

SUP-17-04 Tore Borhaug RV Park

REQUEST FOR BOARD ACTION
HENDERSON COUNTY
Technical Review Committee

MEETING DATE: October 3, 2017

SUBJECT: Major Site Plan Review to convert an existing Manufactured Home Park into a Recreational Vehicle Park

PRESENTER: Toby Linville, Code Enforcement Services Director

ATTACHMENTS:

1. Staff Report
2. Photographs
3. Site Plan

SUMMARY OF REQUEST:

Major site plan review for a RV park

Suggested Motion:

I move to approve the major site plan for Tore Borhaug RV Park

I move to recommend approval of SUP-17-04 to the Henderson County Zoning Board of Adjustment.



Henderson County, North Carolina Code Enforcement Services

1. Board Request

- 1.1. **Applicant:** Tore Borhaug
- 1.2. **Request:** Major Site Plan Review-Recreational Vehicle Park
- 1.3. **PIN:** 9598225872
- 1.4. **Size:** 4.18 acres +/-
- 1.5. **Location:** The subject area is located on Michelle Circle off Upward Rd.
- 1.6. **Supplemental Requirements:**

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 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).
- (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*).

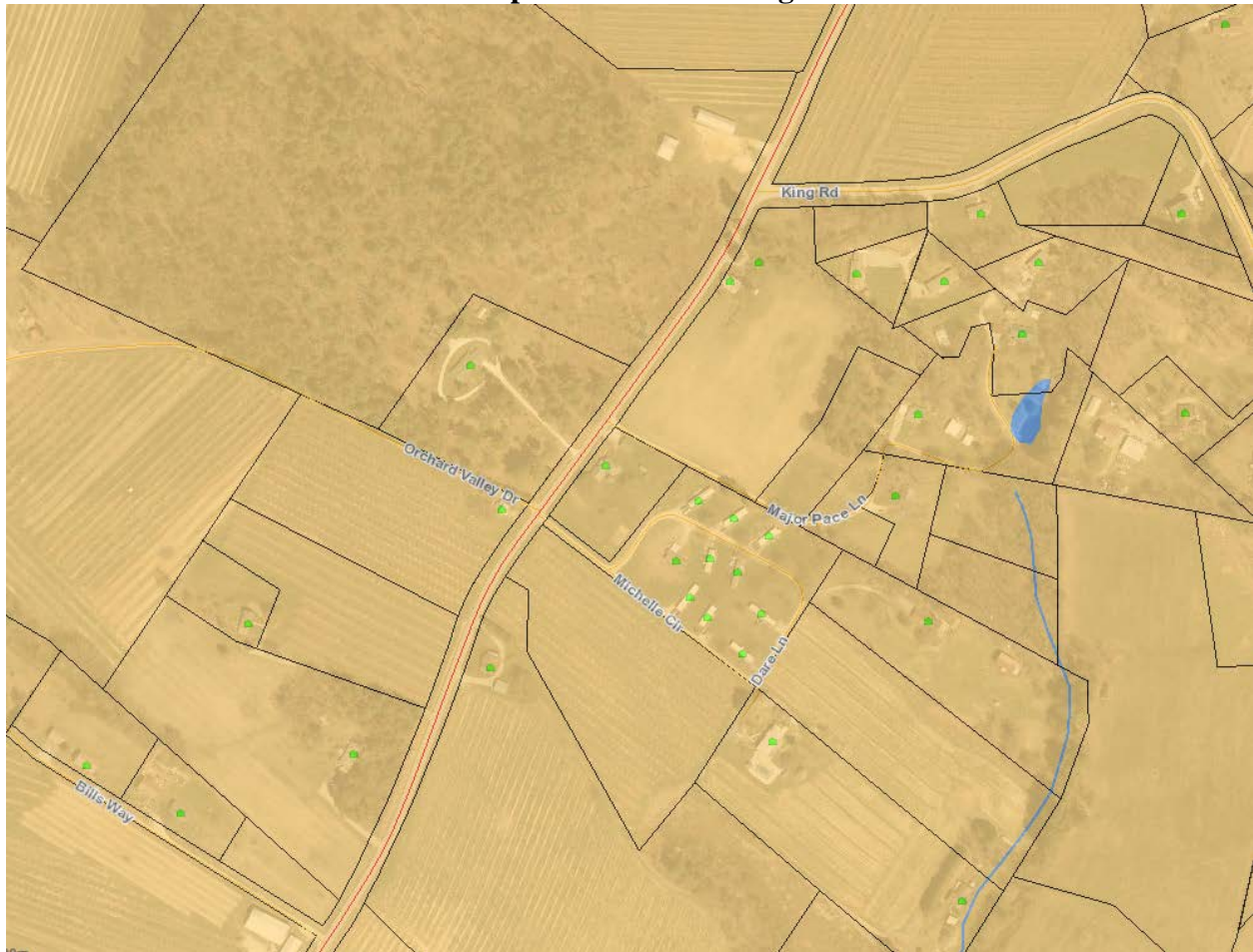
2. **Current Conditions**

2.1 Current Use: This parcel is currently a manufactured home park.

2.2 Adjacent Area Uses: The surrounding properties consist of residential and agricultural uses.

2.3 Zoning: The surrounding property is zoned Residential 2 Rural (R2R).

Map B: Current Zoning



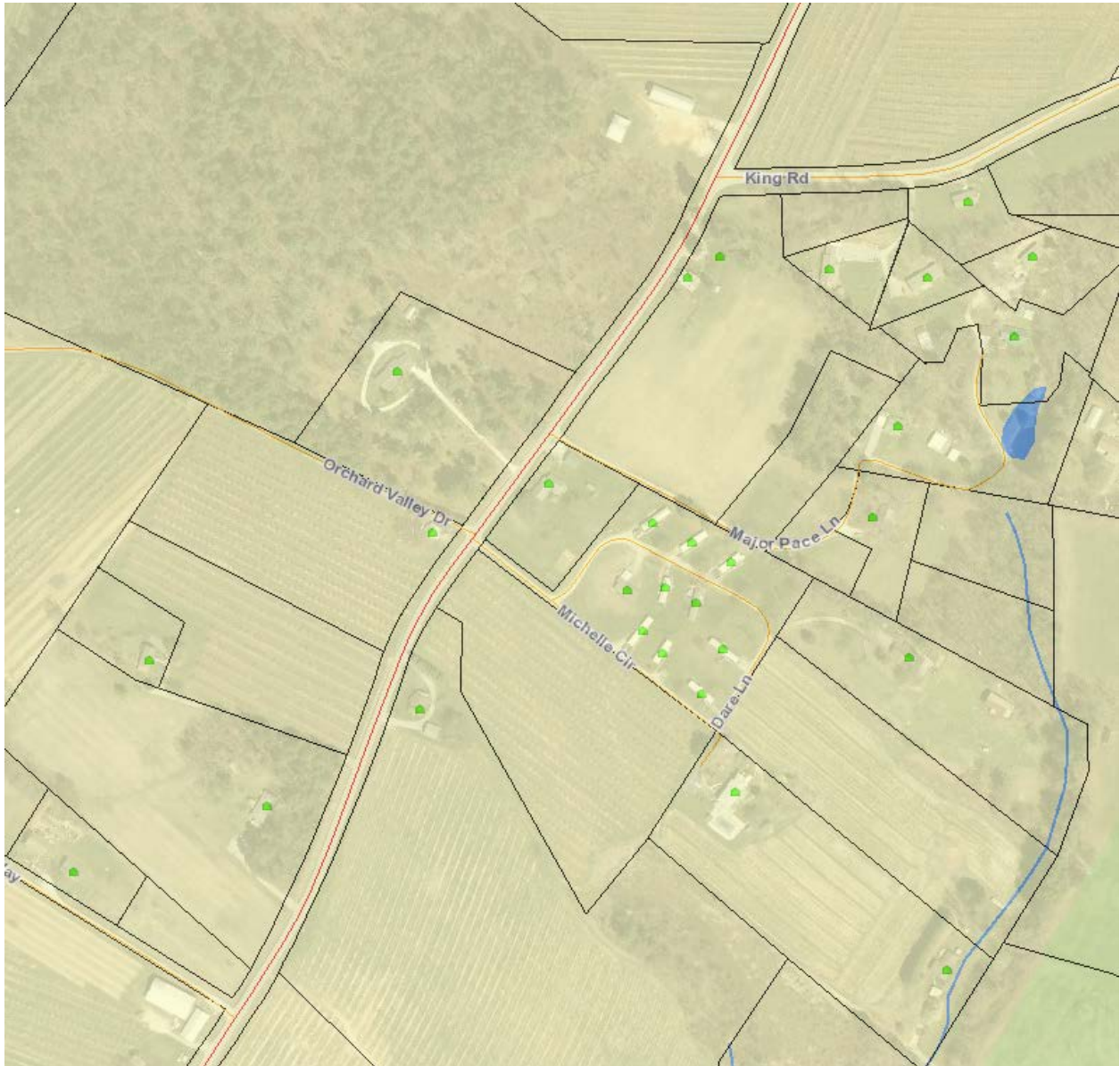
3. **Floodplain /Watershed Protection** The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.

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

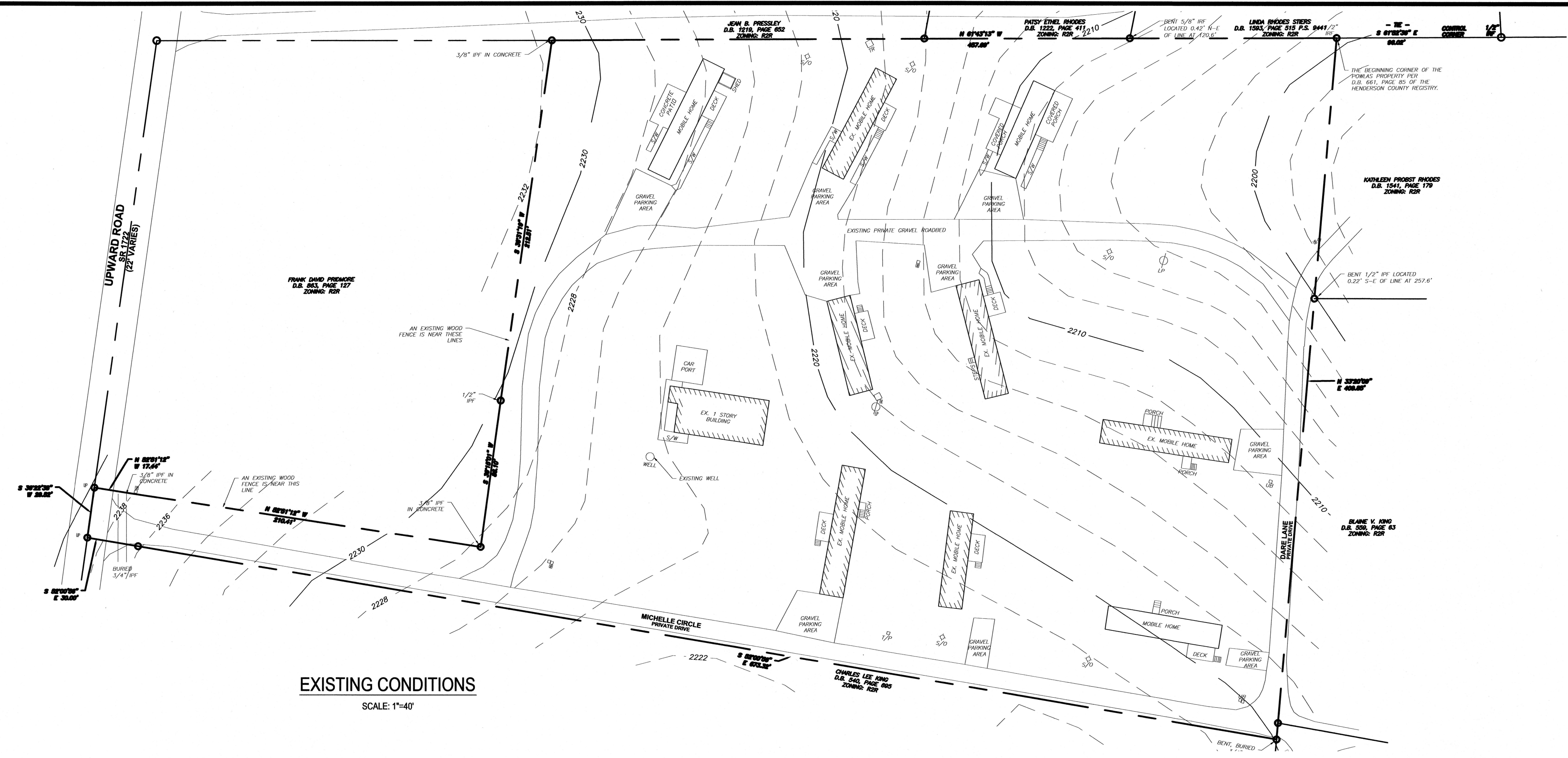
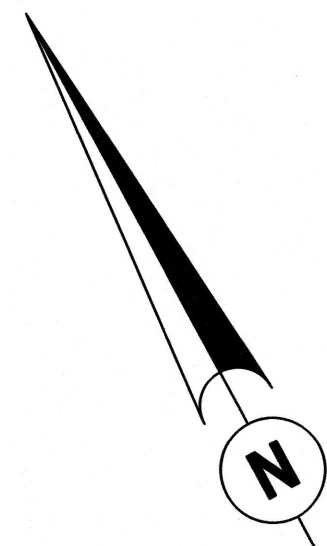


SUP-17-04 Tore Borhaug RV Park

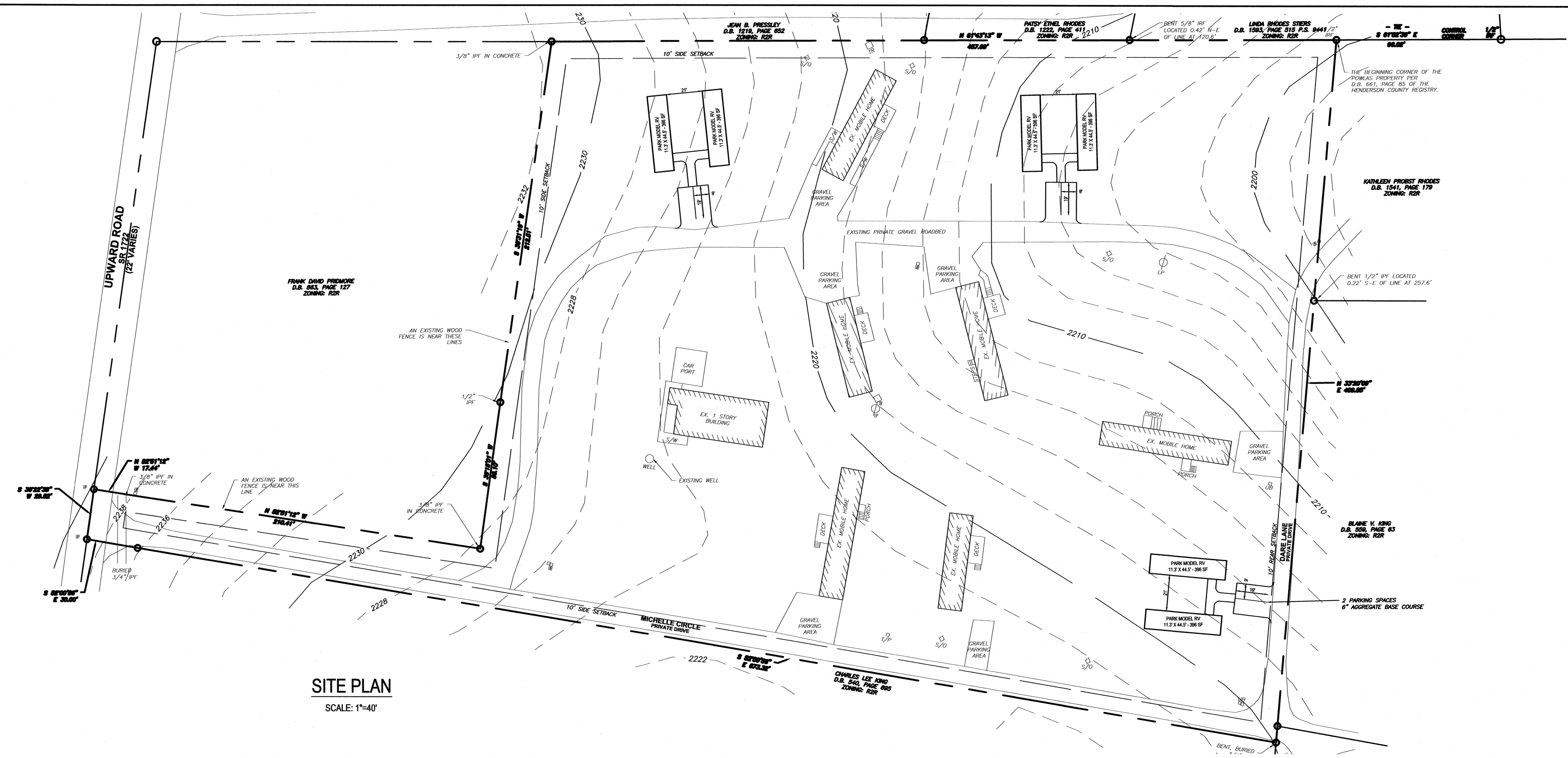


SUP-17-04 Tore Borhaug RV Park

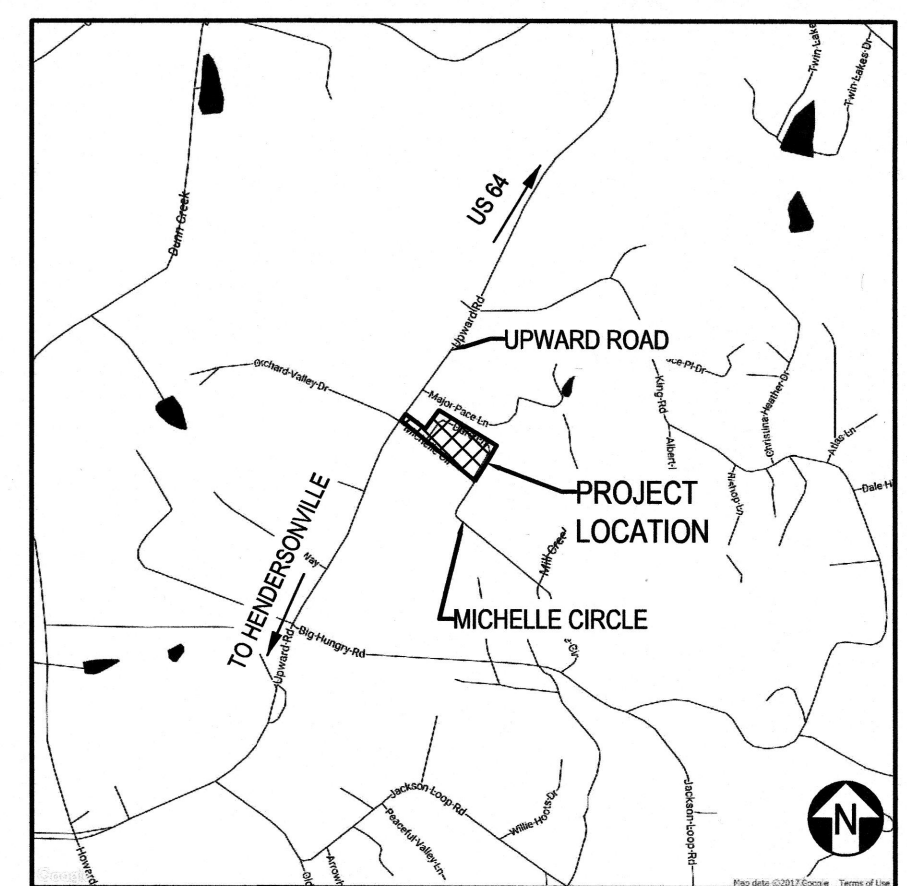




EXISTING CONDITIONS
SCALE: 1"=40'



SITE PLAN
SCALE: 1"=40'



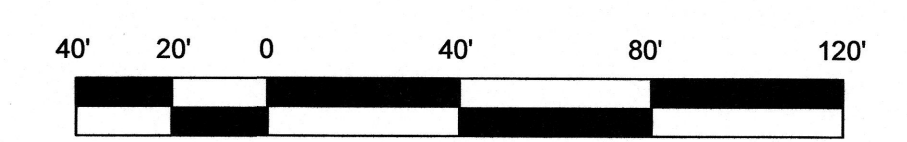
LOCATION MAP
NOT TO SCALE

PROJECT NOTES:

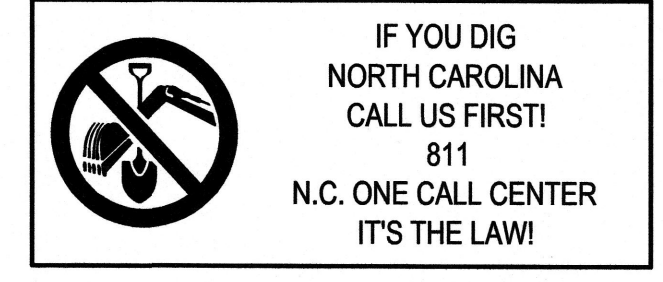
OWNER/DEVELOPER:
Lift Holdings, LLC
P.O. Box 380
Shelton, NC 28712
PHONE: 828-284-5007
CONTACT: Tom Bohring

ENGINEER:
High Country Engineering, PC (C-3347)
41 Clayton Street, Suite 300
Asheville, North Carolina 28801
7:00-2:00 PM
Contact: Michael R. Goforth, PE
Email: mgoforth@hcepc.net

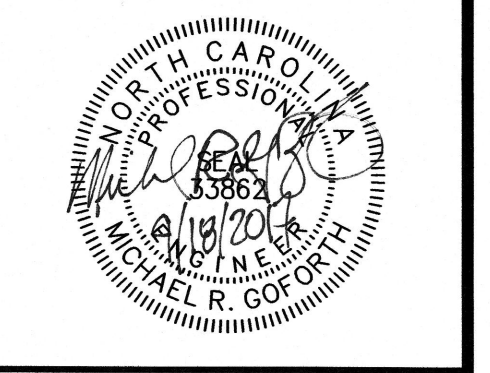
- Property located in the Henderson County, North Carolina. Property address is 93 Dare Lane, Hendersonville, NC.
- PIN NUMBERS: 9598225872
- Zoning: Residential to Rural (RZR) by Henderson County.
- Existing number of structures: 1 House, 9 Mobile Homes
- Proposed number of structures: 1 House, 6 Mobile Homes, and 6 RV/Parc Mobile
- Building Area Tabulation
Existing Structures
Area of Structures (House & Mobile Homes): 9,655 SF
Area of Patios, Outdoor Storage, Etc.: 3,368 SF
Proposed Structures
Area of Structures: 8,208 SF
Area of Patios, Outdoor Storage, Etc.: 1,982 SF
- Deed Book: 681 and Page 85.
- Proposed use is for Mobile Home/RV Park.
- Project Coordinates: 82.374° W, 35.30466° N
- The receiving water course for this project is a Unnamed Tributary to Mill Creek. At the confluence, Mill Creek, Stream Index 9-28.29, is a Class C Trout waters as classified by NCDDEQ.
- Total tract contains approximately 4.18 acres.
- Boundary information obtained from survey by E. Roger Ranker, PLS #2838 and dated August 27, 2017.
- Contour Interval is 2 feet.
- This property is shown on F.L.R.M. parcel number 3700959800J, dated October 2, 2008 and is located within a special flood hazard area "X".
- The location of underground utilities shown is approximate based on surface field evidence and information supplied by utility agencies. The survey makes no certification as to the completeness of the locations shown herein. Appropriate utility companies should be contacted for verification of locations prior to any construction activity.
- The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.
- Contractor shall notify the engineer and owner/developer of any information found in the field that is different from what is shown on these design plans.



GRAPHIC SCALE
SCALE 1" = 40'



HIGH COUNTRY ENGINEERING, P.C.
41 CLAYTON STREET, SUITE 300
ASHEVILLE, NORTH CAROLINA 28801
T: 828.230.4511
F: 828.348.5040
NC FIRM NO.: C-3347



CONSTRUCTION PLANS FOR
Lift Holdings 1
for
Lift Holdings, LLC
Henderson County, North Carolina

REVISION DESCRIPTION	DATE	BY
Issue 1 - Submitted to Henderson County	09/18/2017	A

PROJECT NAME:
LIFT HOLDINGS 1
Henderson County, NC

SHEET TITLE:
SITE PLAN

PROJECT NO.: **TRB002** SHEET NO.: **1**

DATE: **09/18/2017** of **1**

ISSUE No. A-1