

Henderson County

Code Enforcement Services

240 2nd Avenue East Hendersonville, North Carolina 28792
Phone (828) 697-4857 Fax (828) 697-4658

MEMORANDUM

DATE: March, 17, 2008
TO: Technical Review Committee
TRC MEETING DATE: April 1, 2008
REGARDING: Major Site Plan Review
NAME OF APPLICANT: Rolando & Amelia Gayarre / Recreation Vehicle Park
DEPARTMENT: Code Enforcement Services
STAFF CONTACT: Toby Linville
ATTACHMENTS: Site Plans

Please find attached plans for the following development proposal to be reviewed by the Henderson County Technical Review Committee on April 1, 2008.

Major Site Plan Review

Thomas S. McCanless, EAS Professionals, Inc., Plan Preparer / Surveyor, on behalf of the owners, Rolando and Amelia Gayarre, submitted the major site plan for this project. They wish to utilize the property for a Recreation Vehicle Park use which requires major site plan review per S.R. 4.18.

SR 4.18. Recreational Vehicle Park

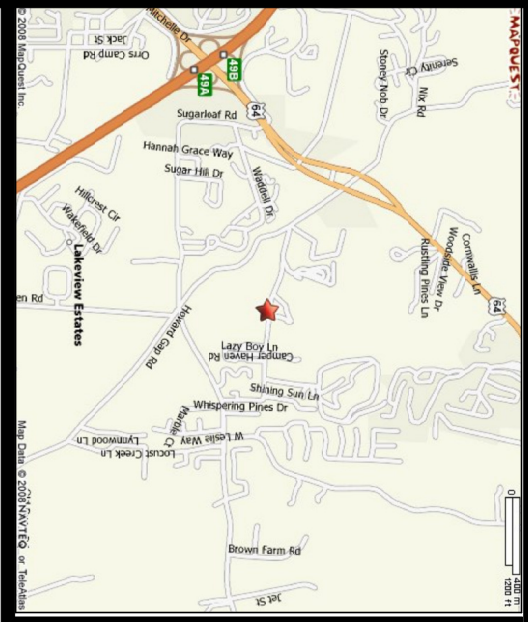
- (1) Site Plan. Major *Site Plan* required in accordance with §200A-296 (Major Site Plan Review).
- (2) Road Class. If the *recreational vehicle park* contains more than 50 *recreational vehicle* spaces, the *use* shall be located on a *collector, thoroughfare, boulevard* and/or *expressway*.
- (3) Lighting. *Lighting mitigation* required.
- (4) Perimeter Setback. Fifty (50) feet.
- (5) 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*.
- (6) 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*.
- (7) 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.
- (8) 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 165 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 §200A-147 (Screen Classification).
- (9) Sewage System. *Recreational vehicle/park model home* spaces shall not be provided individual hookups to a septic tank, public/community sewage 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.

(10) *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 4.5 (*Common Area Recreation and Service Facilities*).

The project site is located on approximately 1.3500 acres of land (PIN 9579975700) located at 350 Old Sunset Hill Road, Lot #1, Hendersonville. The project is located in a Residential 2-MH zoning district. The project meets the requirements of the Land Development Code and all the applicable major site plan requirements are met.

If you would like to submit your changes early please use the comment sheet provided and sending it back via email to tlinville@hendersoncountync.org.

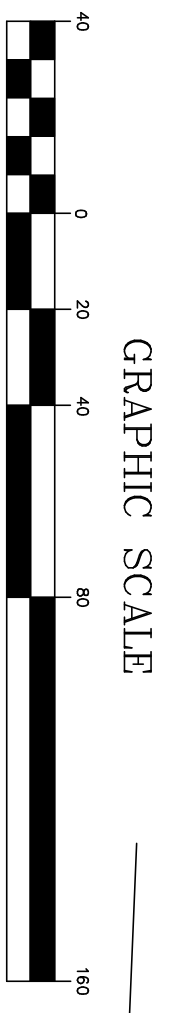


THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET

I, DANIEL J. STILES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK PAGE THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 3RD DAY OF MARCH, A.D. 2008

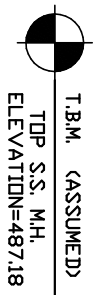
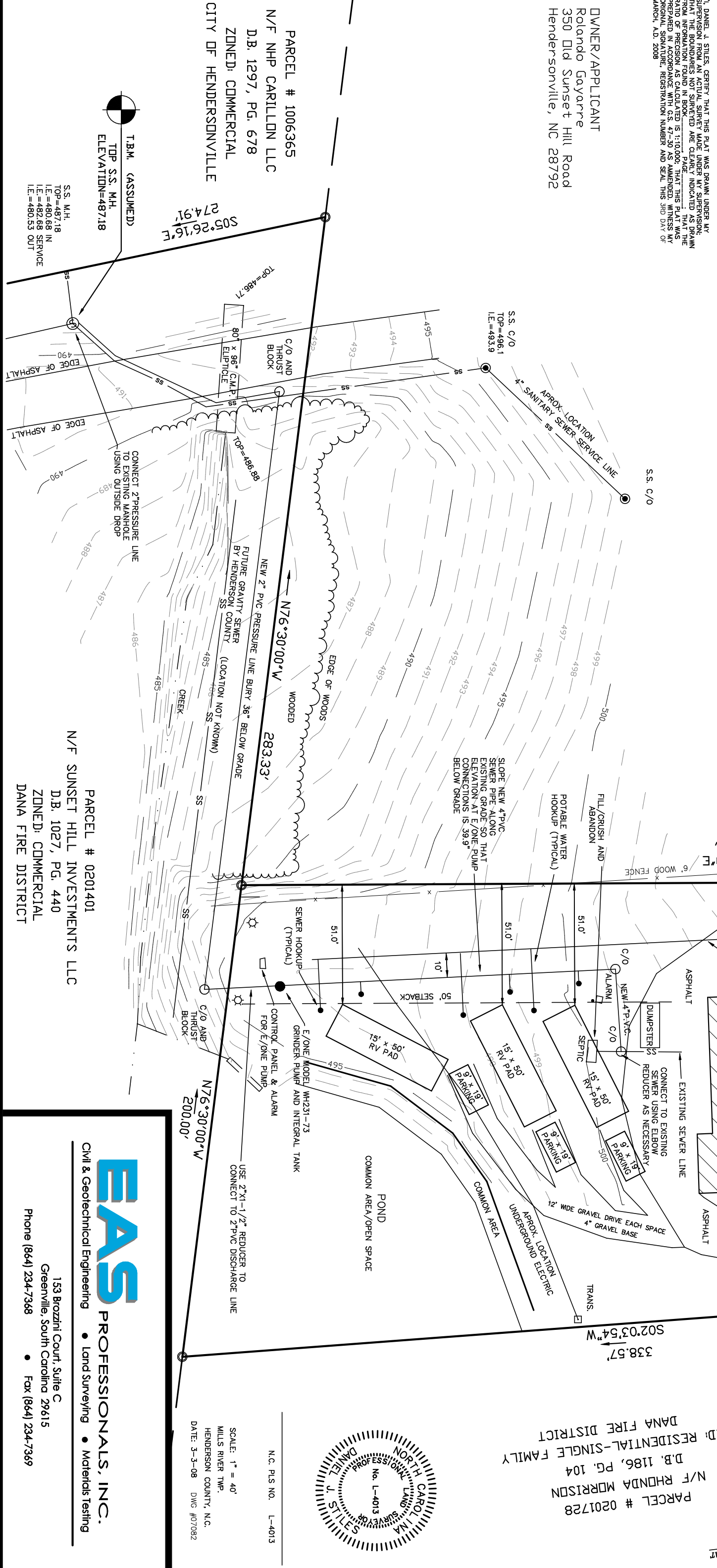
DOWNER/APPLICANT
 Rolando Gayarre
 350 Old Sunset Hill Road
 Hendersonville, NC 28792

PARCEL # 1006365
 N/F NHP CARILLON LLC
 D.B. 1297, PG. 678
 ZONED: COMMERCIAL
 CITY OF HENDERSONVILLE

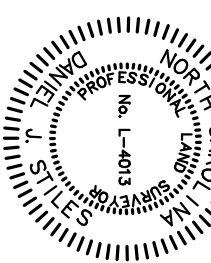


PARCEL # 9956671
 N/F LEMUEL & SANDRA DATES
 D.B. 853, PG. 80
 ZONED: RESIDENTIAL 2
 DANA FIRE DISTRICT

OLD SUNSET HILL ROAD
 S83°19'06"E 174.69' →
PARCEL # 0201491
 N/F ROLANDO & AMELIA GAYARRE
 D.B. 1329, PG. 731
 ZONED: RESIDENTIAL 2 - MANUFACTURED HOUSING
 AREA=1.4 ACRES
 DANA FIRE DISTRICT



N.C. PLS NO. L-4013
 SCALE: 1" = 40'
 MILLS RIVER TWP.
 HENDERSON COUNTY, N.C.
 DATE: 3-3-08 DWG #07082



PARCEL # 0201228
 N/F RHONDA MORRISON
 D.B. 1186, PG. 104
 ZONED: RESIDENTIAL-SINGLE FAMILY
 DANA FIRE DISTRICT

EAS PROFESSIONALS, INC.
 Civil & Geotechnical Engineering • Land Surveying • Materials Testing
 153 Brozzini Court, Suite C
 Greenville, South Carolina 29615
 Phone (864) 234-7368 • Fax (864) 234-7369

PARCEL # 0201401
 N/F SUNSET HILL INVESTMENTS LLC
 D.B. 1027, PG. 440
 ZONED: COMMERCIAL
 DANA FIRE DISTRICT

REF PLAT