

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: February 4, 2014

SUBJECT: Major Site Plan Review Jeter Mountain Farms

PRESENTER: Toby Linville

ATTACHMENTS: Staff Report

SUMMARY OF REQUEST: Major site plan review

SUGGESTED MOTION: I move that the TRC approve the major site plan for Jeter Mountain Farms

I move that the TRC give a favorable recommendation to the Board of Adjustment for this Special Use Permit.



Henderson County, North Carolina Code Enforcement Services

1. Committee Request

- 1.1. **Applicant:** Jeter Mountain, LLC-Zackary Hunsader Agent
- 1.2. **Request:** Major Site Plan Approval-Special Use Permit
- 1.3. **PIN:** 9536688469
- 1.4. **Size:** 336 acres +/-
- 1.5. **Location:** The subject area is located on Jeter Mountain Rd approximately 1 mile from Crab Creek 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



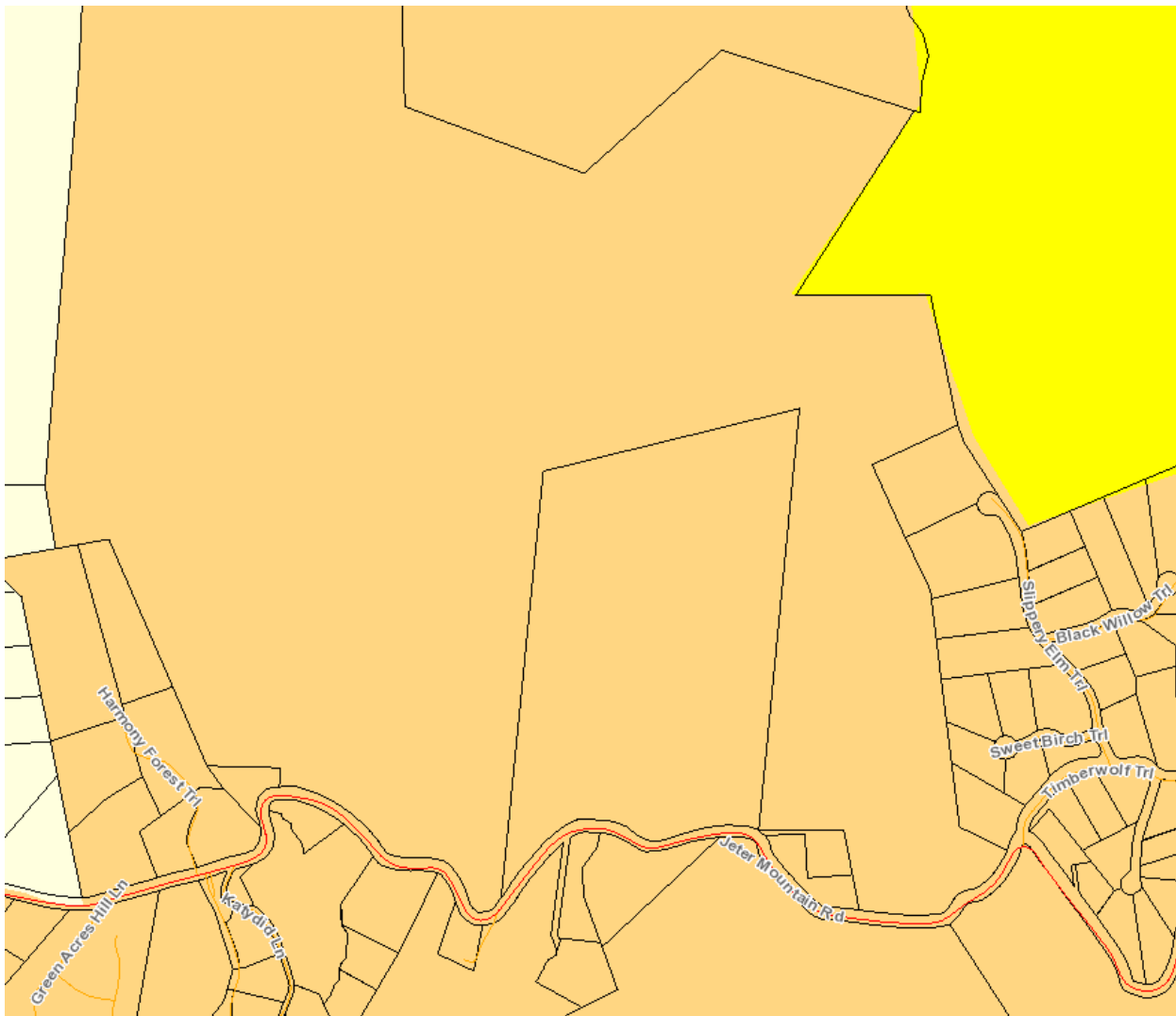
2. **Current Conditions**

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 property to the north and east is zoned Residential 2 Rural (R2R) and Residential-40 (R40), to the west is zoned Residential 2 Rural (R2R) and Residential 3 (R3), and to the south is zoned Residential 2 Rural (R2R).

Map B: Current Zoning



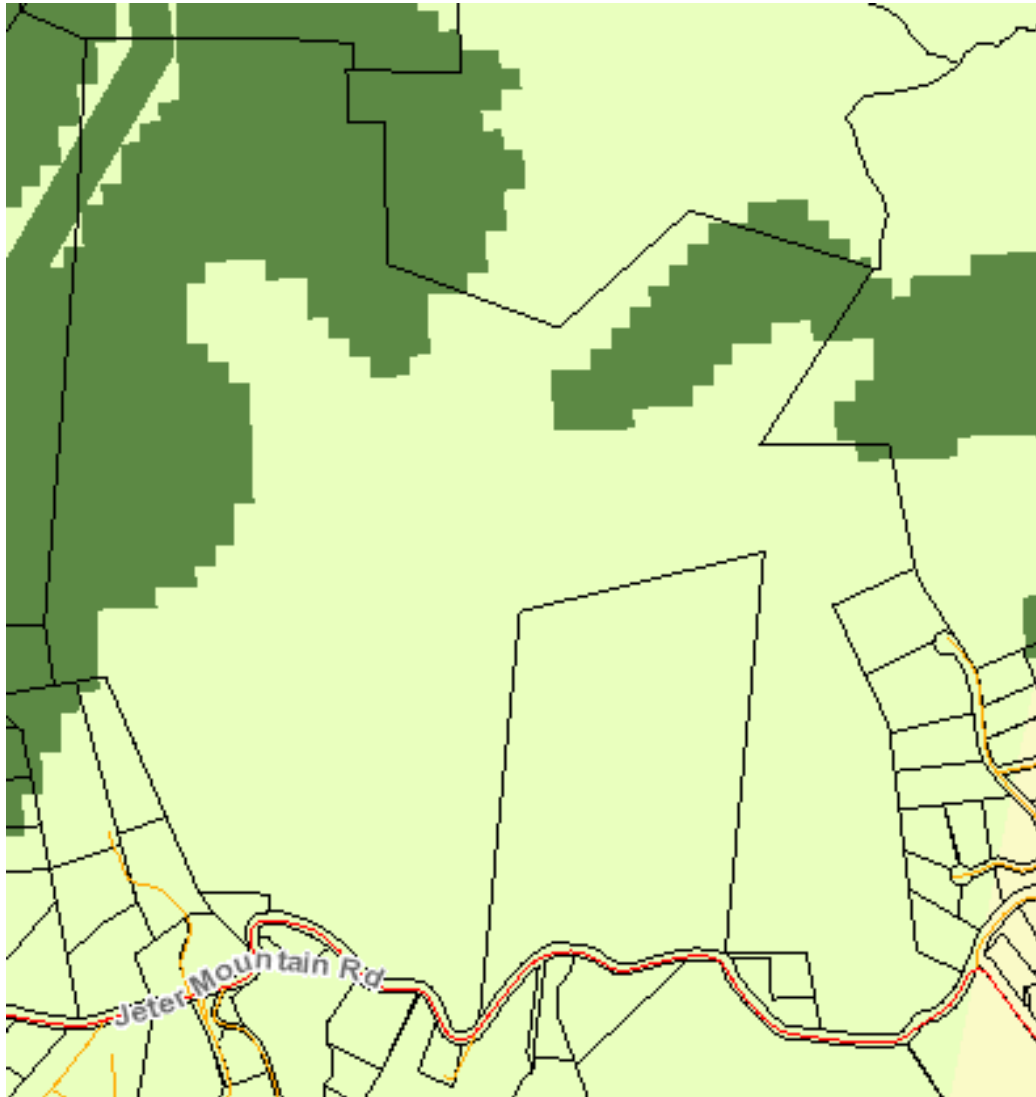
3. **Floodplain /Watershed Protection** The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.

4. **Water and Sewer** 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 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.

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 and recommend approval to the Zoning Board of Adjustment because it is consistent with the current surrounding land uses and future land use recommendations.

7. Photographs

Looking SW from DW onto Jeter Mountain Rd



Looking NE onto Jeter Mountain Rd



Driveway into property



Barn Entrance



Flooring under construction



Barn Storage Area

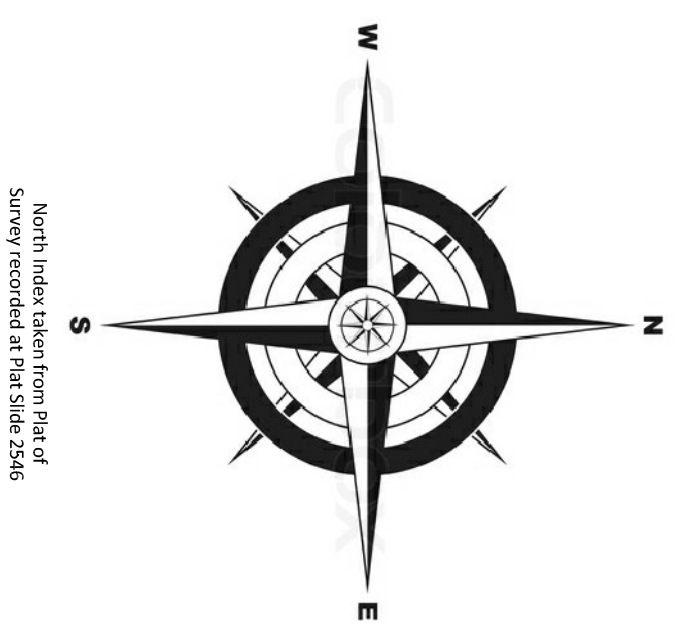


Previous functions courtesy of Facebook



LEGEND

- ▲ NC GEODETIC CONTROL MONUMENT
- EXISTING CONCRETE MONUMENT
- SET CONCRETE MONUMENT
- EXISTING IRON PIPE, PIN OR REBAR
- SET 5/8" REBAR WITH CAP "MS-3437"
- ⊠ EXISTING STONE MARKER
- ⊠ EXISTING SURVEYORS PIN NAIL
- UNMARKED POINT
- UNLIT POLE
- UTILITY LINES
- FIRE HYDRANT
- WATER METER, WELL, OR VALVE BOX
- SANITARY SEWER MANHOLE OR VALVE BOX
- TREE
- DEED LOT LINE, BOUNDARY LOT LINE
- NON-SURVEYED LINES, ADJACENT LINES FROM DEEDS
- EXISTING GRAVEL ROAD OR DRIVEWAY
- EXISTING ASPHALT ROAD



**PROJECT DATA
SITE PLAN**

OWNER:
Jeter Mountain, LLC
 6320 205th Street E. Bradenton, FL 34211
REFERENCE: Deed Book 1249, Page 194
 Henderson County Tax Parcel No.
 Part of 1,007,430 and part of 996,0580
 Subject Property Zoned R28
APPLICANT:
 Jeter Mountain, LLC
 1128 Jeter Mountain Road, Hendersonville, NC 28739
 Daytime Phone = 828.702.5357

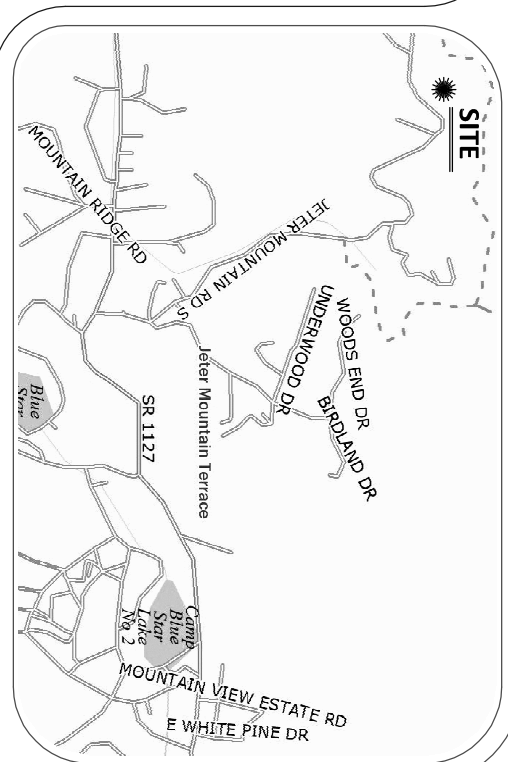
Jeter Mountain Event Building (Existing):
 Level 1 (A3) = 6,400 Sq.Ft. (inside)
 Level 1 (U) = 7,375 Sq.Ft. (inside)
 Level 2 (A3) = 2,700 Sq.Ft. (inside)
 Level 3 (A3) = 548 Sq.Ft. (inside)
 Total Area (all ground level) = 10,945 Sq.Ft.

Boundary, Bearings and Distances - SITE PLAN, as shown was taken from existing recorded Deed Plats and survey Plats. The Northern limit of SITE PLAN is a calculated line to establish the Northern most limit of proposed SITE PLAN. Some record corner monuments were located in an actual field survey to establish a control system for the proposed of preparing the SITE PLAN. Surface Features as shown was created by the use of a combination of actual field survey data and Henderson County GIS Maps.

CONTOUR LINES, TOPOGRAPHIC FEATURES as shown on Site Plan were taken from Henderson County GIS Aerial Maps and do not represent actual field survey data.

ROAD FRONTAGE ON PUBLIC ROAD
JETER MOUNTAIN ROAD, SR-1133
 Right-of-Way Road Frontage = Approximate - 880 Feet
 Right-of-Way Road Frontage = 156 Feet
 60 feet wide Right-of-Way, as per Plat Slide 2546
 All road within the limits of Site Plan are privately owned
 Total Parking Spaces = 9 Feet by 18 feet = 78 Spaces
 3 Handicap Space = 10 feet by 18 feet with 5 Feet Load Area
 Total Parking Spaces = 81 Spaces

**JETER MOUNTAIN EVENT CENTER
SITE PLAN**



**SITE PLAN
JETER MOUNTAIN LLC**

1128 Jeter Mountain Road, Hendersonville, NC
 Part of Deed Book 1249 at Page 194

CRAB CREEK TOWNSHIP
 HENDERSON COUNTY, NORTH CAROLINA

DATE PREPARED: JANUARY 15-2024
 DRAWN BY: AARON SANDERS, SCOTT SANDERS
 CHECKED BY: FELIX A. GRIFFIN, PH.D.

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