time.
 - d. Emergency Preparedness. Employees specifically trained for fire and medical response must be located on-site during all hours of operation.
- (11) Dust Reduction. Unpaved *roads, travel ways* and/or parking areas shall be treated to prevent dust from adverse affects to adjacent properties.
- (12) Sedimentation Control. Permanent control measures are required to retain all noncompacted soils on-site.
- (13) Hours of Operation. 8:00 a.m. to 8:00 p.m.

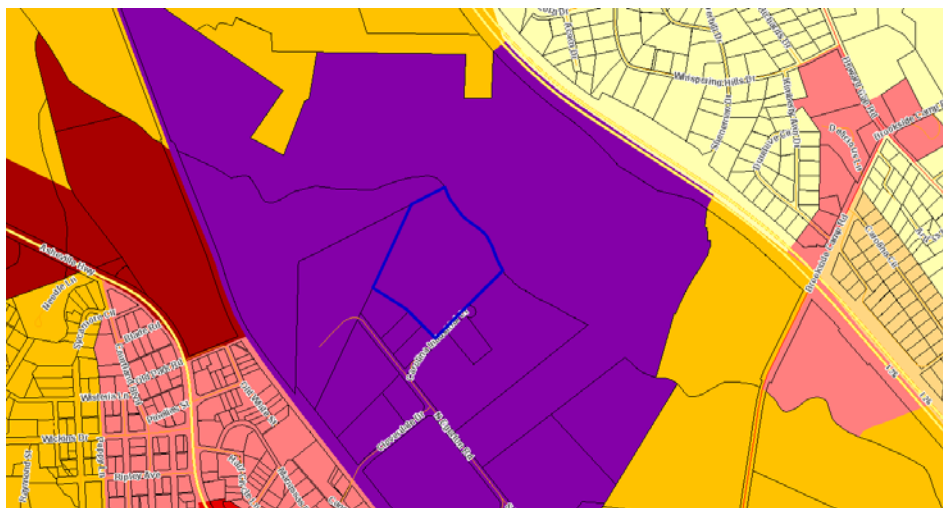
Map A: Aerial Photo



2. Current Conditions

- 2.1. **Current Use:** The parcel was permitted for a Recreational Motor Sports Facility in 2008 and the Special Use Permit was later revoked due to violations of the SUP conditions. The property has been vacant and unused since.
- 2.2. **Adjacent Area Uses:** The surrounding properties to the north, south, east and west are Industrial. Surrounding businesses include a metal recycling facility and manufacturing facilities.
- 2.3. **Zoning:** The current zoning of surrounding property to the north, east, west, and south is zoned (I) Industrial. The nearest residential dwelling is approximately 1300' north of the property and is zoned R1.
- 2.4. **Floodplain /Watershed Protection** The property is located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.

Map B: Current Zoning



3. Water and Sewer

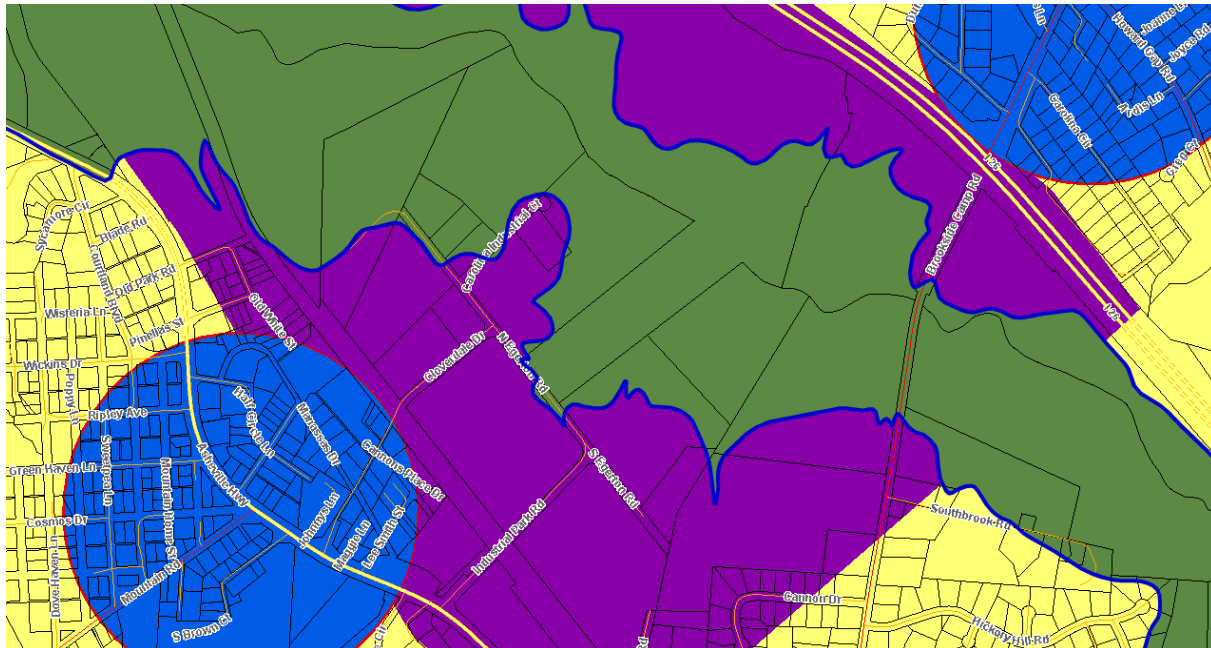
Currently only a pole building exists on this property. There is no need for water or sewer at this time.

- 3.1. **Public Water:** City of Hendersonville water is available for this property
- 3.2. **Public Sewer:** Cane Creek Sewer is available for this property.

4. Comprehensive Plan

The 2020 CCP: The CCP Future Land Use Map places the Subject Area in the “Conservation Management” classification. The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for Conservation use. 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



5. Staff Recommendations

- a. Staff’s position at this time, under the guidelines of current plans, policies and studies, is that they do not support the Special Use Permit. As stated earlier the parcel was permitted for a recreational Motor Sports Facility in 2008 but the Special Use Permit was revoked.

Staff Report: SUP 5/12
Neil Stananought- Motor cross

6. Photographs (Looking North into property)



Looking West Clement Pappas and Hendersonville Recycling Center



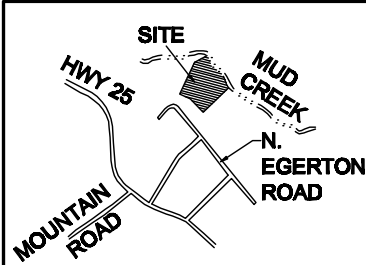
Staff Report: SUP 5/12
Neil Stananought- Motor cross

Looking East Haynes Wire



Looking South Wooded Area

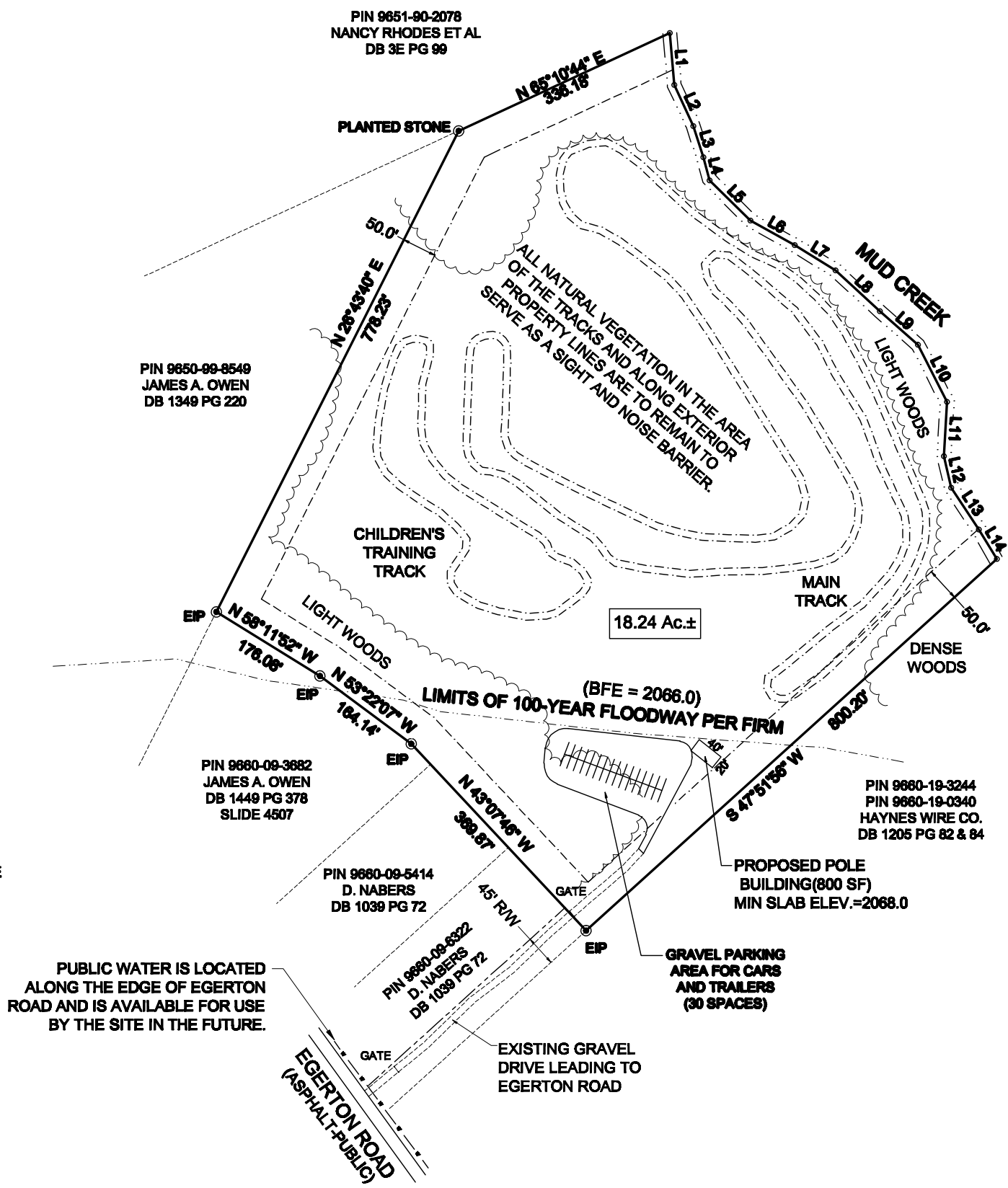




VICINITY MAP
NOT TO SCALE

NOTES:

- 1) THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY PER D.F.I.R.M.#3700966000 J - EFFECTIVE DATE: OCTOBER 2, 2010.
 - 2) PROPERTY SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN HEREON.
 - 4) BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONDITIONS, CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
 - 5) ALL SURVEY BOUNDARY INFORMATION SHOWN ON THIS PLAN WERE PROVIDED BY THE OWNER AND ARE BASED ON A SURVEY BY PATTERSON & PATTERSON.
 - 6) SUBJECT PROPERTY IS ZONED "INDUSTRIAL" PER THE HENDERSON COUNTY ZONING ORDINANCE. REFER TO THIS ORDINANCE FOR REGULATIONS APPLICABLE TO THE SUBJECT PROPERTY.
- BUILDING SETBACKS (PER "I" CLASSIFICATION):**
 FRONT= 20'
 SIDE= 20'
 REAR= 20'
- 7) THERE SHALL BE NO FURTHER GRADING OR PLACEMENT OF FILL WITHIN THE FLOODWAY.
 - 8) THE EXISTING GROUND ELEVATIONS FOR THIS PROPERTY RANGE FROM 2060' TO ROUGHLY 2067.0' WITH A BASE FLOOD ELEVATION OF 2066.0'
 - 9) GARBAGE COLLECTION WILL BE NORMAL GARBAGE PICKUP OF INDIVIDUAL BAGS.
 - 10) THERE ARE NO PLANS AT THIS TIME TO HAVE STREET LIGHTING AS THE PARK IS INTENDED TO OPERATE DURING DAYLIGHT HOURS.



PROPERTY LINE CALLS W/ CENTER OF MUD CREEK

LINE	BEARING	DISTANCE
L1	S 04°50'13" E	75.27'
L2	S 24°55'52" E	65.47'
L3	S 17°34'27" E	47.35'
L4	S 15°43'05" E	34.52'
L5	S 45°25'30" E	82.52'
L6	S 60°43'18" E	73.44'
L7	S 58°21'49" E	69.26'
L8	S 47°10'22" E	87.06'
L9	S 48°49'07" E	73.38'
L10	S 26°57'28" E	92.71'
L11	S 03°26'06" W	78.31'
L12	S 13°20'17" E	47.18'
L13	S 33°24'28" E	72.46'
L14	S 31°24'12" E	49.72'

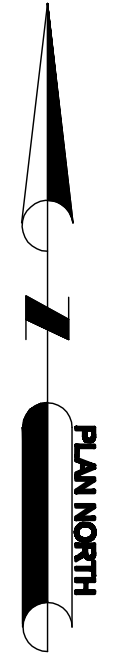
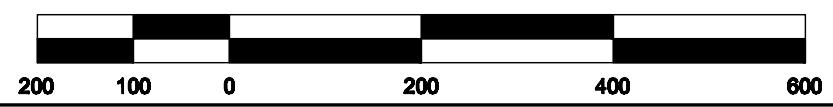
LEGEND & ABBREVIATIONS :

- PB . . PLAT BOOK
- DB . . DEED BOOK
- PG . . PAGE
- R/W . . RIGHT OF WAY
- PIN . . PARCEL IDENTIFICATION NUMBER
- CALCULATED POINT (NOT MARKED IN FIELD)
- RECOVERED BOUNDARY MONUMENT (SIZE AND TYPE AS NOTED)
- EIP . . EXISTING IRON PIPE

PROJECT SUMMARY

TOTAL PROJECT AREA :	18.24 Ac.±
PIN :	9680-09-8902
PROPOSED USE :	MOTOR CROSS (RECREATIONAL)
DWELLING UNIT DENSITY :	N/A
ZONING :	INDUSTRIAL (I)
FIRE DISTRICT :	MOUNTAIN HOME
WATER :	PUBLIC
SEWER :	PRIVATE (PORTABLE)
ROADS :	PRIVATE - GRAVEL
NEAREST RESIDENTIAL DISTRICT :	800'±
NUMBER OF TRACKS :	2
PERIMETER SETBACK :	50'

SCALE 1" = 200'



DATE: 05-11-12
 PROJECT NO.: #11017
 DRAWN BY: ESM
 DRAWING NO.: T-12-XXX
 SCALE: 1"=200'

SITE PLAN FOR SPECIAL USE APPLICATION FOR:

MOUNTAIN HOME MOTOR CROSS
(APPLICANT: NEIL STANANOUHT - OWNER)

HENDERSONVILLE TOWNSHIP,
HENDERSON COUNTY, N.C.

MCABEE & ASSOCIATES, P.A.
 PROFESSIONAL LAND SURVEYING

Erik S. McAbee, PLS
 J. Barry Wood, PLS
 Wallace S. McAbee, PLS (Emeritus)
 3 McAbee Trail Fairview North Carolina, 28750
 www.mcabeesurvey.com Firm License Number: C-694

Fax (828) 628-1294
 Telephone (828) 628-1285

PIN: 9680-09-8902