

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: August 2, 2016

SUBJECT: Major Site Plan

PRESENTER: Toby Linville

ATTACHMENTS: Staff Report

SUMMARY OF REQUEST: Major site plan review Solstice Assisted Living Facility

SUGGESTED MOTIONS:

I move to approve the major site plan for Solstice.

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. **Solstice Assisted Living Facility**
- 1.2. **Request:** Major Site Plan Review
- 1.3. **PIN:** 9577595432
- 1.4. **Size:** 142.93 acres +/-
- 1.5. **Location:** 2420 Middlefork Rd
- 1.6. **Supplemental Requirements:**

SR 1.1. *Assisted Living Residence*

- (1) Site Plan. Major *Site Plan* required in accordance with §42-231 (Major Site Plan Review).
- (2) Lighting. *Lighting mitigation* required.
- (3) Accessibility. *Roads* shall be maintained for motor/emergency *vehicle* access (in accordance with 10A NCAC 13F .0303).
- (4) Certification, Licensure and Permitting. *Certificate of Need* (in accordance with NCGS §131E-178) required (where required for the specific facility type by the state).
- (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 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).

Map A: Pictometry/Aerial Photography

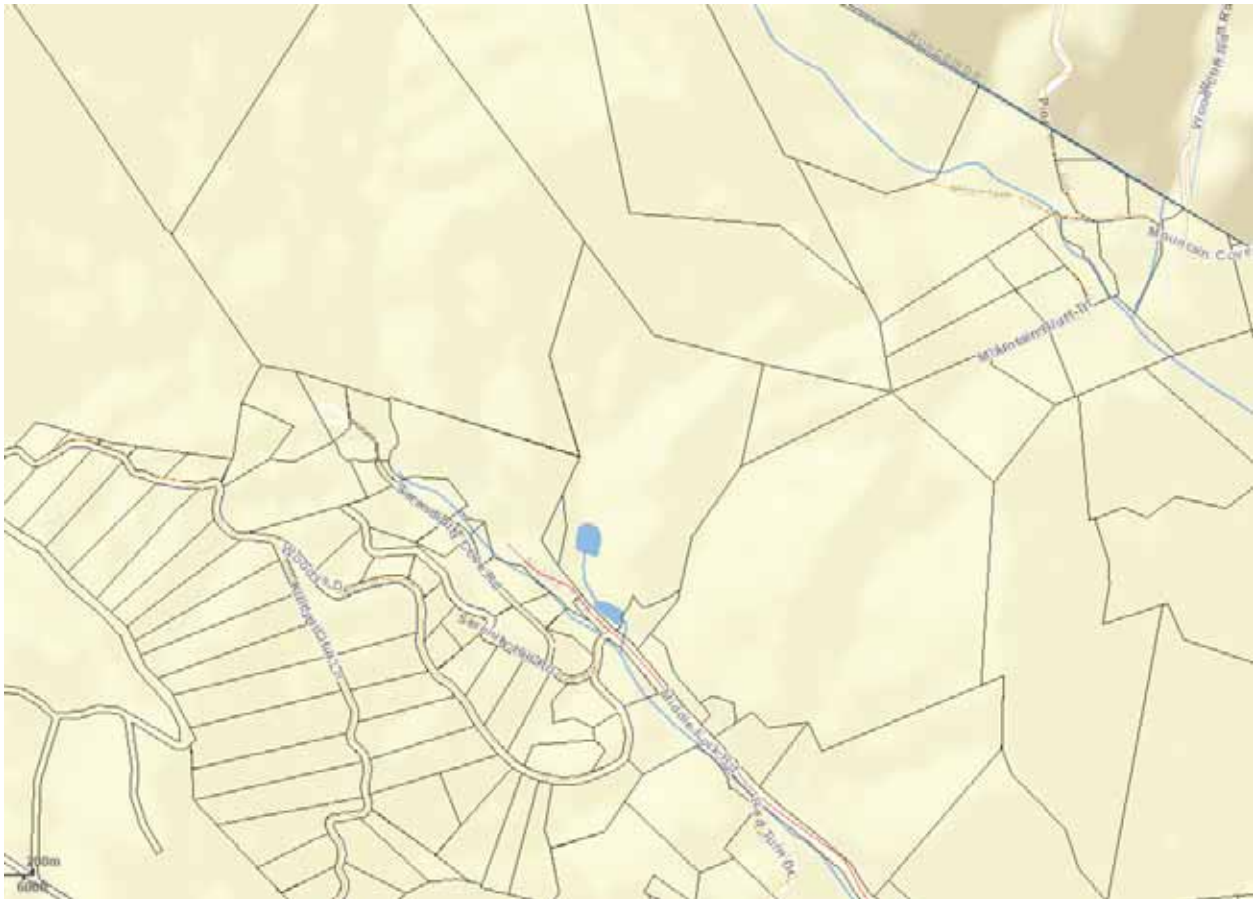


2. **Current Conditions**

Current Use: This parcel is currently residential.

Adjacent Area Uses/Zoning: The surrounding properties are residential.

Map B: Current Zoning



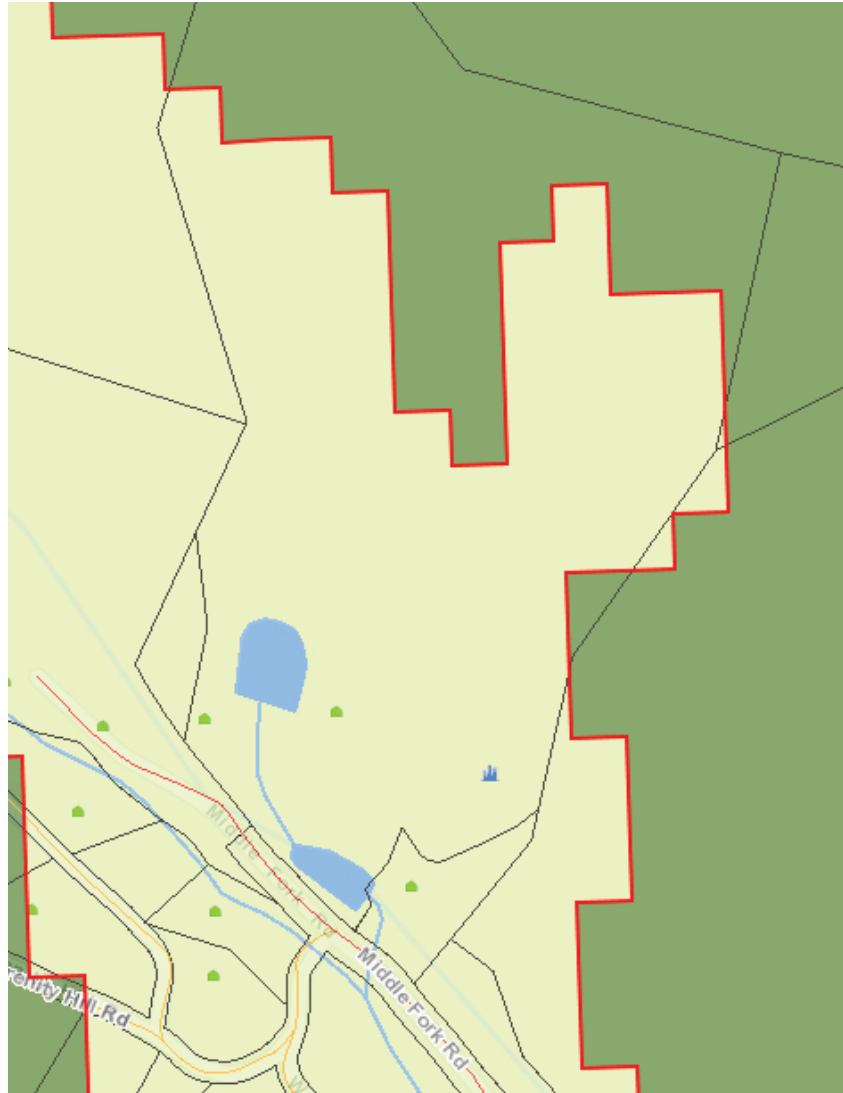
3. **Floodplain /Watershed Protection** The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.

4. **Water and Sewer** This property is NOT served by public water and sewer.

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

1. The RAA covers those portions of the county that are predominantly rural and are characterized by low-density residential development with substantial land areas devoted to agriculture and undeveloped lands. Land use policies will seek to retain that character.
2. Slopes are typically steep, often exceeding 10%, with significant areas greater than 20%.
3. Most sections of the RAA are so far from sewer services as to make their extension largely impossible. Land development regulations should recognize this by not permitting densities that would require sewer services or introduce traffic capacity problems and by encouraging densities that are consistent with steep slopes, poor septic capacities, and sensitive topography.

6. Staff Recommendations

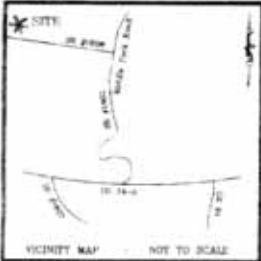
Staff's Position at this time, under the guidelines of current plans, policies and studies, is to approve the Major Site Plan because it is consistent with the current surrounding land uses and future land use recommendations.

7. Photographs









STATE OF NORTH CAROLINA
 COUNTY OF HENDERSON
 OFFICE OF REGISTER OF DEEDS

FILED FOR REGISTRATION ON THE _____ DAY OF _____ 2008 AT _____ O'CLOCK AM
 AND RECORDED IN PLAT GUIDE _____ REGISTER OF DEEDS HENDERSON COUNTY
 BY _____ ASSISTANT



SURVEYOR CERTIFICATE:

TYRONE D. CANTRELL CERTIFY THAT THIS MAP WAS DRAWN BY ME FROM AN ACTUAL FIELD SURVEY MADE BY ME BETWEEN NOVEMBER 25, 2008 AND MARCH 27, 2008. THAT THE RECORD REFERENCES ARE AS SHOWN ON THE FACE OF THIS PLAT. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY SHOWN AS DASHED LINES AND WERE PLOTTED FROM RECORD REFERENCES AS SHOWN ON THE FACE OF THIS PLAT. THAT THE TOLERANCE OF CLOSURE IS GREATER THAN 1/10,000. THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT RELATES PARCELS OF LAND. WITNESS MY HAND AND SEAL THIS 23RD DAY OF APRIL, A.D. 2008.

Tyrone D. Cantrell, PLS-4151
 DATE: 4/23/08

STATE OF NORTH CAROLINA
 COUNTY OF HENDERSON

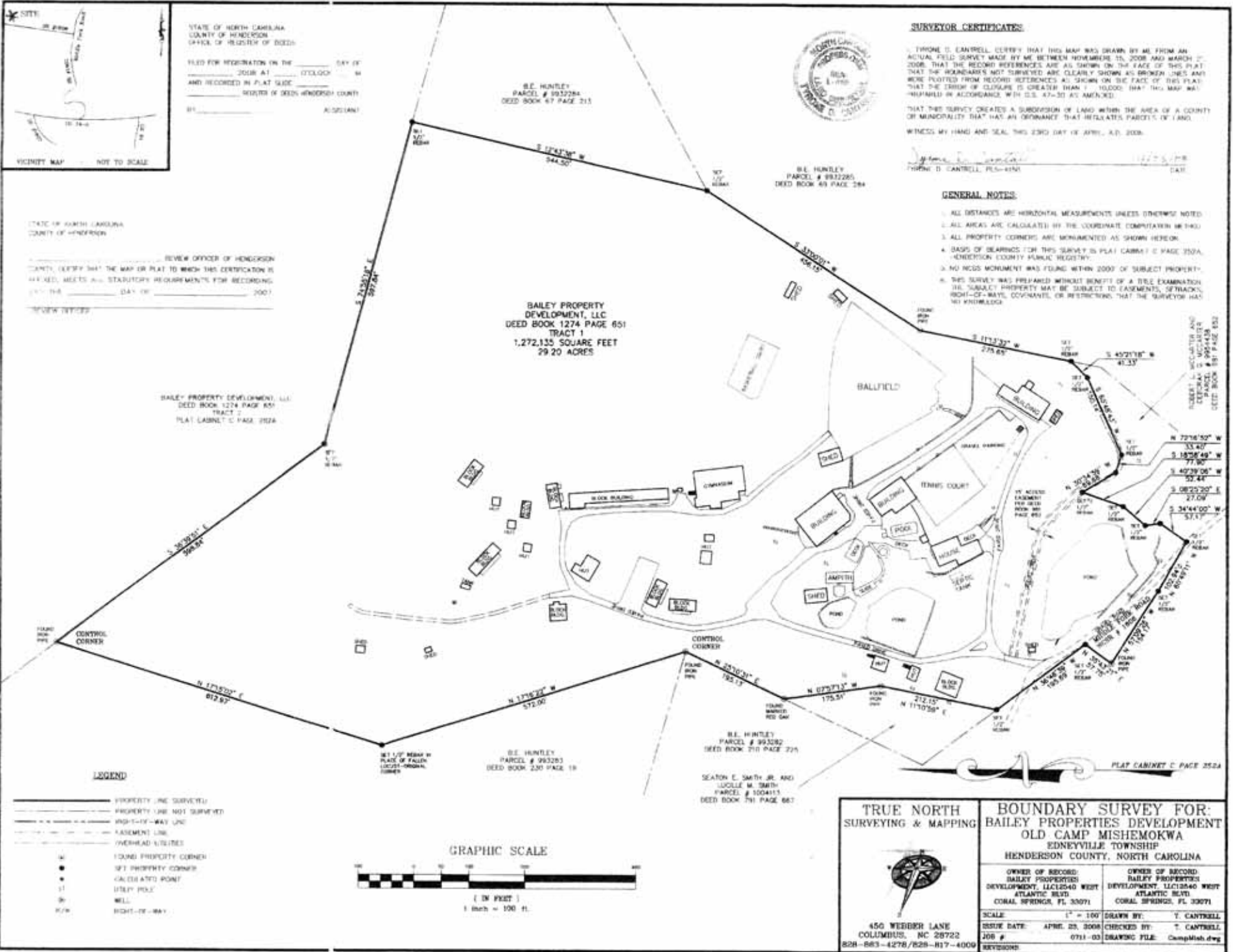
REVIEW OFFICER OF HENDERSON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS ATTACHED, MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING. THIS DATE: _____ DAY OF _____ 2007.

REVIEW OFFICER: _____

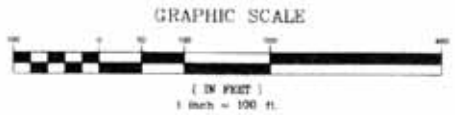
BAILEY PROPERTY DEVELOPMENT, LLC
 DEED BOOK 1274 PAGE 651
 TRACT 2
 PLAT LABEL C PAGE 252A

BAILEY PROPERTY DEVELOPMENT, LLC
 DEED BOOK 1274 PAGE 651
 TRACT 1
 1,272,135 SQUARE FEET
 29.20 ACRES

- GENERAL NOTES:**
- ALL DISTANCES ARE HORIZONTAL MEASUREMENTS UNLESS OTHERWISE NOTED.
 - ALL AREAS ARE CALCULATED BY THE COORDINATE COMPUTATION METHOD.
 - ALL PROPERTY CORNERS ARE MONUMENTED AS SHOWN HEREON.
 - BASIS OF BEARINGS FOR THIS SURVEY IS PLAT CABINET C PAGE 252A, HENDERSON COUNTY PUBLIC REGISTRY.
 - NO IRON MONUMENT WAS FOUND WITHIN 2000' OF SUBJECT PROPERTY.
 - THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE EXAMINATION. THE SUBJECT PROPERTY MAY BE SUBJECT TO EASEMENTS, EMBODIED, RIGHT-OF-WAY, COVENANTS, OR RESTRICTIONS THAT THE SURVEYOR HAS NO KNOWLEDGE.



- LEGEND**
- PROPERTY LINE SURVEYED
 - - - PROPERTY LINE NOT SURVEYED
 - - - RIGHT-OF-WAY LINE
 - - - EASEMENT LINE
 - - - OVERHEAD UTILITIES
 - FOUND PROPERTY CORNER
 - QT PROPERTY CORNER
 - CALCULATED POINT
 - UTILITY POLE
 - WELL
 - /○ RIGHT-OF-WAY



TRUE NORTH
 SURVEYING & MAPPING

450 WEBBER LANE
 COLUMBUS, NC 28722
 828-883-4278/828-817-4009

BOUNDARY SURVEY FOR:
 BAILEY PROPERTIES DEVELOPMENT
 OLD CAMP MISHEMOKWA
 EDNEYVILLE TOWNSHIP
 HENDERSON COUNTY, NORTH CAROLINA

OWNER OF RECORD: BAILEY PROPERTIES DEVELOPMENT, LLC15040 WEST ATLANTIC BLVD CORAL SPRINGS, FL 33071	OWNER OF RECORD: BAILEY PROPERTIES DEVELOPMENT, LLC15040 WEST ATLANTIC BLVD CORAL SPRINGS, FL 33071
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SCALE: 1" = 100'
 ISSUE DATE: APRIL 23, 2008
 JOB #: 0711-03
 DRAWING FILE: CampMish.dwg

DRAWN BY: T. CANTRELL
 CHECKED BY: T. CANTRELL
 REVISIONS: