

REQUEST FOR BOARD ACTION
HENDERSON COUNTY
ZONING BOARD OF ADJUSTMENT

MEETING: August 1, 2017

SUBJECT: Major Site Plan Review for Snead Home Office

PRESENTER: Toby Linville

ATTACHMENTS: Staff Report

SUMMARY OF REQUEST:

Special Use Permit application for home occupation in R-40

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The applicant is requesting a Special Use Permit to allow the use of this property for a home occupation.

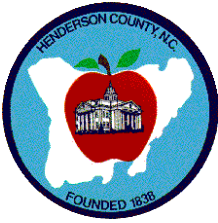
Staff requests that the ZBA review the application and make a decision based on evidence presented for this project.

Suggested Motion:

I move to approve SUP-17-02 for Charles and Susan Snead to meet the R-40 requirements for a home occupation and the following conditions:

The use will:

- a) **Not materially endanger the public health, safety or welfare;**
- b) **Not substantially injure the value of the property or improvements in the area; and**
- c) **Be in harmony with the surrounding area.**



Henderson County, North Carolina Code Enforcement Services

1. Board Request

- 1.1. **Applicant:** Susan Snead
- 1.2. **Request:** Special Use Permit
- 1.3. **PIN:** 9640-09-0879
- 1.4. **Size:** 1.48 acres +/-
- 1.5. **Location:** The subject area is located at 104 Grandview Lane.
- 1.6. **Supplemental Requirements:**

R-40 Customary Incidental Home Occupation

(6) Customary Incidental Home Occupation (permitted as accessory uses in a residence).

Customary incidental home occupations include, but are not limited to: dressmaking, cooking, baking, music instruction, and the practice of such professions as insurance, medicine, artistry, architecture, and accounting. Customary incidental home occupations must:

- a. Be conducted entirely within a dwelling;
- b. Be carried on by the occupants thereof;
- c. Be clearly incidental and secondary to the use of the dwelling for residential purposes;
- d. Not change the character thereof;
- e. Not install or use mechanical equipment except such as is normally used for domestic or professional purposes;
- f. Not have over 25 percent of the total floor space of any *structure* in use for a home occupation;
and
- g. Not be conducted in any accessory building.

Map A: Aerial Photo/Pictometry



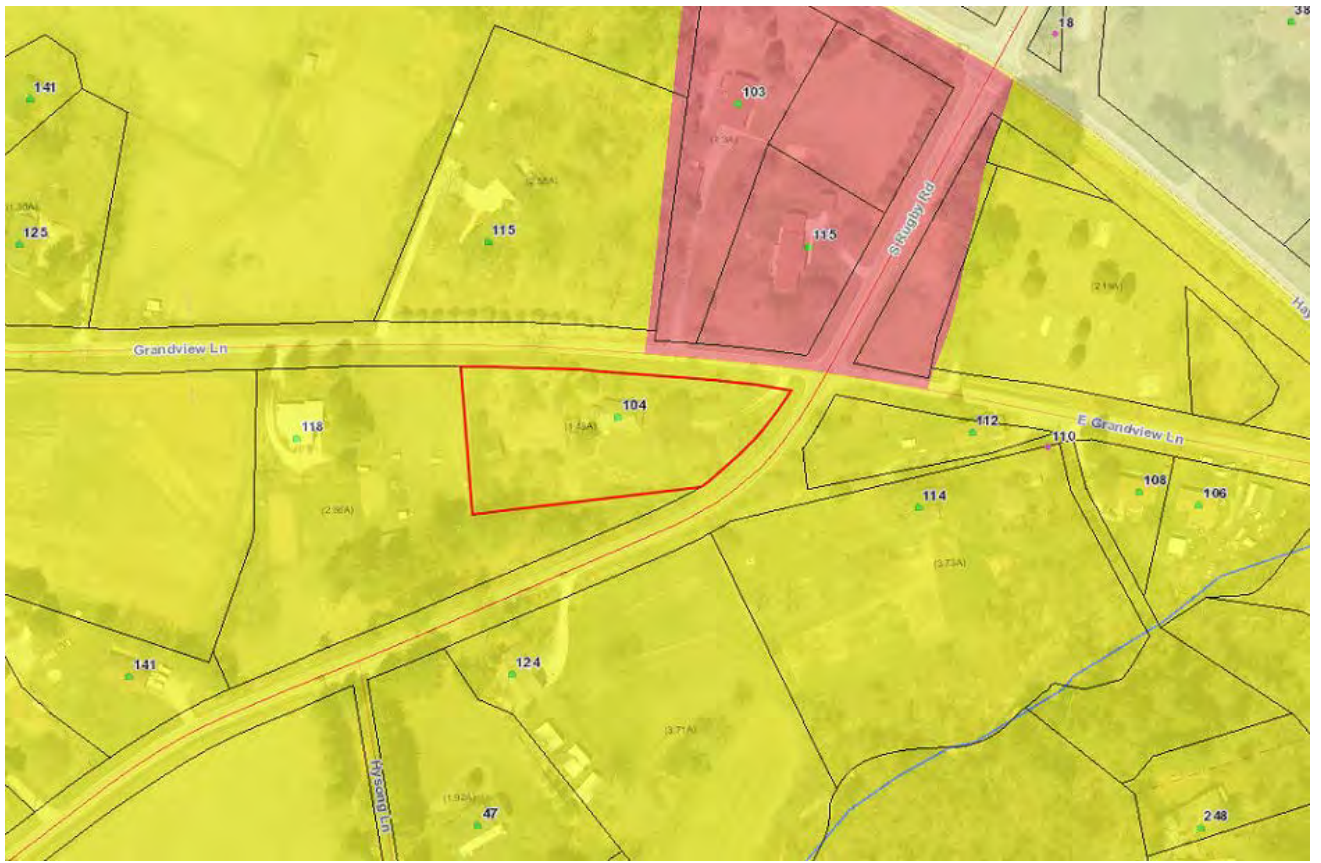
2. Current Conditions

2.1 Current Use: This parcel is currently in residential use.

2.2 Adjacent Area Uses: The surrounding properties consist of residential and undeveloped land. The southern area of this property is primarily an established residential development.

2.3 Zoning: The surrounding property to the east, west, and south is zoned R-40. Area to the northeast of the property is zoned Local Commercial.

Map B: Current Zoning



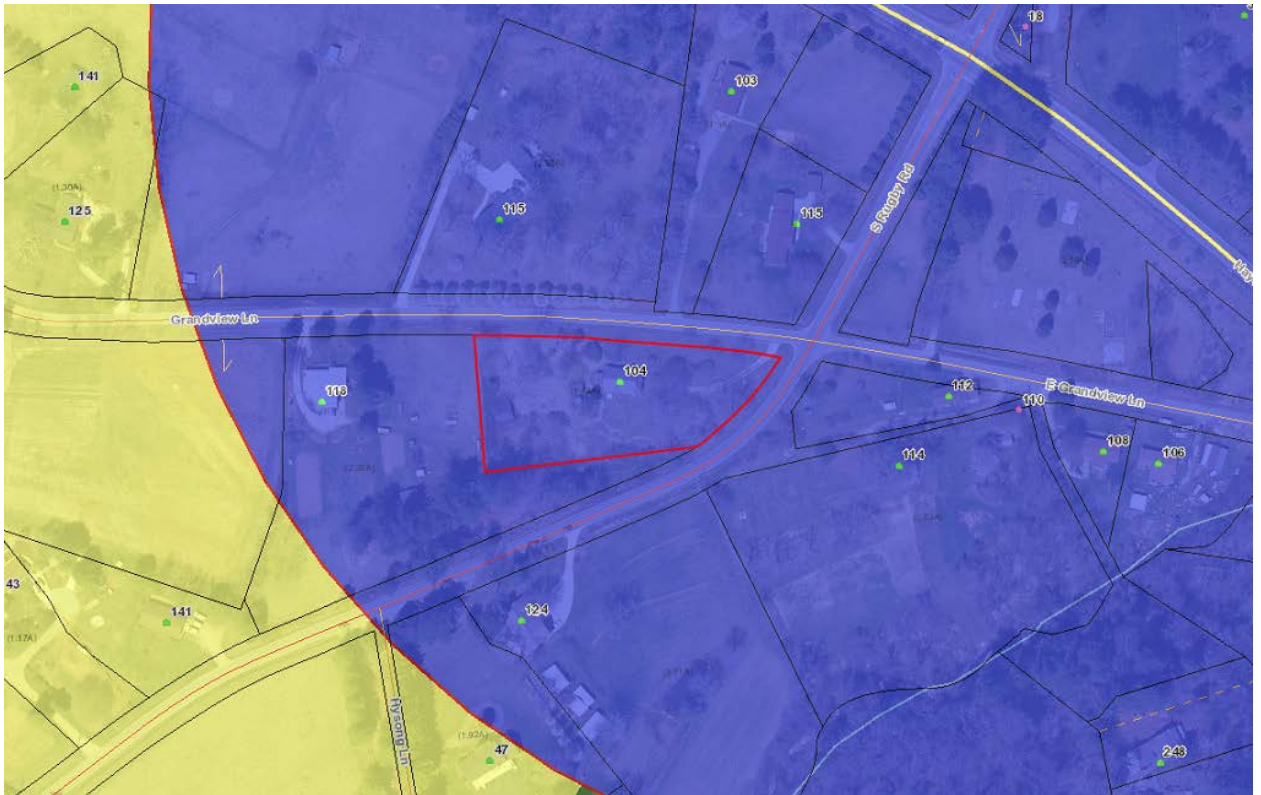
3. **Floodplain /Watershed Protection** The property is not located in a Special Flood Hazard Area. The property is in the Upper French Broad River WS-IV Protected Area Water Supply Watershed district.

4. **Water and Sewer** Private well and septic are utilized by this property.

Public Water: City of Hendersonville water is available for this property.

Public Sewer: Public sewer is not available for this property.

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 Community Service Centers. The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:

Community Service Centers are a concentration of activities, services and land uses that serve, and are focal points for, the immediate neighborhoods. Community Service Centers are intended to contain a mixture of Commercial, Community Facility, and Dense Residential uses; intended to depict general location only, actual size, shape, and range and intensity of uses therein shall be determined by Community Plans and other detailed studies; other Community Service Centers may be identified in the future.

6. Staff Recommendations

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

7. Photographs and Site Plan







PLAT OF SITE PLAN
FOR
CHARLES SNEAD
AND WIFE
SUSAN SNEAD

BEING THE PROPERTY DESCRIBED IN
DEED BOOK 1531, PAGE 129, TRACT 2

HENDERSONVILLE TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA

SCALE: 1" = 30'
JULY 17th, 2017

CALLS ALONG CENTERLINE OF
SOUTH RUGBY ROAD, S.R. 1309
AND GRANDVIEW LANE, S.R. 1310

Course	Bearing	Distance
1	S 86°53'13" E	46.20'
2	S 86°21'37" E	42.04'
3	S 85°35'43" E	42.57'
4	S 84°33'24" E	42.47'
5	S 83°59'56" E	40.17'
6	S 83°35'25" E	42.41'
7	S 82°55'18" E	46.02'
8	S 82°20'14" E	38.84'
9	S 82°06'36" E	40.54'
10	S 81°43'17" E	40.77'
11	S 83°11'17" E	67.01'
12	S 30°50'57" W	48.59'
13	Rod: 381.97'	Arc: 22.78'
	Tan: 11.39'	CA: 0.324°59"
	Chd: S 32°33'06" W	22.77'

SEE NOTE 7

KAREN J. BALL
D.B. 1014, PG. 042
9640-97-0232
ZONED R-40 - LC

KELLY YVONNE RHODES
D.B. 994, PG. 366
SLIDE 8533
9640-97-3345
ZONED LC

HOWARD L. RHODES
D.B. 1518, PG. 682
SLIDE 8533
9640-97-4118
ZONED LC

JOHN LEE DAVIS
D.B. 469, PG. 207
9640-86-7749
ZONED R-40

KAREN SUTTON
D.B. 1383, PG. 500
9640-96-4898
ZONED R-40

JAMES R. PANUSKA
D.B. 1572, PG. 272
9640-96-5669
ZONED R-40

1.96 ACRES

PRELIMINARY

PROJECT DATA

-OWNER: CHARLES AND SUSAN SNEAD
831 OAKLAND STREET
HENDERSONVILLE, NC 28791
(828)577-1880
-TAX NUMBER: 9640-96-0879
-ACREAGE: 1.96
-FIRE DISTRICT: MOUNTAIN HOME
-ZONING DISTRICT: R-40
-WATER SHED: WS-IV
-FLOOD ZONE: "X" F.I.R.M. 3700964000J REVISED 10/2/2008
-PROJECT IS NOT WITHIN 1/2 MILE OF A FARMLAND PRESERVATION DISTRICT
-PARKING REQUIREMENT- 3 SPACES

I, DAVID H. HILL, certify that this plat was drawn from an actual survey made under my supervision (deed description recorded in Book SEE, page REFERENCES.) that the boundaries not surveyed are clearly indicated as drawn from information found in Book AS, page SHOWN; that the ratio of precision as calculated is 1: 10000; that this plat meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).
Witness my original signature, registration number and seal this 17th day of JULY, A.D., 2017.

David H. Hill, NCPLS L-3863

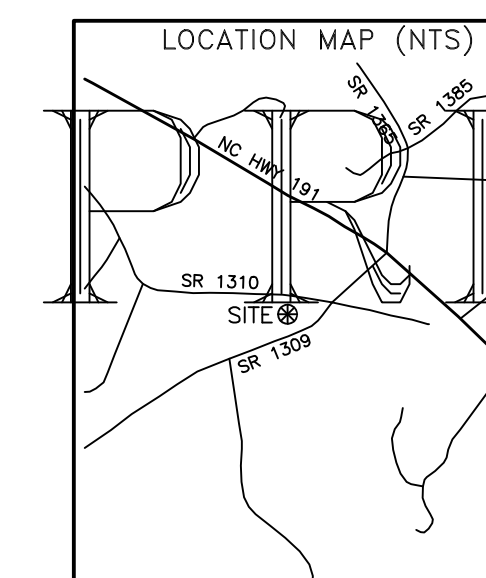
30 0 30 60 90
GRAPHIC SCALE - FEET

NOTES:

- 1- AREAS BY COORDINATE COMPUTATION.
- 2- ALL AREAS SHOWN ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD OR UNRECORDED THAT MAY DIRECTLY AFFECT ALL AREAS SHOWN.
- 3- THE PROPERTY SHOWN IS WITHIN AN AREA ZONED R40 BY HENDERSON COUNTY.

- FRONT - 60'
SIDE - 35'
REAR - 35'
- 4- THE PROPERTY SHOWN IS NOT WITHIN 1/2 MILE OF A FARMLAND PRESERVATION DISTRICT.
 - 5- THE CURRENT OWNER OF RECORD IS CHARLES AND SUSAN SNEAD.
 - 6- 60' RIGHT OF WAY FOR SOUTH RUGBY ROAD, S.R. 1309 FOUND IN DEED BOOK 815, PAGE 345.
 - 7- DUE TO DISCREPANCIES BETWEEN DEEDS, POSSESSION LINES AND MONUMENTATION FOUND, BOUNDARY LINE AGREEMENTS ARE RECOMMENDED ALONG LINES.
 - 8- NOT FOR RECORDATION.

LEGEND
⊕ MONUMENT FOUND AS NOTED
○ MONUMENT SET AS NOTED
● POINT NOT STAKED
P-PED - PHONE PEDESTAL
UP - UTILITY POLE
PHP - PHONE POLE
TRANS - TRANSFORMER
TV-PED - CABLE TV PEDESTAL
WM - WATER METER
WV - WATER VALVE



DEED REFERENCES:
D.B. 1531, PG. 129

9640-96-0879

PARTY CHIEF: DHH

REVISIONS:

SURVEY BY
HILL AND ASSOCIATES
SURVEYORS, P.A.
LICENSE NUMBER: C-1991
DAVID H. HILL
N.C.P.L.S. 3863

403 WEST BLUE RIDGE ROAD
EAST FLAT ROCK, NORTH CAROLINA 28726
(828) 693-1409

CHECKED BY: DHH DRAWING: 2017060
DATE: JULY 17th, 2017 DRAWN BY: DHH FILE: 2017060