

**REQUEST FOR COMMITTEE ACTION**

**HENDERSON COUNTY**

**TECHNICAL REVIEW COMMITTEE**

**MEETING: April 5, 2016**

**SUBJECT: Major Site Plan Review for James Woods**

**PRESENTER: Toby Linville**

**ATTACHMENTS: Staff Report**

**SUMMARY OF REQUEST: Major site plan review**

**SUMMARY OF REQUEST:**

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

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

**Suggested Motion:**

**I move to approve the major site plan for James Wood with the following conditions:**

**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. **Applicant:** James T. Woods III
- 1.2. **Request:** Major Site Plan Approval-Special Use Permit
- 1.3. **PIN:** 9681976750
- 1.4. **Size:** 8.39 acres +/-
- 1.5. **Location:** The subject area is located across from 1756 Green Mountain Rd
- 1.6. **Supplemental Requirements:**

**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.

Map A: Pictometry/Aerial Photography



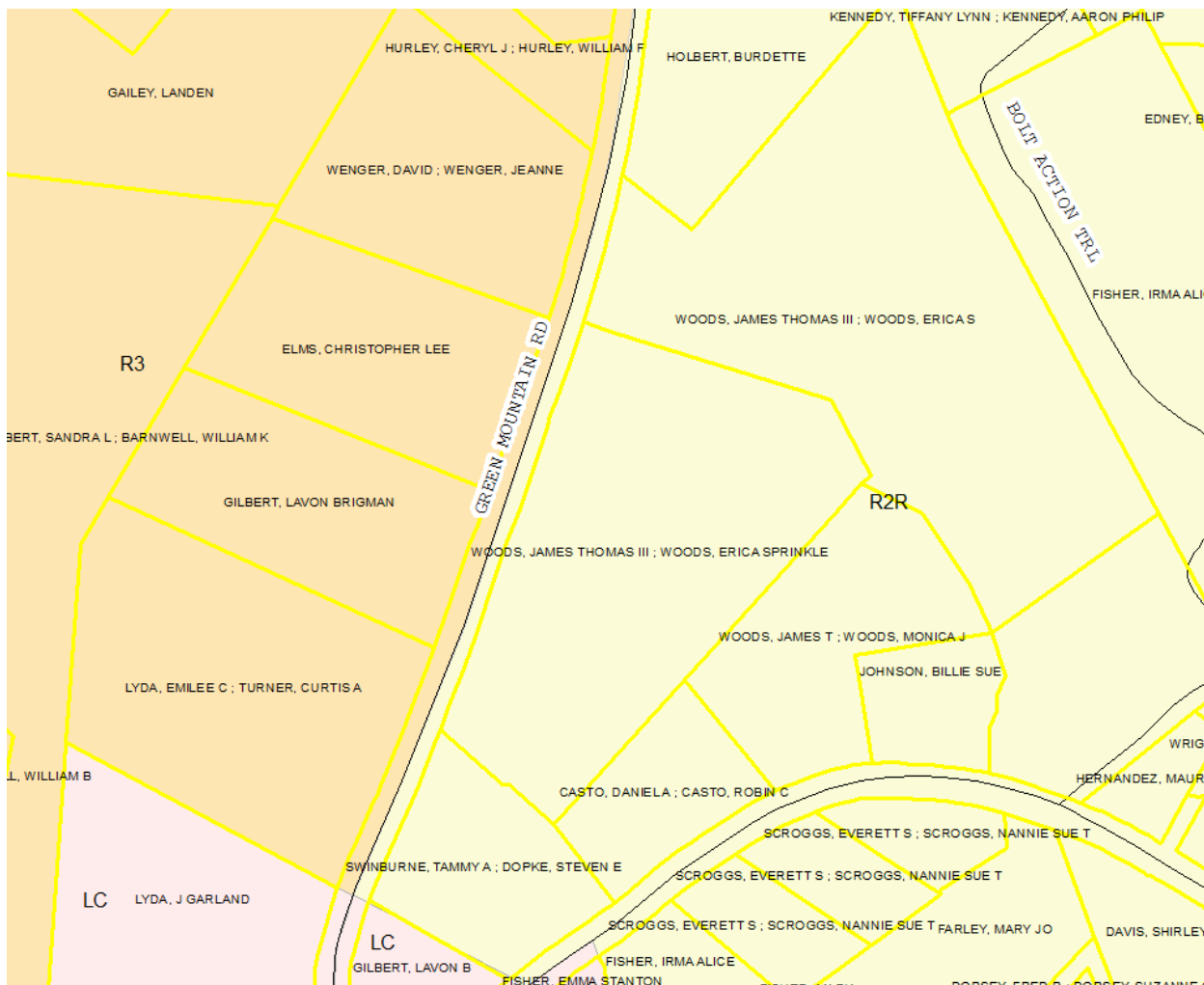
**2. Current Conditions**

**Current Use:** This parcel is currently in Agricultural use

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

**Zoning:** The surrounding properties are zoned Residential Two Rural (R2R) to the east and Residential Three (R3) to the west.

**Map B: Current Zoning**



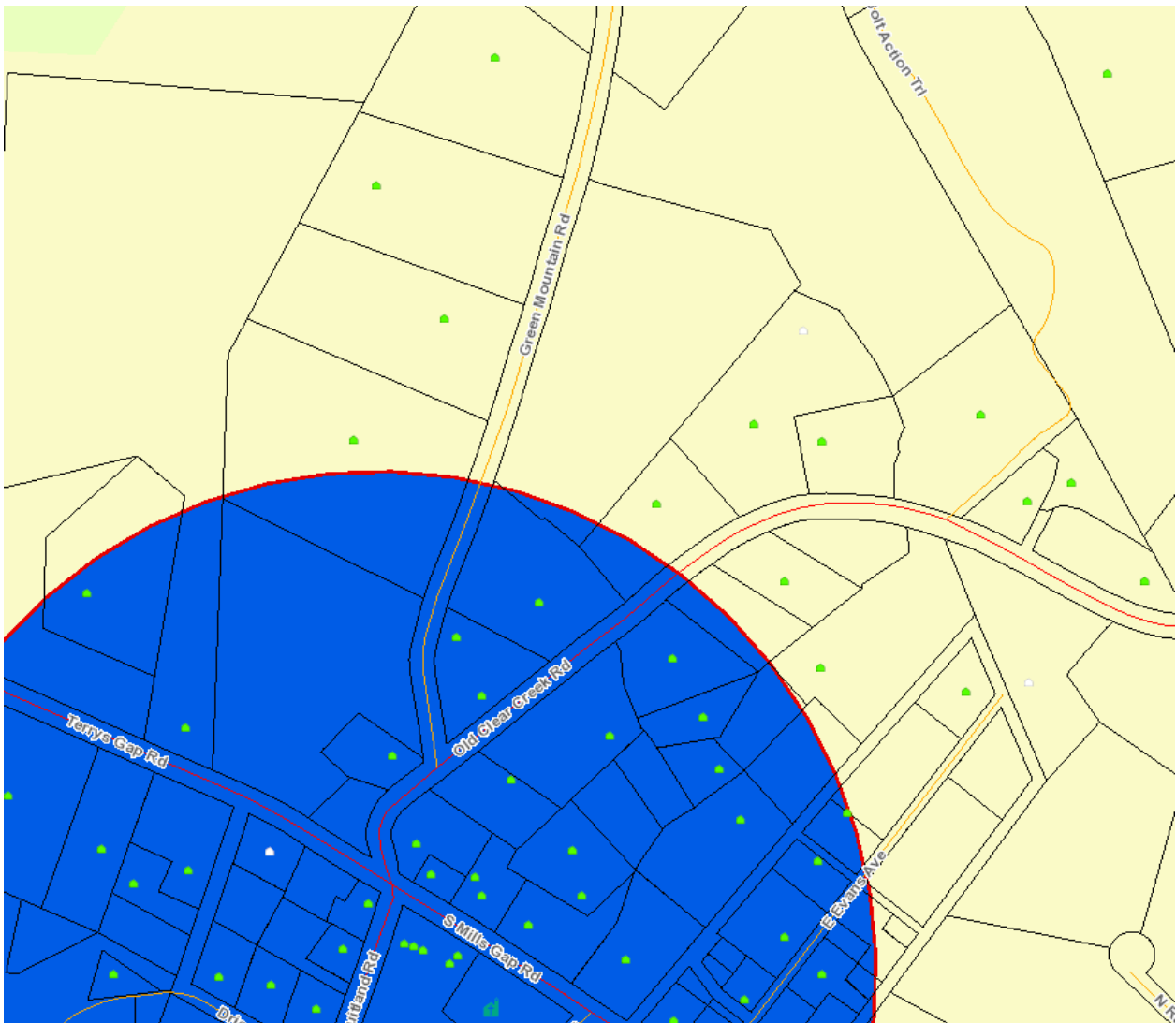
**3. Floodplain /Watershed Protection** The property is not located in a Special Flood Hazard Area. The parcel is not located in a Water Supply Watershed district.

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

**Public Water:** not available

**Public Sewer:** not available

**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/Urban Transition Area” classification. The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:

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.

**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**

HENDERSON COUNTY  
MAJOR SITE PLAN REVIEW APPLICATION

CONTACT INFORMATION

Property Owner:

Name: James T. Woods III Phone: 828-243-4157  
Complete Address: 155 Old Clear Creek Rd. Hendersonville NC 28792

Applicant:

Name: Same as Above Phone: \_\_\_\_\_  
Complete Address: \_\_\_\_\_

Agent:

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Complete Address: \_\_\_\_\_  
Agent Form (Circle One): Yes No

Plan Preparer:

Name: Waggoner & Rhodes Phone: 693-1022  
Complete Address: 545 S Grove St Hendersonville NC 28792

GENERAL INFORMATION

Date of Application: 2/29/16

Site Plan Attached (Circle One):  Yes  No

PARCEL INFORMATION

PIN: 9681976750 Tract Size (Acres): 8.39  
Zoning District: R-2-R Fire District: Easleyville  
Supplemental Requirement# 5.17 Watershed: Clear Creek  
Permitted by Right \_\_\_\_\_ Floodplain: No  
Special Use Permit Y

Location / Property to be developed: Green Mountain Road

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\*\*\*\*\*

County Use Only

Fee: \$ \_\_\_\_\_ Paid: \_\_\_\_\_ Method: \_\_\_\_\_ Received by: \_\_\_\_\_

APPLICATION IDENTIFICATION		N.C. DEPARTMENT OF TRANSPORTATION STREET AND DRIVEWAY ACCESS PERMIT APPLICATION
Driveway Permit No.	Date of Application <u>2-29-16</u>	
County: <u>HEMERSON</u>		
Development Name: <u>Woods Wedding Venue</u>		

LOCATION OF PROPERTY:	
Route/Road: <u>GREEN MOUNTAIN ROAD</u>	
Exact Distance <u>2000</u>	<input type="checkbox"/> Miles      N S E W <input checked="" type="checkbox"/> Feet <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
From the Intersection of Route No. <u>OLD CLEARCREEK</u>	and Route No. <u>GREEN MOUNTAIN</u> Toward <u>KYLES CREEK</u>
Property Will Be Used For:	<input type="checkbox"/> Residential /Subdivision <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational Facilities <input type="checkbox"/> TND <input type="checkbox"/> Emergency Services <input type="checkbox"/> Other
Property:	<input type="checkbox"/> is <input checked="" type="checkbox"/> is not      within      City Zoning Area.

**AGREEMENT**

- I, the undersigned property owner, request access and permission to construct driveway(s) or street(s) on public right-of-way at the above location.
- I agree to construct and maintain driveway(s) or street entrance(s) in absolute conformance with the current "Policy on Street and Driveway Access to North Carolina Highways" as adopted by the North Carolina Department of Transportation.
- I agree that no signs or objects will be placed on or over the public right-of-way other than those approved by NCDOT.
- I agree that the driveway(s) or street(s) will be constructed as shown on the attached plans.
- I agree that that driveway(s) or street(s) as used in this agreement include any approach tapers, storage lanes or speed change lanes as deemed necessary.
- I agree that if any future improvements to the roadway become necessary, the portion of driveway(s) or street(s) located on public right-of-way will be considered the property of the North Carolina Department of Transportation, and I will not be entitled to reimbursement or have any claim for present expenditures for driveway or street construction.
- I agree that this permit becomes void if construction of driveway(s) or street(s) is not completed within the time specified by the "Policy on Street and Driveway Access to North Carolina Highways".
- I agree to pay a \$50 construction inspection fee. Make checks payable to NCDOT. This fee will be reimbursed if application is denied.
- I agree to construct and maintain the driveway(s) or street(s) in a safe manner so as not to interfere with or endanger the public travel.
- I agree to provide during construction proper signs, signal lights, flaggers and other warning devices for the protection of traffic in conformance with the current "Manual on Uniform Traffic Control Devices for Streets and Highways" and Amendments or Supplements thereto. Information as to the above rules and regulations may be obtained from the District Engineer.
- I agree to indemnify and save harmless the North Carolina Department of Transportation from all damages and claims for damage that may arise by reason of this construction.
- I agree that the North Carolina Department of Transportation will assume no responsibility for any damages that may be caused to such facilities, within the highway right-of-way limits, in carrying out its construction.
- I agree to provide a Performance and Indemnity Bond in the amount specified by the Division of Highways for any construction proposed on the State Highway system.
- The granting of this permit is subject to the regulatory powers of the NC Department of Transportation as provided by law and as set forth in the N.C. Policy on Driveways and shall not be construed as a contract access point.
- **I AGREE TO NOTIFY THE DISTRICT ENGINEER WHEN THE PROPOSED WORK BEGINS AND WHEN IT IS COMPLETED.**

**SIGNATURES OF APPLICANT**

PROPERTY OWNER (APPLICANT)

COMPANY	X <u>James T. Woods III</u>	NAME	X	WITNESS	
SIGNATURE	<u>[Signature]</u>	SIGNATURE			
ADDRESS	X <u>155 Old Clear Creek Road</u>	ADDRESS	X		
	<u>Hendersonville NC 28792</u>	Phone No.	X <u>828-243-4157</u>	X	

AUTHORIZED AGENT

COMPANY	_____	NAME	_____	WITNESS	_____
SIGNATURE	_____	SIGNATURE	_____		_____
ADDRESS	_____	ADDRESS	_____		_____
	_____	Phone No.	_____		_____

**APPROVALS**

APPLICATION RECEIVED BY DISTRICT ENGINEER

\_\_\_\_\_  
SIGNATURE DATE

APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required)

\_\_\_\_\_  
SIGNATURE TITLE DATE

APPLICATION APPROVED BY DISTRICT ENGINEER

\_\_\_\_\_  
SIGNATURE DATE

INSPECTION BY NCDOT

\_\_\_\_\_  
SIGNATURE TITLE DATE

COMMENTS:



PLAT OF SITE PLAN FOR  
**JAMES THOMAS WOODS III**  
 AND WIFE,  
**ERICA S. WOODS**

OWNER/APPLICANT:

**JAMES T. WOODS III**  
 155 OLD CLEAR CREEK ROAD  
 HENDERSONVILLE, NC 28792  
 PHONE# (828)-243-4157

BEING A SPECIAL EVENTS BUILDING  
 ON THE REMAINING PROPERTY  
 DESCRIBED IN DEED BOOK 1432 PAGE 317

CLEAR CREEK TOWNSHIP  
 HENDERSON COUNTY  
 NORTH CAROLINA

MARCH 1st, 2016

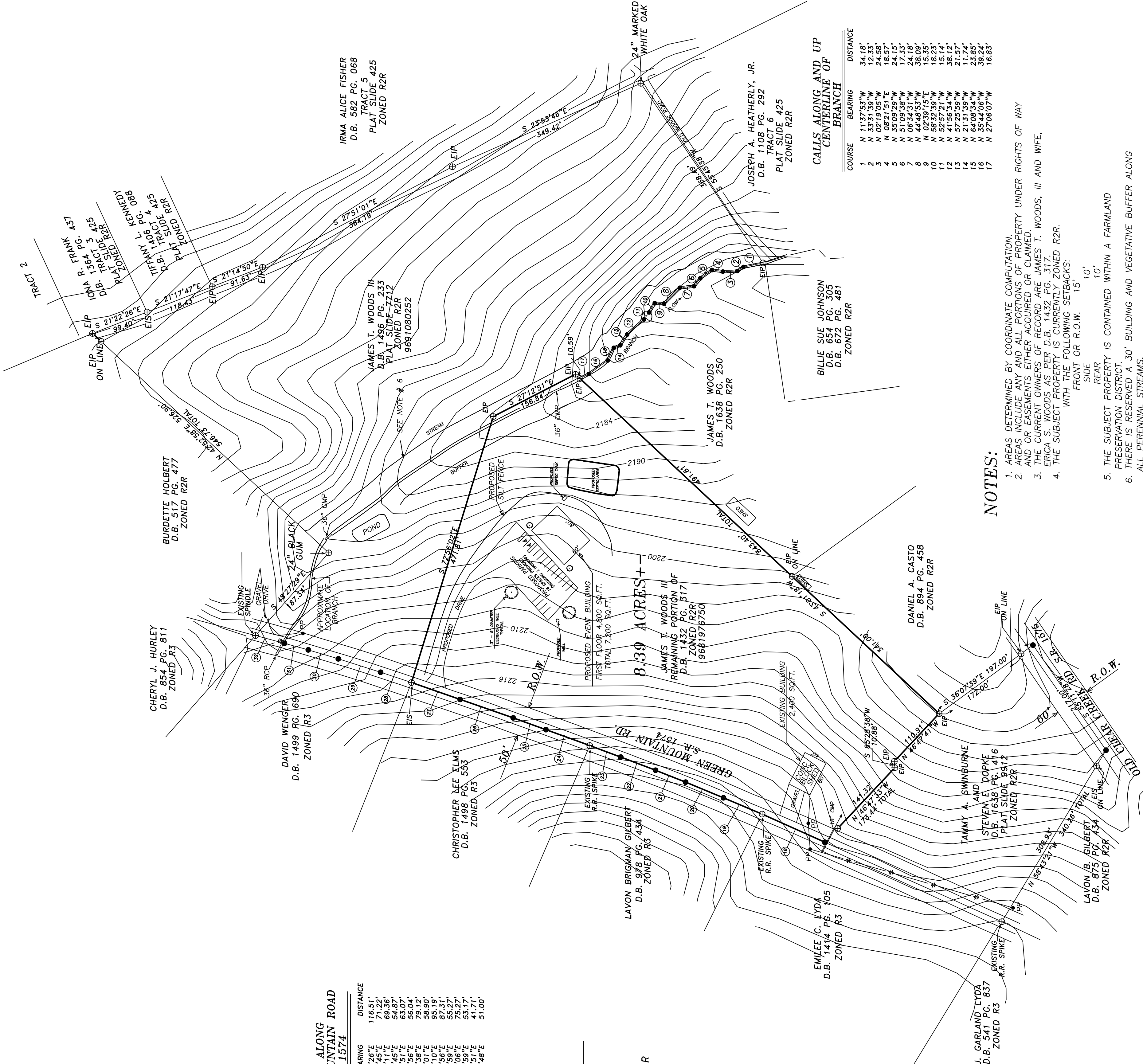
PLAT NORTH  
 PLAT SLIDE 7712

**CALLS ALONG GREEN MOUNTAIN ROAD**  
 S.R. 1574

COURSE	BEARING	DISTANCE
18	N 241°02'26"E	116.51'
19	N 222°29'11"E	68.36'
20	N 21°34'45"E	54.87'
21	N 202°27'56"E	55.04'
22	N 195°44'28"E	79.12'
23	N 19°45'01"E	58.90'
24	N 19°09'56"E	87.31'
25	N 19°25'59"E	55.27'
26	N 163°30'59"E	53.71'
27	N 152°24'51"E	41.71'
28	N 15°00'48"E	51.00'

**PROJECT SUMMARY**

FIRE DISTRICT: EDNEYVILLE  
 LENGTH OF ROAD FRONTAGE: 763'  
 SEWER SYSTEM: PRIVATE  
 WATER SYSTEM: PRIVATE  
 PROPERTY DOES NOT LIE WITHIN A 100 YEAR  
 FLOOD HAZARD AREA (SFHA)



**CALLS ALONG AND UP CENTERLINE OF BRANCH**

COURSE	BEARING	DISTANCE
1	N 11°37'53"W	34.18'
2	N 33°31'39"W	12.33'
3	N 02°19'05"W	24.58'
4	N 02°19'05"W	24.58'
5	N 35°09'29"W	24.15'
6	N 51°09'38"W	17.33'
7	N 44°48'53"W	36.09'
8	N 02°39'15"E	15.35'
9	N 55°25'38"W	15.23'
10	N 41°56'54"W	38.12'
11	N 57°25'58"W	21.57'
12	N 64°08'34"W	23.85'
13	N 35°44'06"W	39.24'
14	N 27°06'07"W	16.85'

**NOTES:**

- AREAS DETERMINED BY COORDINATE COMPUTATION.
- AREAS INCLUDE ANY AND ALL PORTIONS OF PROPERTY UNDER RIGHTS OF WAY AND OR EASEMENTS EITHER ACQUIRED OR CLAIMED.
- THE CURRENT OWNERS OF RECORD ARE JAMES T. WOODS, III AND WIFE, ERICA S. WOODS AS PER D.B. 1432 PG. 317.
- THE SUBJECT PROPERTY IS CURRENTLY ZONED R2R WITH THE FOLLOWING SETBACKS:  
 FRONT OR R.O.W. 15'-10'  
 SIDE 10'  
 REAR 10'
- THE SUBJECT PROPERTY IS CONTAINED WITHIN A FARMLAND PRESERVATION DISTRICT.
- THERE IS RESERVED A 30' BUILDING AND VEGETATIVE BUFFER ALONG ALL PERENNIAL STREAMS.
- THE PRESENT OR FUTURE OWNERS OF THIS PROPERTY RESERVE THE RIGHT TO FURTHER SUBDIVIDE THIS PROPERTY AS ALLOWED BY THE HENDERSON COUNTY LAND DEVELOPMENT CODE.
- THIS PROPOSED BUILDING IS TWO-STORY; UPPER FLOOR IS RESERVED FOR PRIVATE USE.
- PRIVATE GARBAGE COLLECTION PROVIDED.
- LIGHTING MITIGATION PROVIDED TO PREVENT LIGHT TRESPASS.
- WELL & SEPTIC LOCATION TO BE DETERMINED BY HENDERSON COUNTY ENVIRONMENTAL SERVICES.

\_\_\_\_\_, PROFESSIONAL LAND SURVEYOR,  
 certify that this plat represents a survey of an existing parcel or a new street or new street of change on existing street C.S. 47-30 (1) (11) (C)

\_\_\_\_\_, a PROFESSIONAL LAND SURVEYOR,  
 certify that this plat was prepared under my supervision from an actual survey made under my supervision (see description recorded in Book \_\_\_\_\_, Page \_\_\_\_\_); that the boundaries not surveyed are clearly indicated from information found in Book \_\_\_\_\_, Page \_\_\_\_\_; that the ratio of precision as calculated is 1/\_\_\_\_\_, U.S.C.S. 47-30 as amended. Witness my original signature, registration number and seal, this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_.

PROFESSIONAL LAND SURVEYOR

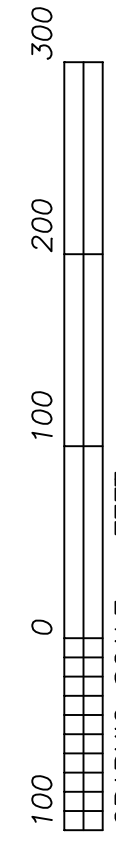
State of North Carolina  
 County of \_\_\_\_\_

\_\_\_\_\_, Review Officer of \_\_\_\_\_ County,  
 certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.  
 Date \_\_\_\_\_ Review Officer \_\_\_\_\_

\_\_\_\_\_, SUBDIVISION ADMINISTRATOR for  
 Henderson Co., certify that this plat has been reviewed and approved as  
 Henderson County Subdivision Ordinance.  
 Date \_\_\_\_\_ Signed \_\_\_\_\_

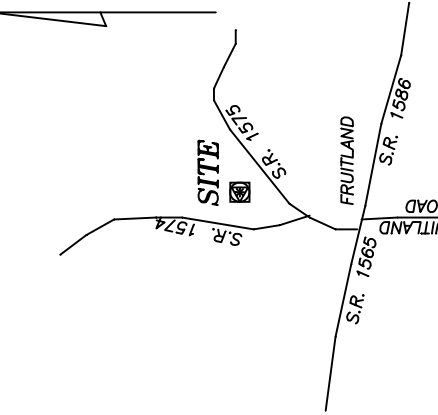
REGISTER OF DEEDS  
 Filed for registration on the \_\_\_\_\_ day of \_\_\_\_\_ at \_\_\_\_\_ and recorded on plat slide \_\_\_\_\_

REGISTER OF DEEDS



SCALE 1" = 100'

VICINITY MAP (N.T.S.)



**STACY KENT RHODES**  
 NC PLS 2959  
 WAGGONER & RHODES  
 LAND SURVEYORS, PLLC  
 NC FIRM #C-1129  
 545 SOUTH CROWE STREET  
 HENDERSONVILLE, NORTH CAROLINA 28792  
 PHONE: (828) 693-1022  
 FAX: (828) 693-4019

DATE: MARCH 1st, 2016 JOB NUMBER: 15-078

REFERENCES:  
 DEED: D.B. 1432 PG. 317  
 D.B. 1436 PG. 233  
 PLAT: PLAT SLIDE 426  
 PLAT SLIDE 7112  
 PLAT SLIDE 9812  
 TAX ID REFERENCE:  
 9681-97-6720  
 SCREEN FILE: 15-078  
 DWG FILE: 15-078  
 REVISIONS:

- LEGEND**
- EXISTING CORNER MONUMENT AS NOTED
  - NEW IRON PIPE SET OR AS NOTED
  - COMPUTED POINT-NOT STAKED
  - CONCRETE MONUMENT AS NOTED