

Staff Report: Camp Tekoa

REQUEST FOR COMMITTEE ACTION
HENDERSON COUNTY
Technical Review Committee

MEETING DATE: November 4, 2014

SUBJECT: Major Site Plan Review for an RV Park as an accessory use for Camp Tekoa located at 274 Thomas Road off Crab Creek Road

PRESENTER: Toby Linville, Code Enforcement Director

ATTACHMENTS:

1. Staff Report
2. Photographs
3. Site Plan

SUMMARY OF REQUEST:

Major site plan review for a RV park as an accessory use to an existing camp.

Suggested Motion:

I move to approve the site plan for Camp Tekoa's accessory RV Park.



Henderson County, North Carolina Code Enforcement Services

1. Board Request

- 1.1. **Applicant:** Camp Tekoa
- 1.2. **Request:** Major Site Plan Review-RV park as an accessory to a camp
- 1.3. **PIN:** 9556-28-2476
- 1.4. **Size:** 66.25 acres +/-
- 1.5. **Location:** The subject area is located at 274 Thomas Road off Crab Creek Road
- 1.6. **Supplemental Requirements:**

SR 4.2. Camp

- (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) Operations. The *camp* may contain *structures* ancillary to the use.
- (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 165 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) Common Area Recreation and Service Facilities. Those facilities within the *camp* shall be for the sole purpose of serving the overnight guests in the *camp*, and shall adhere to the development standards established therefore in SR 4.6 (*Common Area Recreation and Service Facilities*).

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 *driveways*. *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*;
 - b. May contain *structures* ancillary to the use;
 - c. Shall be permitted one (1) store, exclusively for the sale of incidental gifts and foodstuffs; and
 - d. 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 165 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: Aerial Photo/Pictometry





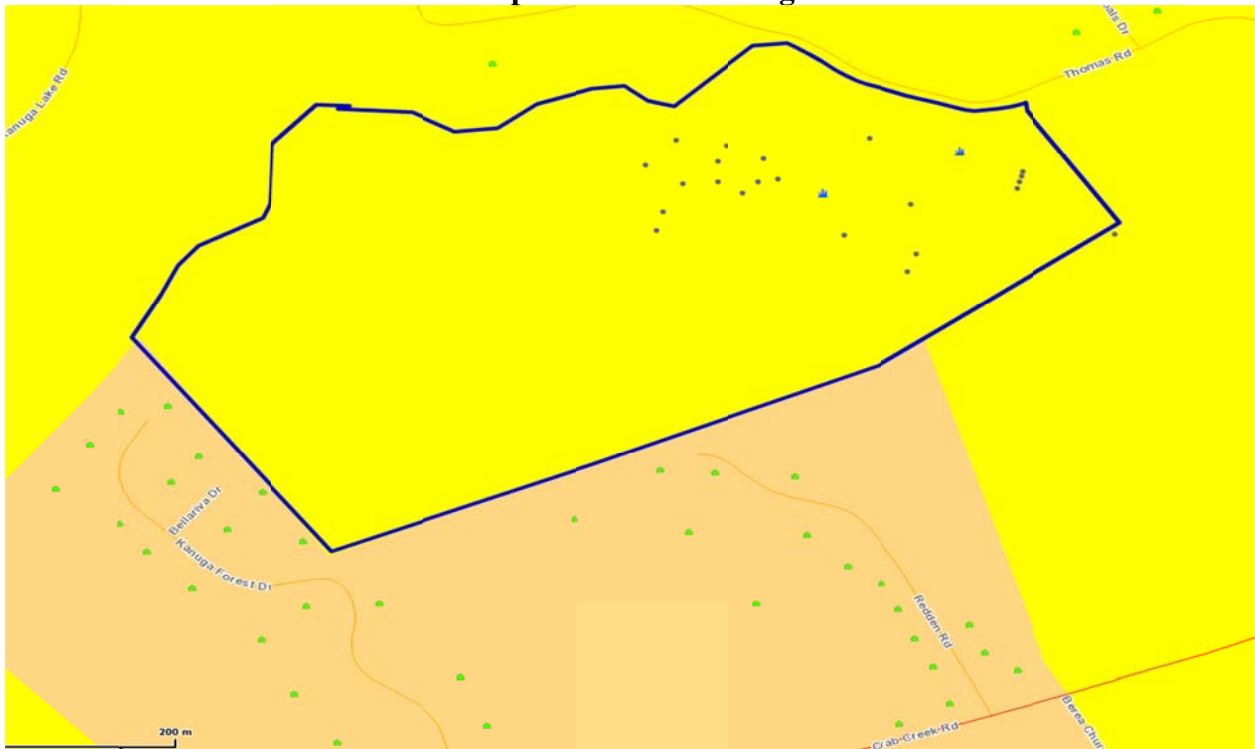
2. Current Conditions

2.1 Current Use: This parcel is currently being used for a camp.

2.2 Adjacent Area Uses: The surrounding properties consist of residential and undeveloped land.

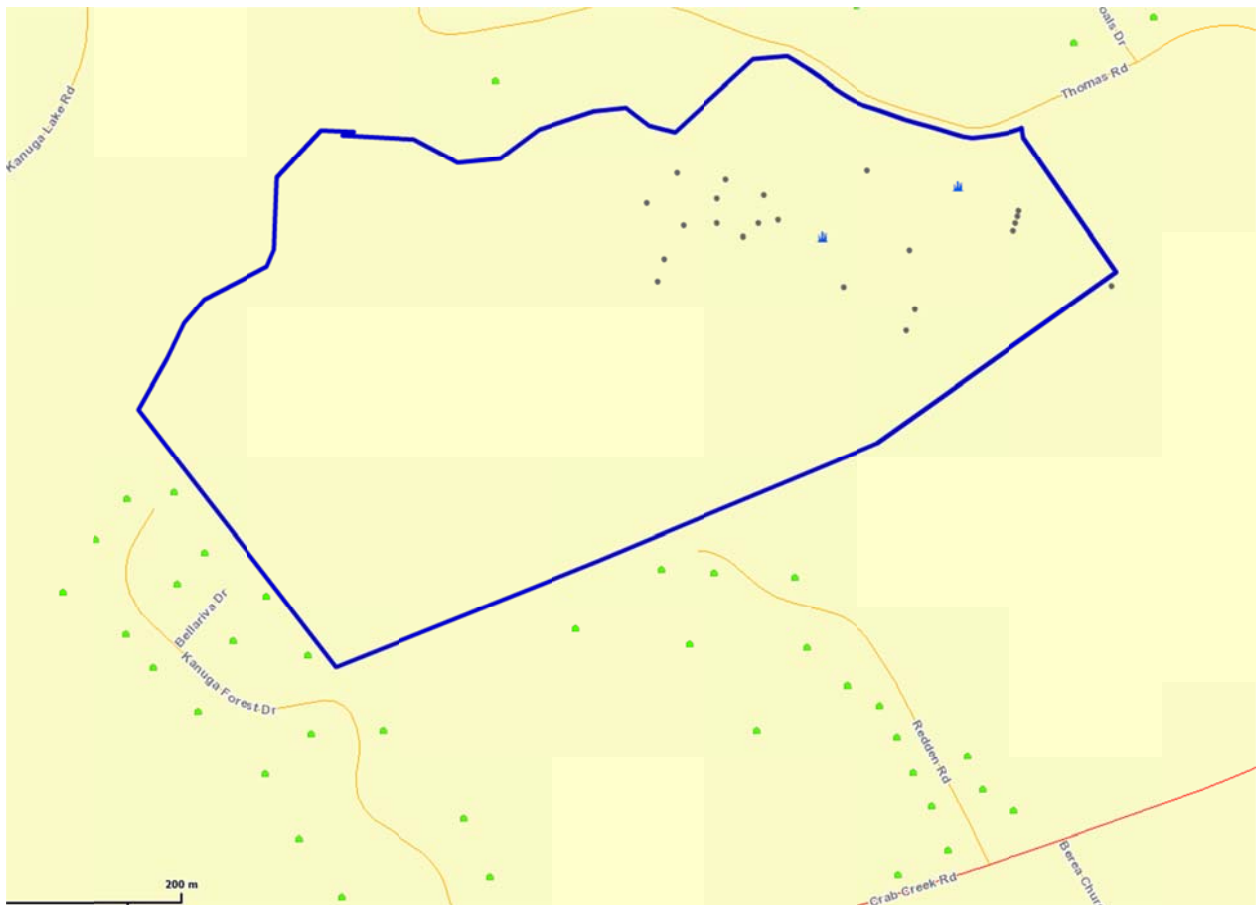
2.3 Zoning: The surrounding property to the north, east, and west is zoned Residential-40 (R-40) and to south is zoned Residential 2 Rural (R2R).

Map B: Current Zoning



3. **Floodplain /Watershed Protection** The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.
4. **Water and Sewer** Private well and septic system serve this property.
Public Water: not available
Public Sewer: not available

Map C: CCP Future Land Use Map



5. **Staff Comments**

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

1. The RTA is currently rural in character, with existing pockets of limited higher density residential and commercial development. Slopes vary across the RTA, although the area can be considered to be generally developable. The primary factor preventing urban development in the RTA is the absence of sewer and water service. The RTA will continue to experience extensive development over the operational timeframe of this Comprehensive Plan.
2. Population and residential densities should be generally lower than the more urban population densities found within the USA and should be generally in keeping with topography, septic limitations, and school and transportation capacities. Land development ordinances in the RTA should strive for a *general, average* density of 5 or fewer acres per

residential dwelling unit. Actual densities as defined by zoning requirements should vary across the RTA according to constraints and community characteristics.

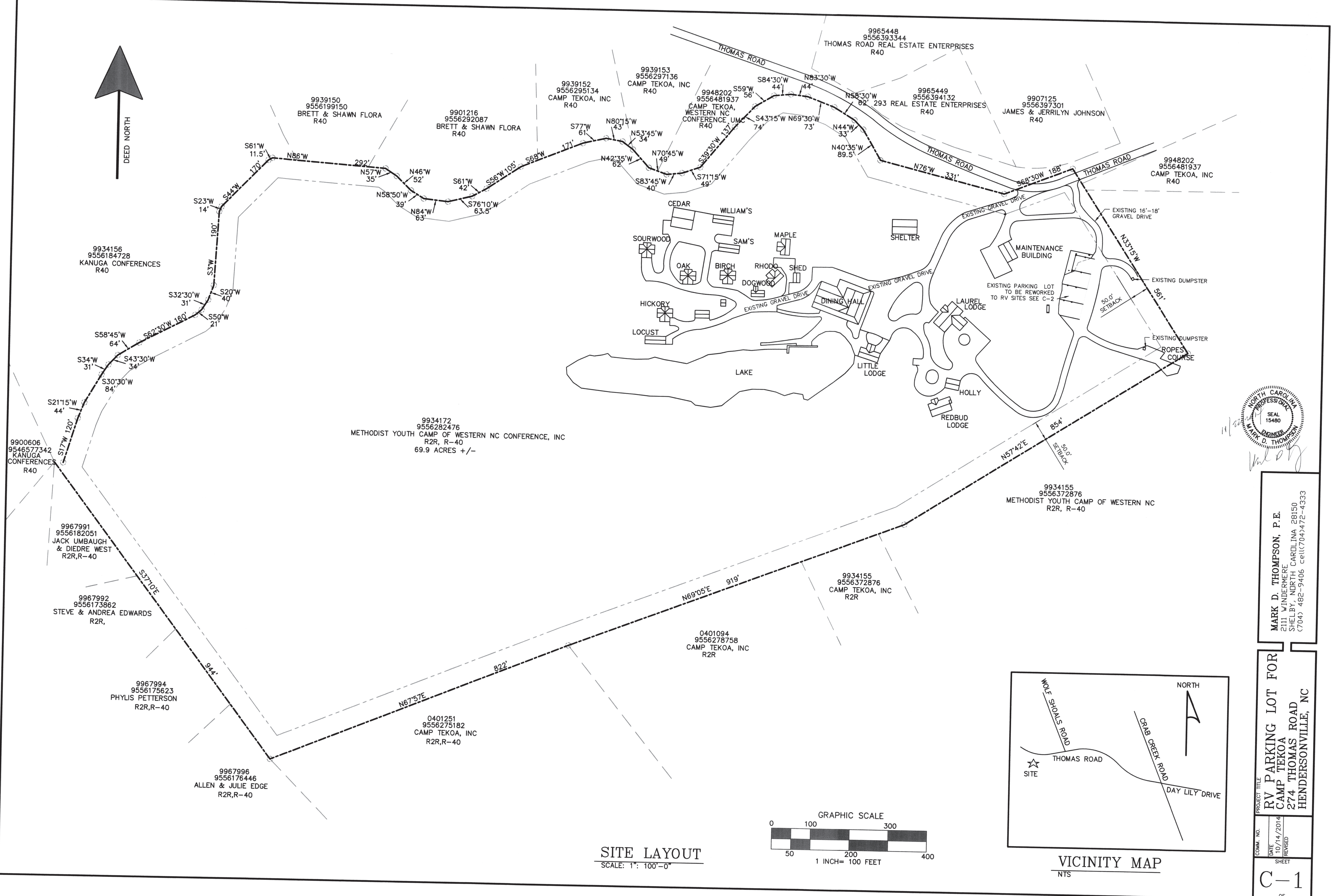
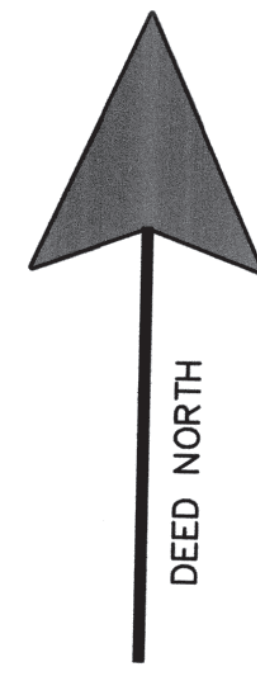
6. Staff Recommendations

Staff's position at this time, under the guidelines of current plans, policies and studies, is to recommend approval of the major site plan because it is consistent with the current surrounding land uses and future land use recommendations.

7. Photographs







9934172
9556282476
METHODIST YOUTH CAMP OF WESTERN NC CONFERENCE, INC
R2R, R-40
69.9 ACRES +/-

9934155
9556372876
METHODIST YOUTH CAMP OF WESTERN NC
R2R, R-40

9934155
9556372876
CAMP TEKOA, INC
R2R

0401094
9556278758
CAMP TEKOA, INC
R2R

0401251
9556275182
CAMP TEKOA, INC
R2R, R-40

9967996
9556176446
ALLEN & JULIE EDGE
R2R, R-40

9967994
9556175623
PHYLIS PETERSON
R2R, R-40

9967992
9556173862
STEVE & ANDREA EDWARDS
R2R,

9967991
9556182051
JACK UмбаUGH
& DIEDRE WEST
R2R, R-40

9900606
9546577342
KANUGA
CONFERENCE
R40

9934156
9556184728
KANUGA CONFERENCE
R40

9939150
9556199150
BRETT & SHAWN FLORA
R40

9901216
9556292087
BRETT & SHAWN FLORA
R40

9939152
9556295134
CAMP TEKOA, INC
R40

9939153
9556297136
CAMP TEKOA, INC
R40

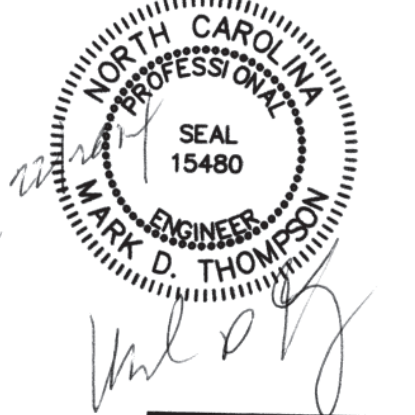
9948202
9556481937
CAMP TEKOA,
WESTERN NC
CONFERENCE, UMC
R40

9965448
9556393344
THOMAS ROAD REAL ESTATE ENTERPRISES
R40

9965449
9556394132
293 REAL ESTATE ENTERPRISES
R40

9907125
9556397301
JAMES & JERRILYN JOHNSON
R40

9948202
9556481937
CAMP TEKOA, INC
R40



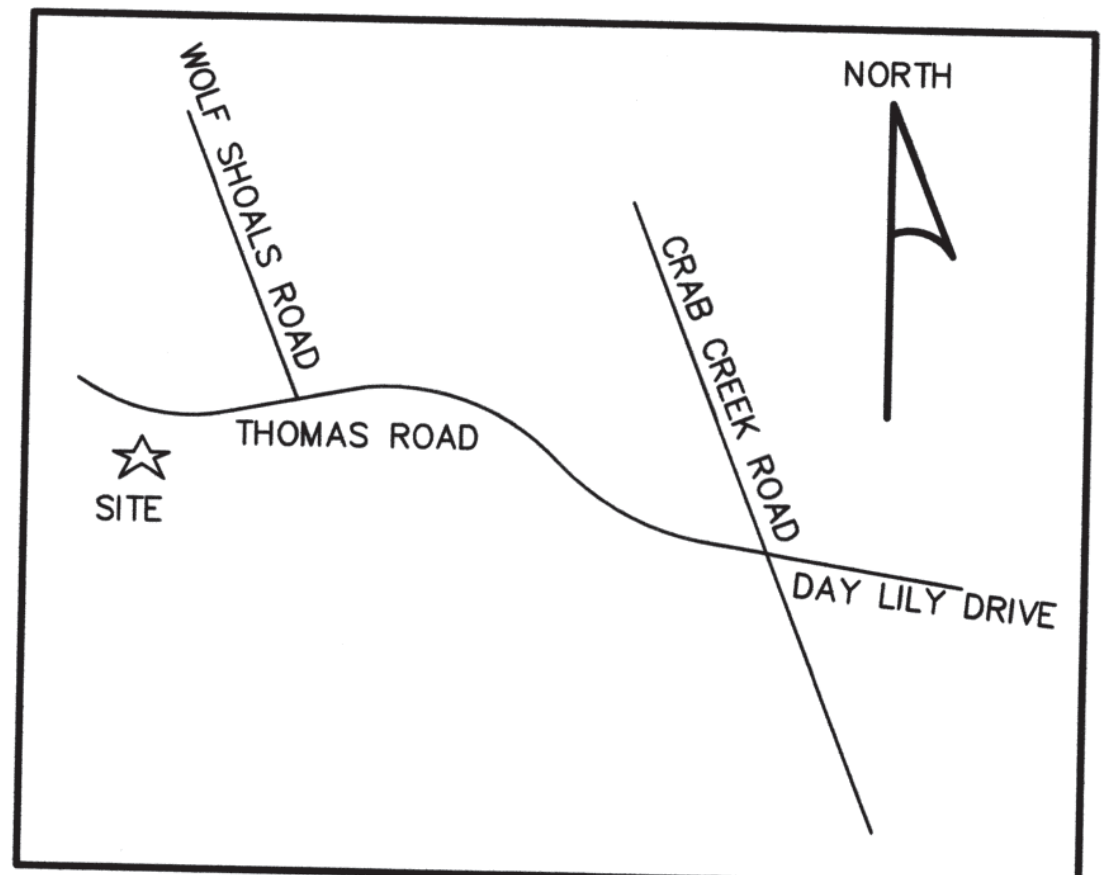
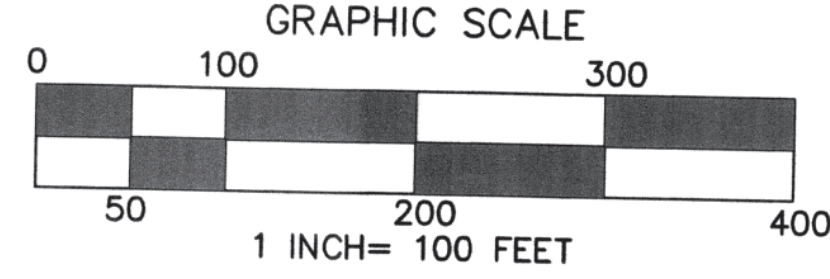
MARK D. THOMPSON, P.E.
2111 WINDERMERE
SHELBY, NORTH CAROLINA 28150
(704) 482-9406 cell(704)472-4333

PROJECT TITLE
RV PARKING LOT FOR
CAMP TEKOA
274 THOMAS ROAD
HENDERSONVILLE, NC

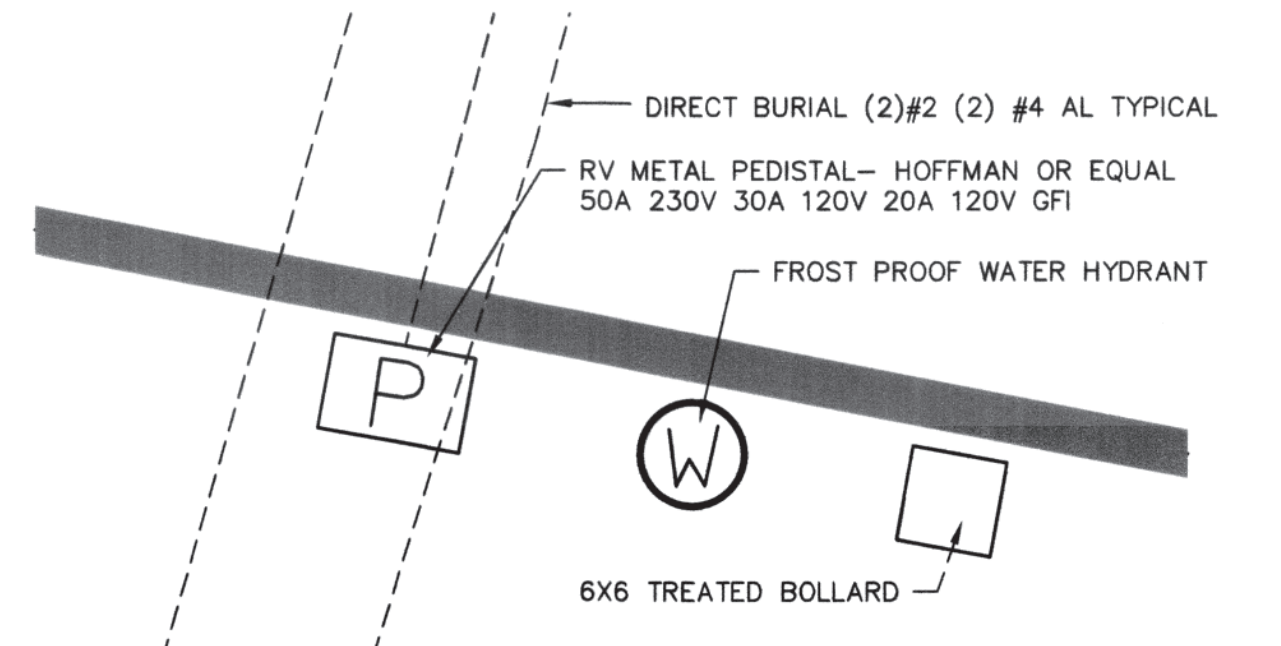
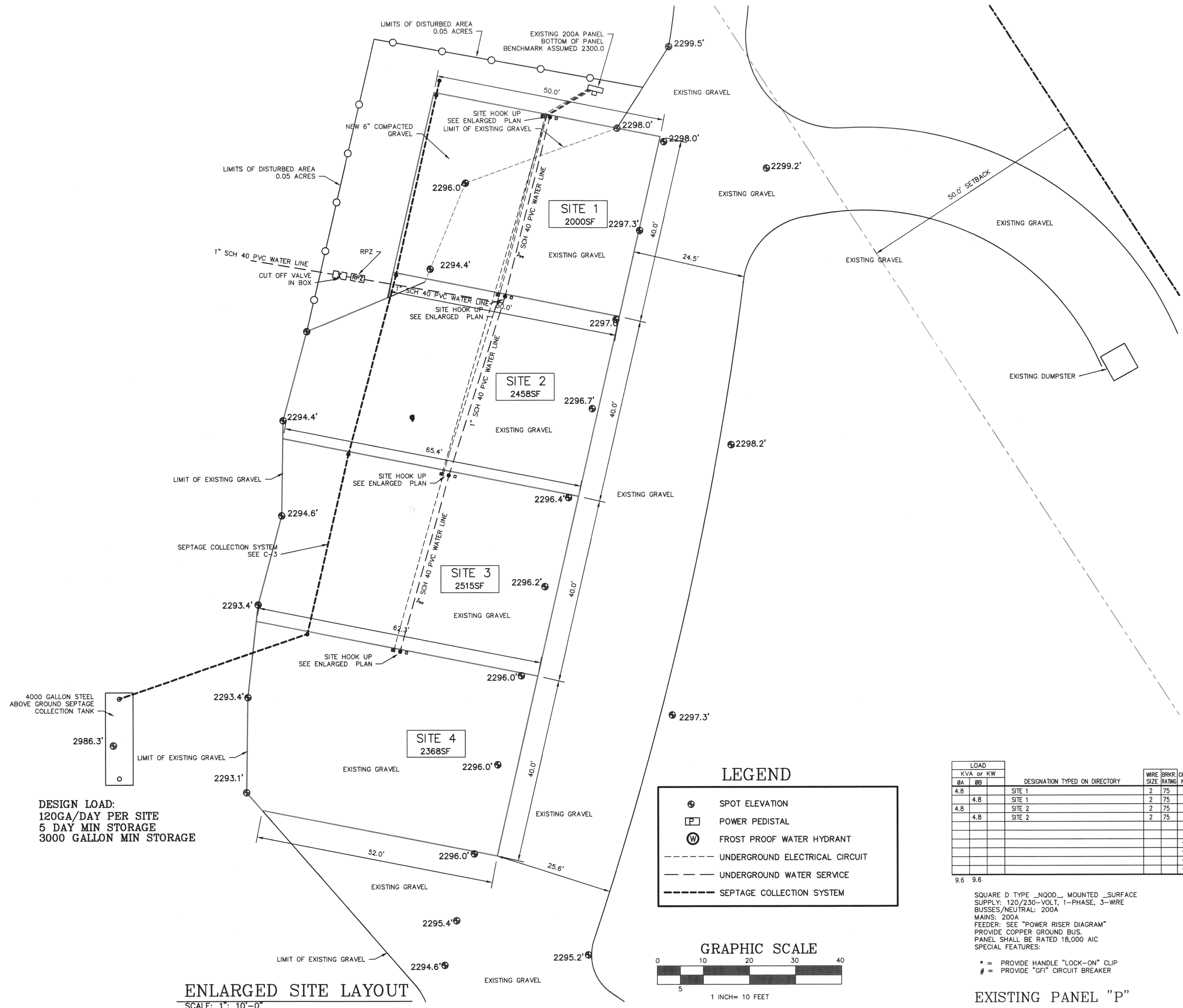
COMM. NO.
DATE 10/14/2014
REVISED
SHEET

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OF

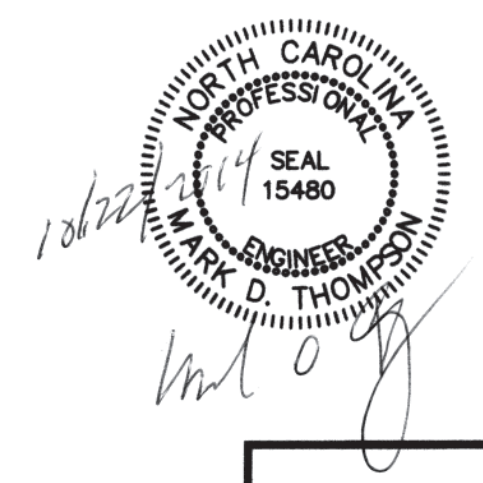
SITE LAYOUT
SCALE: 1" = 100'-0"



VICINITY MAP
NTS



ENLARGED SITE HOOKUP
NTS



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274 THOMAS ROAD
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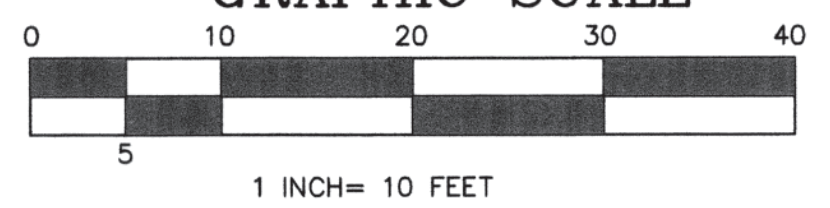
PROJECT TITLE
DATE 10/14/2014
REVISIONS
SHEET
C-2
OF

**DESIGN LOAD:
120GA/DAY PER SITE
5 DAY MIN STORAGE
3000 GALLON MIN STORAGE**

LEGEND

- ⊕ SPOT ELEVATION
- [P] POWER PEDISTAL
- ⊕ FROST PROOF WATER HYDRANT
- UNDERGROUND ELECTRICAL CIRCUIT
- UNDERGROUND WATER SERVICE
- SEPTAGE COLLECTION SYSTEM

GRAPHIC SCALE



LOAD				LOAD			
KVA or KW		DESIGNATION TYPED ON DIRECTORY	WIRE SIZE	BRKR. RATING	CKT. No.	KVA or KW	
QA	QB					QA	QB
4.8	4.8	SITE 1	2	75	1	4.8	4.8
4.8	4.8	SITE 1	2	75	3	4.8	4.8
4.8	4.8	SITE 2	2	75	5	4.8	4.8
4.8	4.8	SITE 2	2	75	7	4.8	4.8
					9		
					11		
					13		
					15		
					17		
					19		
9.6	9.6					9.6	9.6

SQUARE D TYPE _NOOD_, MOUNTED _SURFACE
SUPPLY: 120/230-VOLT, 1-PHASE, 3-WIRE
BUSSES/NEUTRAL: 200A
MAINS: 200A
FEEDER: SEE "POWER RISER DIAGRAM"
PROVIDE COPPER GROUND BUS.
PANEL SHALL BE RATED 18,000 AIC
SPECIAL FEATURES:

- * = PROVIDE HANDLE "LOCK-ON" CLIP
- # = PROVIDE "GFI" CIRCUIT BREAKER

EXISTING PANEL "P"

SERVICE
MISCELLANEOUS = 38.4 @ .75% = 28.8
120 AMPS

ENLARGED SITE LAYOUT
SCALE: 1" = 10'-0"