

**REQUEST FOR BOARD ACTION**  
**HENDERSON COUNTY**  
**ZONING BOARD OF ADJUSTMENT**

MEETING: **August 1, 2017**

SUBJECT: **Major Site Plan Review for The Cabin Ridge**

PRESENTER: **Toby Linville**

ATTACHMENTS: **Staff Report**

SUMMARY OF REQUEST:

Special Use Permit application for a small place of assembly for receptions.

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The applicant is requesting a Special Use Permit to allow the use of this property for a small place of assembly for wedding receptions and other gatherings.

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-17-01 for Andrea Owensby with the following conditions:**

**Meet requirements of SR 5.17. *Place of Assembly, Small***

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-331 (Major Site Plan Review).
- (2) Lighting. *Lighting mitigation* required.
- (3) Structure. A *structure* shall be designed to accommodate a minimum of 40 and a maximum of 499 persons.
- (4) Perimeter Setback. Fifty (50) feet.

**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. Committee Request

- 1.1. **Applicant:** Andrea Owensby
- 1.2. **Request:** Major Site Plan Approval-Special Use Permit
- 1.3. **PIN:** 0621266177
- 1.4. **Size:** 69.48 acres +/-
- 1.5. **Location:** The subject area is located at 323 Shadowrun Road
- 1.6. **Supplemental Requirements:**

#### **SR 5.17. Place of Assembly, Small**

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Map A: Pictometry/Aerial Photography



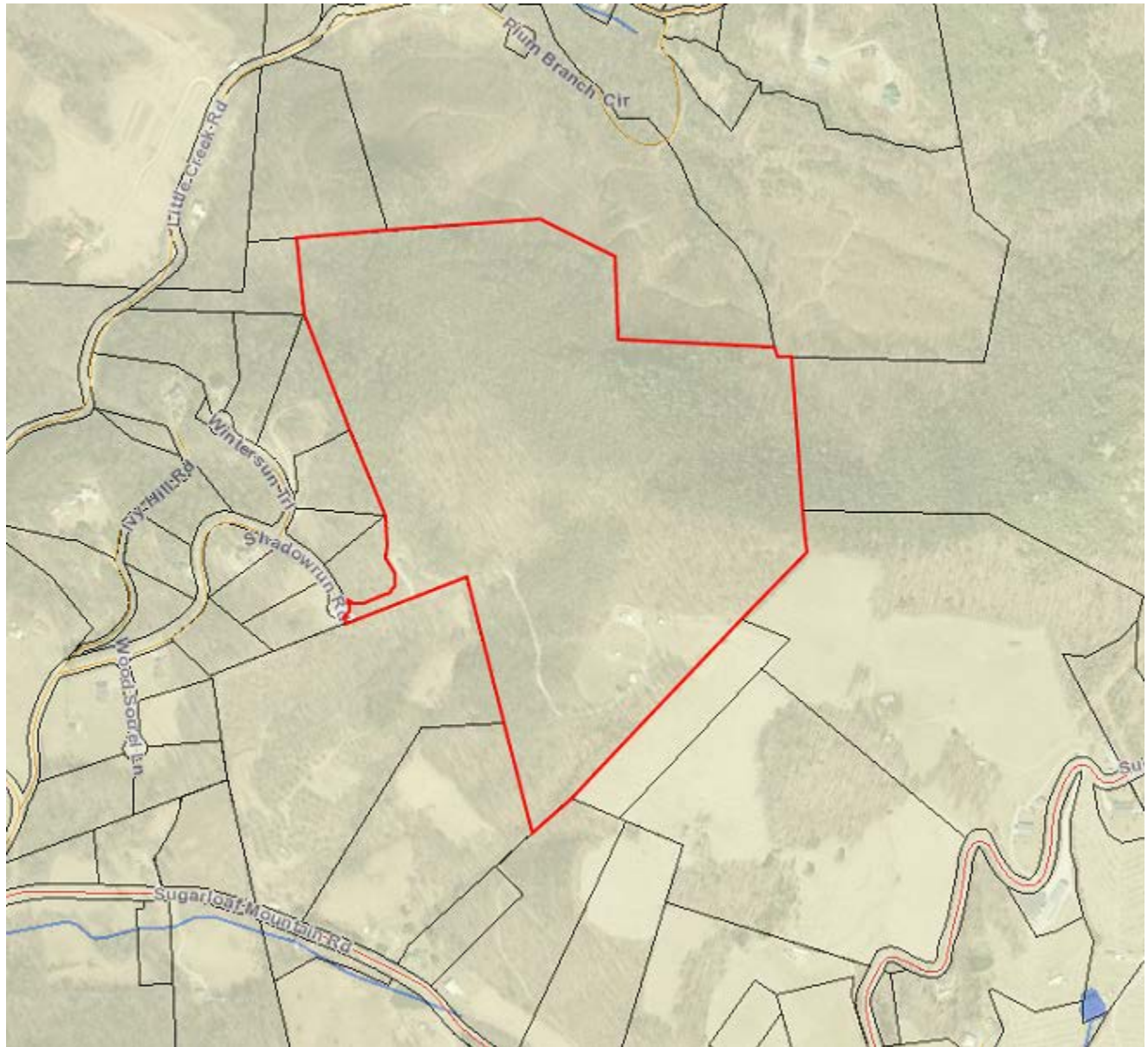
**2. Current Conditions**

**Current Use:** This parcel is currently in Residential Use.

**Adjacent Area Uses:** The surrounding properties consist of residential uses.

**Zoning:** The surrounding properties are zoned Residential 3 (R3).

**Map B: Current Zoning**



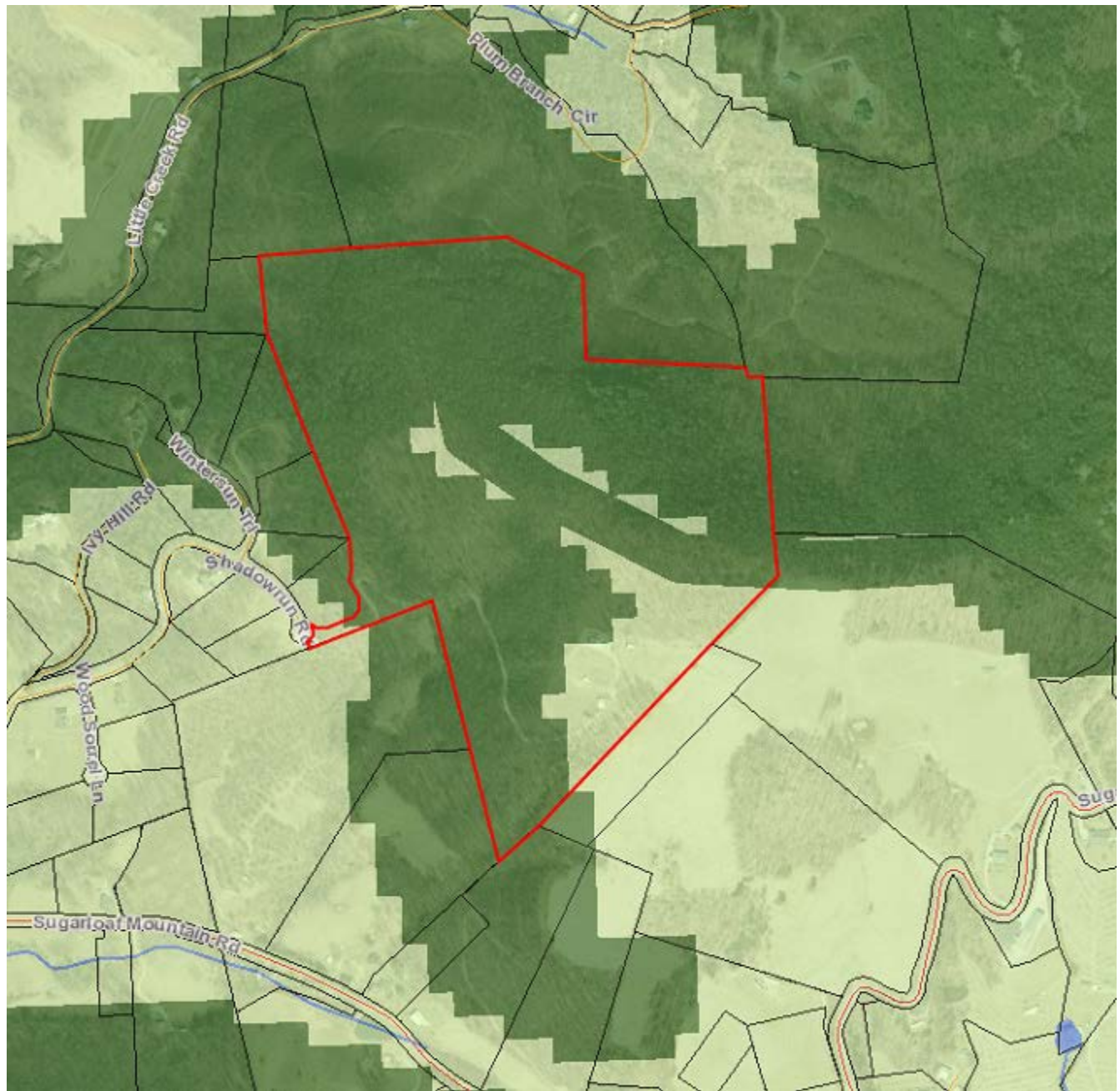
**3. Floodplain /Watershed Protection** The property is not located in a Special Flood Hazard Area. The parcel is no located in a Water Supply Watershed district.

**4. Water and Sewer** This property will be served by private water and septic.

**Public Water:** Unavailable

**Public Sewer:** Unavailable

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

**Rural/Agricultural Area (RAA):** 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. Extraordinary care should be taken in these areas to preserve their rural character and to protect valuable farmlands as well as environmental and cultural resources. Farmland protection measures should be aggressively pursued within the RAA (CCP p.136).

6. **Staff Recommendations**

The Technical Review Committee voted to recommend approval of the project to the Board of Adjustment and approved the site plan for the project.

7. **Photographs and Site Plan**



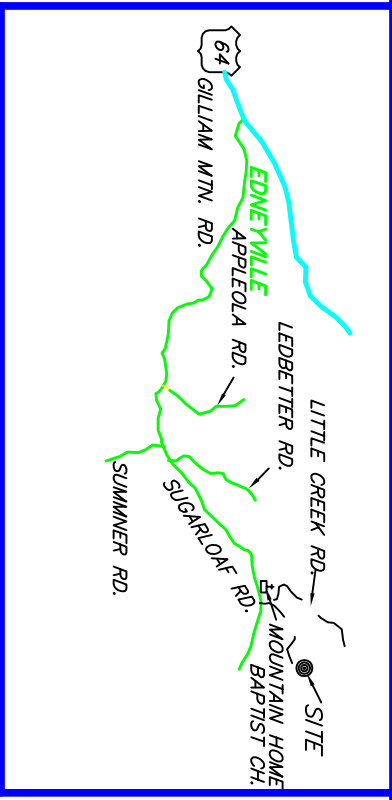










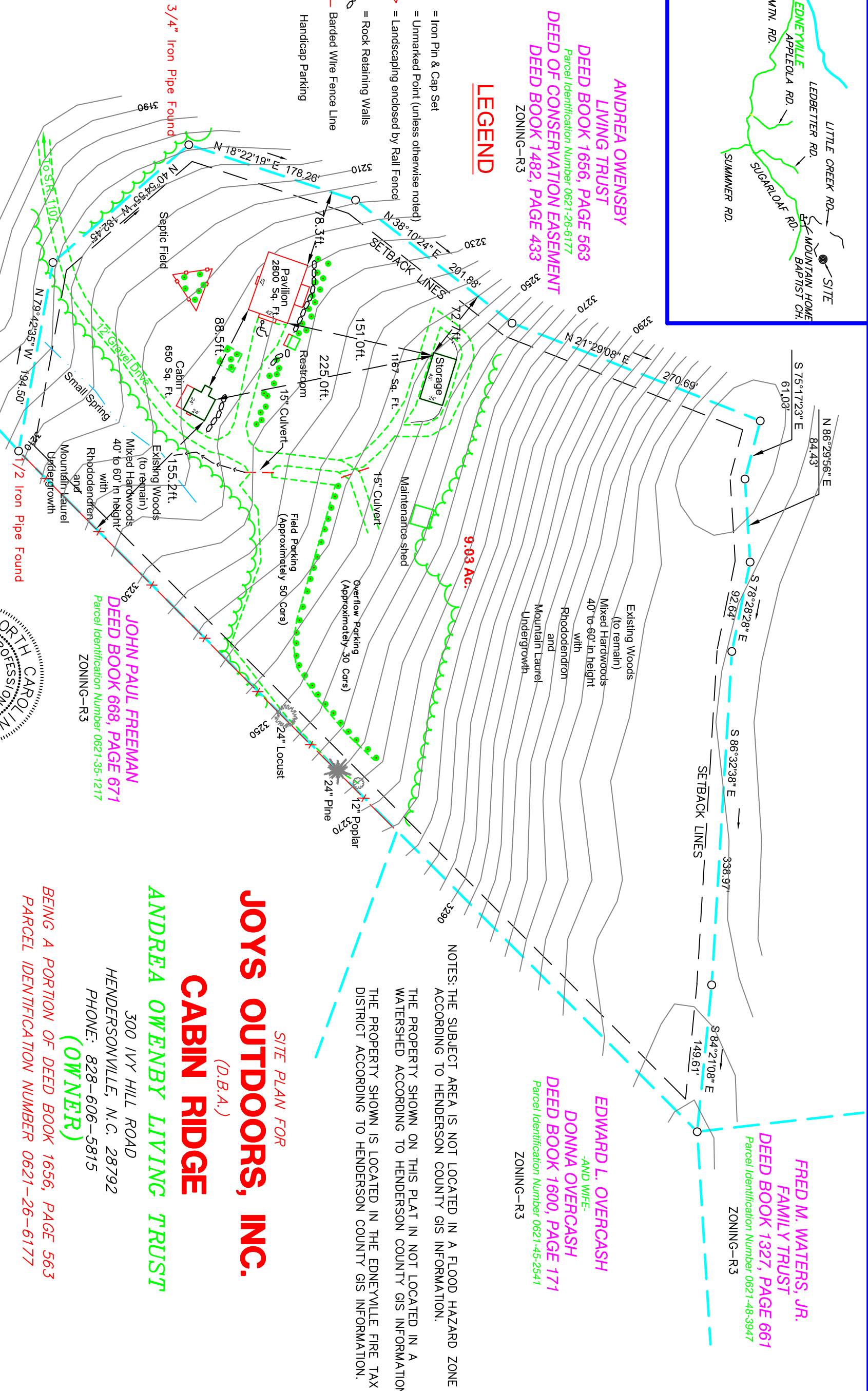


PLAT NORTH  
PLAT SLIDE 8444

**ANDREA OWENSBY  
LIVING TRUST**  
DEED BOOK 1656, PAGE 563  
Parcel Identification Number 0621-26-6177  
**DEED OF CONSERVATION EASEMENT**  
DEED BOOK 1482, PAGE 433  
ZONING-R3

**LEGEND**

- = Iron Pin & Cap Set
- = Unmarked Point (unless otherwise noted)
- = Landscaping enclosed by Rail Fence
- = Rock Retaining Walls
- X— = Barded Wire Fence Line
- ♿ = Handicap Parking



**JOHN PAUL FREEMAN**  
DEED BOOK 668, PAGE 671  
Parcel Identification Number 0621-35-1217  
ZONING-R3

**EDWARD L. OVERCASH  
-AND WIFE-  
DONNA OVERCASH**  
DEED BOOK 1600, PAGE 171  
Parcel Identification Number 0621-45-2541  
ZONING-R3

**FRED M. WATERS, JR.  
FAMILY TRUST**  
DEED BOOK 1327, PAGE 661  
Parcel Identification Number 0621-48-3947  
ZONING-R3

NOTES: THE SUBJECT AREA IS NOT LOCATED IN A FLOOD HAZARD ZONE ACCORDING TO HENDERSON COUNTY GIS INFORMATION.  
THE PROPERTY SHOWN ON THIS PLAT IS NOT LOCATED IN A WATERSHED ACCORDING TO HENDERSON COUNTY GIS INFORMATION.  
THE PROPERTY SHOWN IS LOCATED IN THE EDNEYVILLE FIRE TAX DISTRICT ACCORDING TO HENDERSON COUNTY GIS INFORMATION.

**SITE PLAN FOR  
JOYS OUTDOORS, INC.  
(D.B.A.)**

**CABIN RIDGE  
ANDREA OWENBY LIVING TRUST**

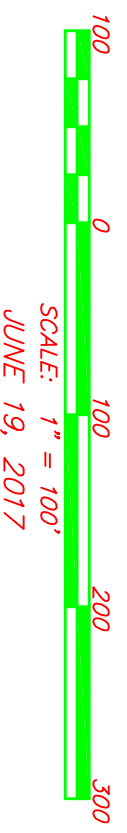
300 IVY HILL ROAD  
HENDERSONVILLE, N.C. 28792  
PHONE: 828-606-5815  
**(OWNER)**

BEING A PORTION OF DEED BOOK 1656, PAGE 563  
PARCEL IDENTIFICATION NUMBER 0621-26-6177

**EDNEYVILLE TWP. HENDERSON COUNTY, N.C.**



**GARY L. CORN, INC.**  
PROFESSIONAL LAND SURVEYOR  
522 FLEMING STREET  
HENDERSONVILLE, N.C. 28739  
PHONE/FAX 828-696-9840



JOB NO. 17-019-B