

REQUEST FOR COMMITTEE ACTION
HENDERSON COUNTY
Technical Review Committee

MEETING DATE: May 20, 2014

SUBJECT: Major Site Plan Review for an Athletic Field, Non-Commercial on South Mills Gap Road

PRESENTER: Toby Linville, Code Enforcement Director

ATTACHMENTS:

1. Staff Report
2. Photographs
3. Site Plan

SUMMARY OF REQUEST:

Applicant is requesting approval for an Athletic Field, Non-Commercial.

Suggested Motion:

I move that the TRC approve the major site plan for an Athletic Field, Non-Commercial on South Mills Gap for Mills Gap Soccer League.



Henderson County, North Carolina Code Enforcement Services

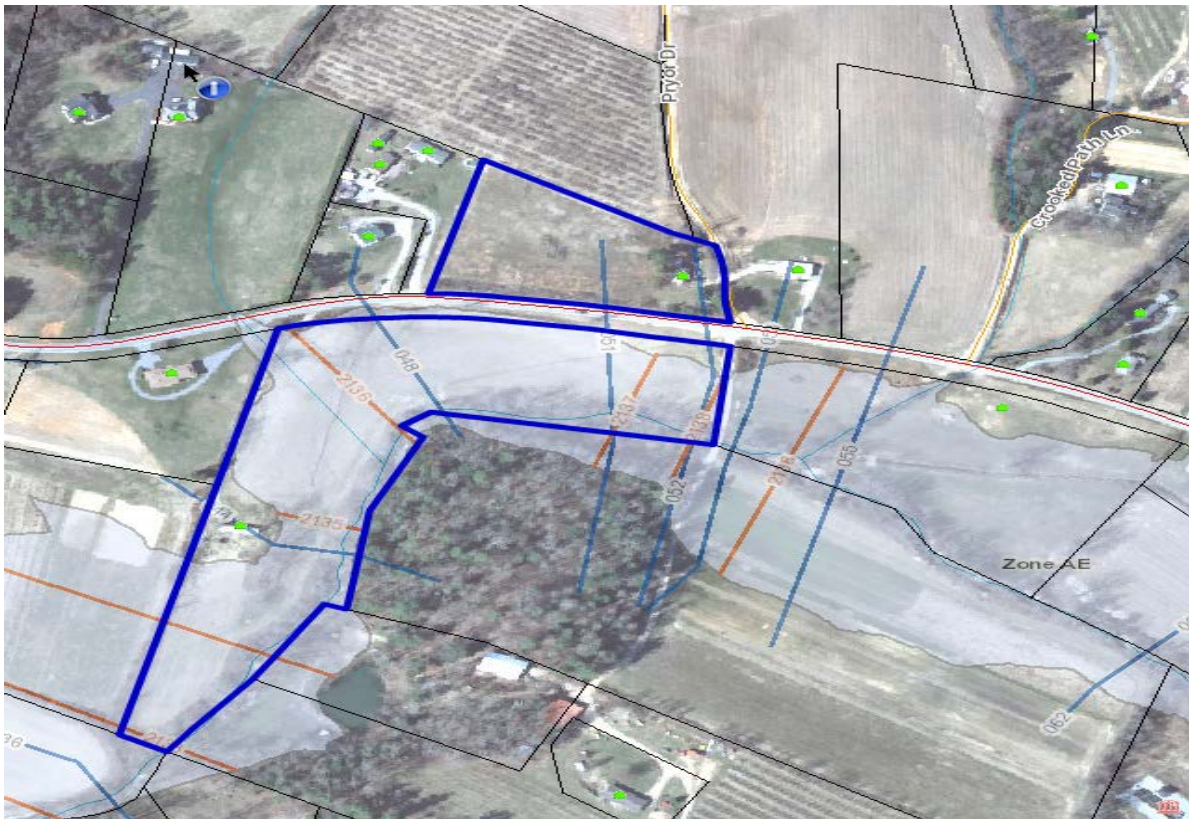
1. Board Request

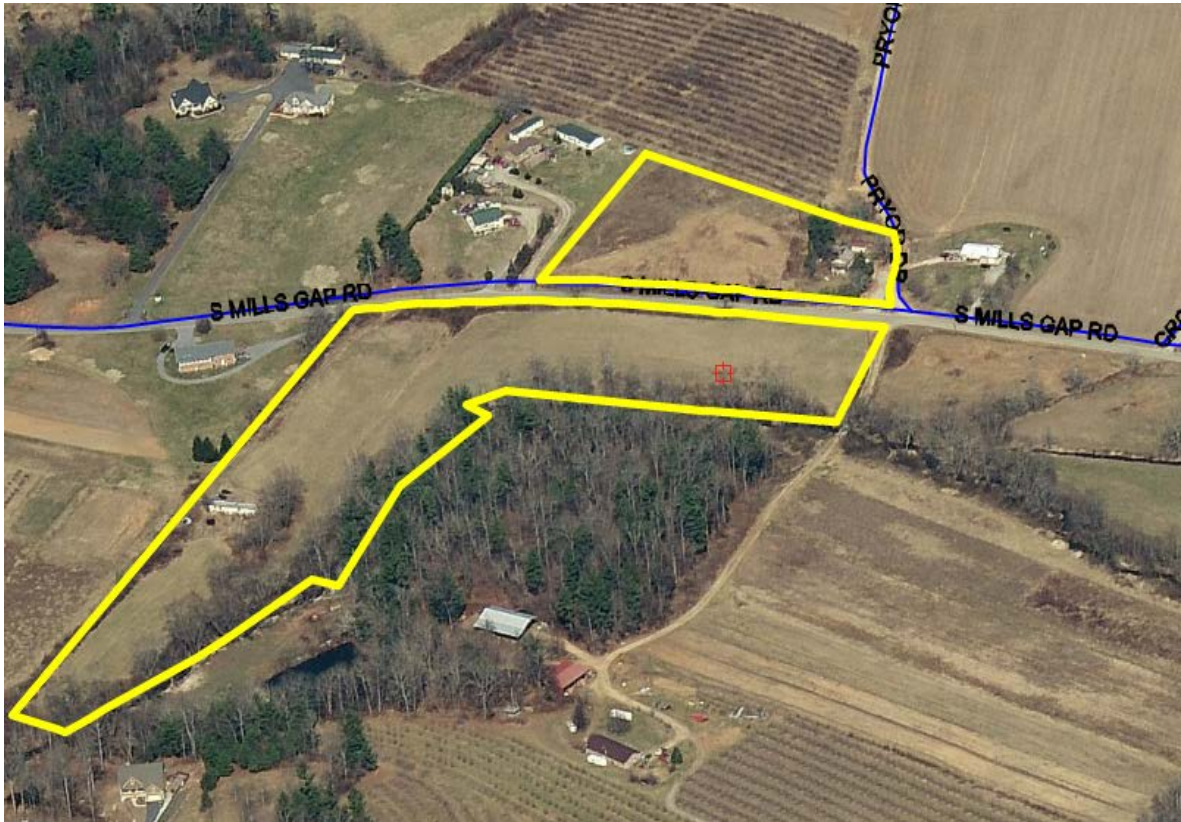
- 1.1. **Applicant:** Mills Gap Soccer Association
- 1.2. **Request:** Major Site Plan Review
- 1.3. **PIN:** 9691-64-2254
- 1.4. **Size:** 12.28 acres +/-
- 1.5. **Location:** The subject area is located off S. Mills Gap Rd near Pryor Rd.
- 1.6. **Supplemental Requirements:**

SR 4.2. Athletic Field, Non-commercial

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-299 (Major Site Plan Review).
- (2) Lighting. *Lighting mitigation* required.
- (3) Public Address/Loud Speakers. Public address and loud speaker systems shall not be operated before 8:00 a.m. or after 12:00 midnight when on/adjacent to a *residential zoning district*.

Map A: Aerial Photo/Pictometry





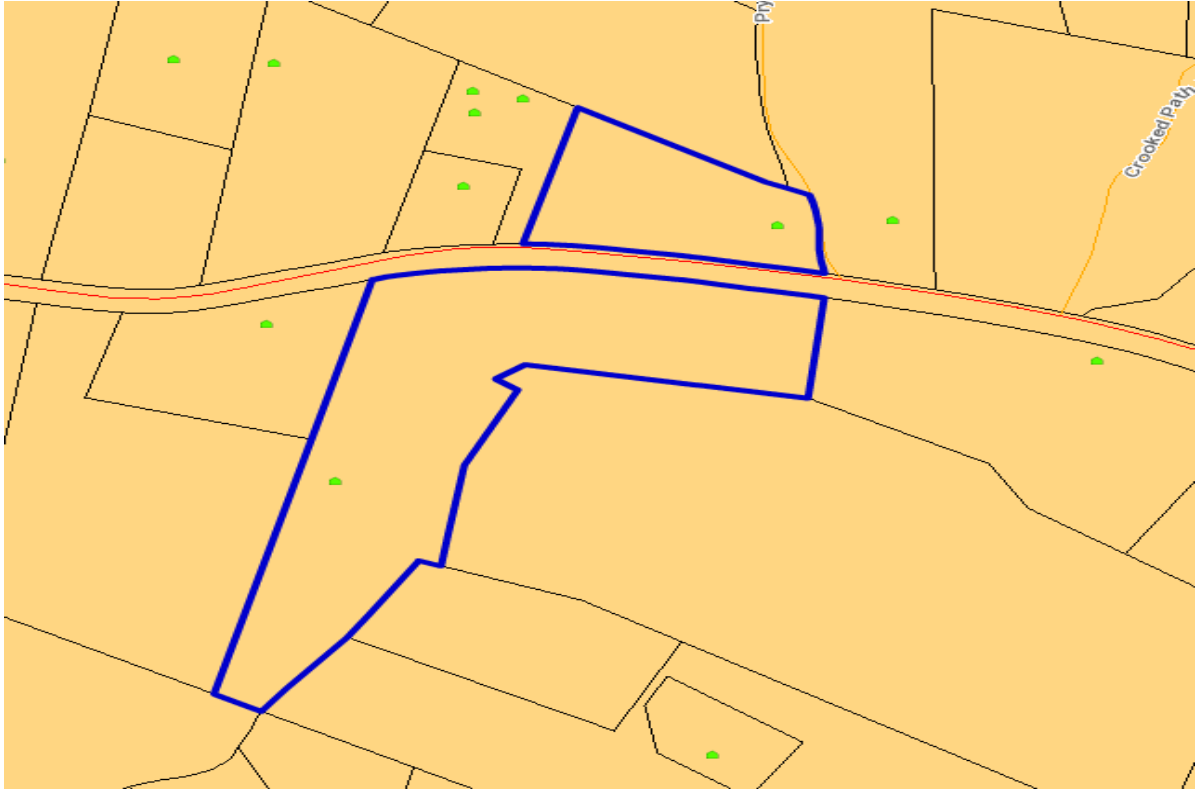
2. Current Conditions

2.1 Current Use: This parcel is primarily vacant with residential use on the southwest portion.

2.2 Adjacent Area Uses: The surrounding properties consist of residential, agricultural and undeveloped land.

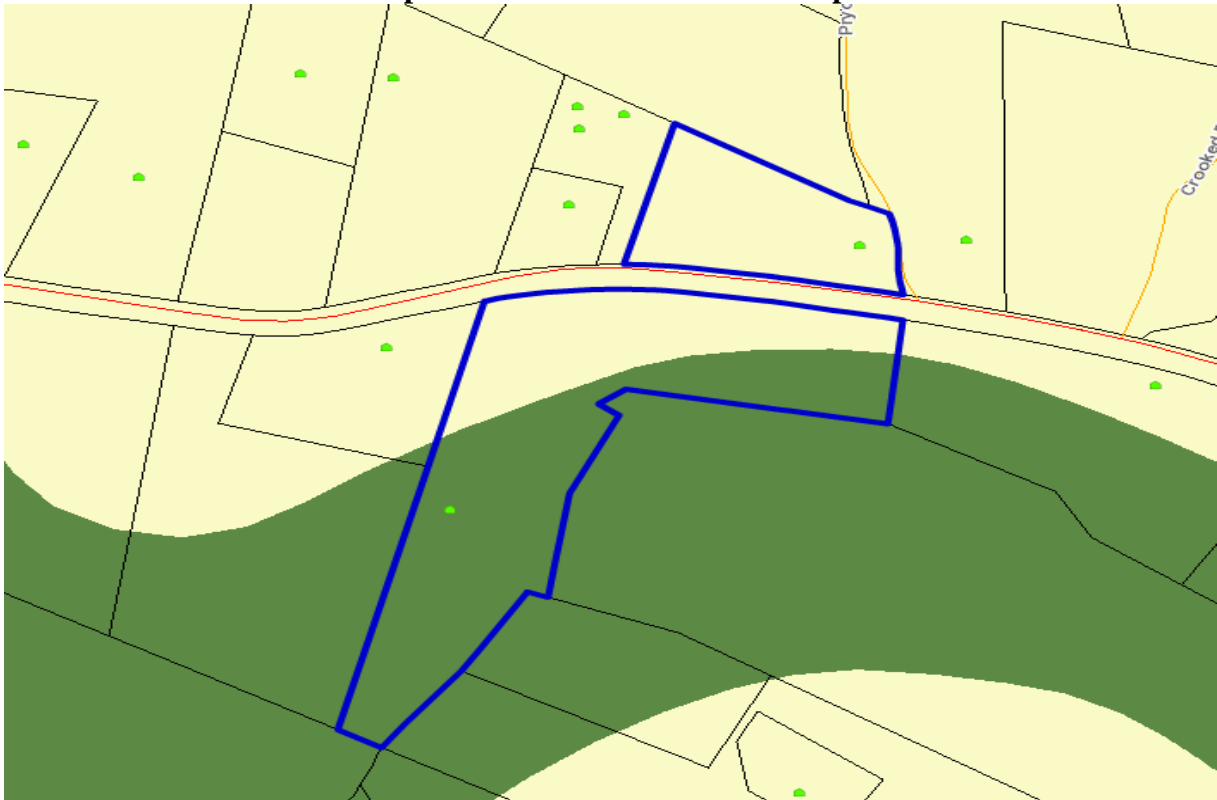
2.3 Zoning: The surrounding property is zoned Residential Two Rural (R2R).

Map B: Current Zoning



3. **Floodplain /Watershed Protection** The majority of this property lies in the special flood hazard area. The property is not in a Water Supply Watershed district.
4. **Water and Sewer:** None

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

1. **Rural/Agricultural Category** 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.

2. Slopes are typically steep, often exceeding 10%, with significant areas greater than 20%.

3. Most sections of the RAA are so far from sewer services as to make their extension largely impossible. Land development regulations should recognize this by not permitting densities that would require sewer services or introduce traffic capacity problems and by encouraging densities that are consistent with steep slopes, poor septic capacities, and sensitive topography.

Conservation category includes land areas that are intended to remain largely in their natural state, with only limited development. Such areas should be targeted for protection through regulations and incentives. Conservation areas are lands that generally exhibit any of the following characteristics:

1. Sensitive natural areas such as steep slopes, floodplains, major wetlands, forest reserves and wildlife conservation areas, and key watersheds

2. Areas of historic and archeological significance

3. Local, state or federally-managed natural areas

4. Areas managed for agricultural or forestry land uses

5. Other areas yet to be defined

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.

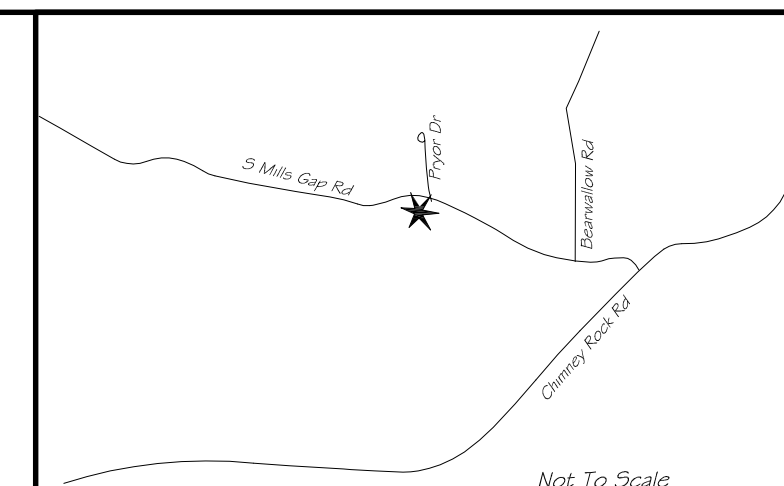
7. **Photographs**

Looking SW onto property



Looking SW-Turf Laid





Vicinity Map

Global Positioning System Certification (RTK)
The Positional Accuracy Of The RTK Derived Positional Information Is 0.03' Horizontal & 0.03' Vertical

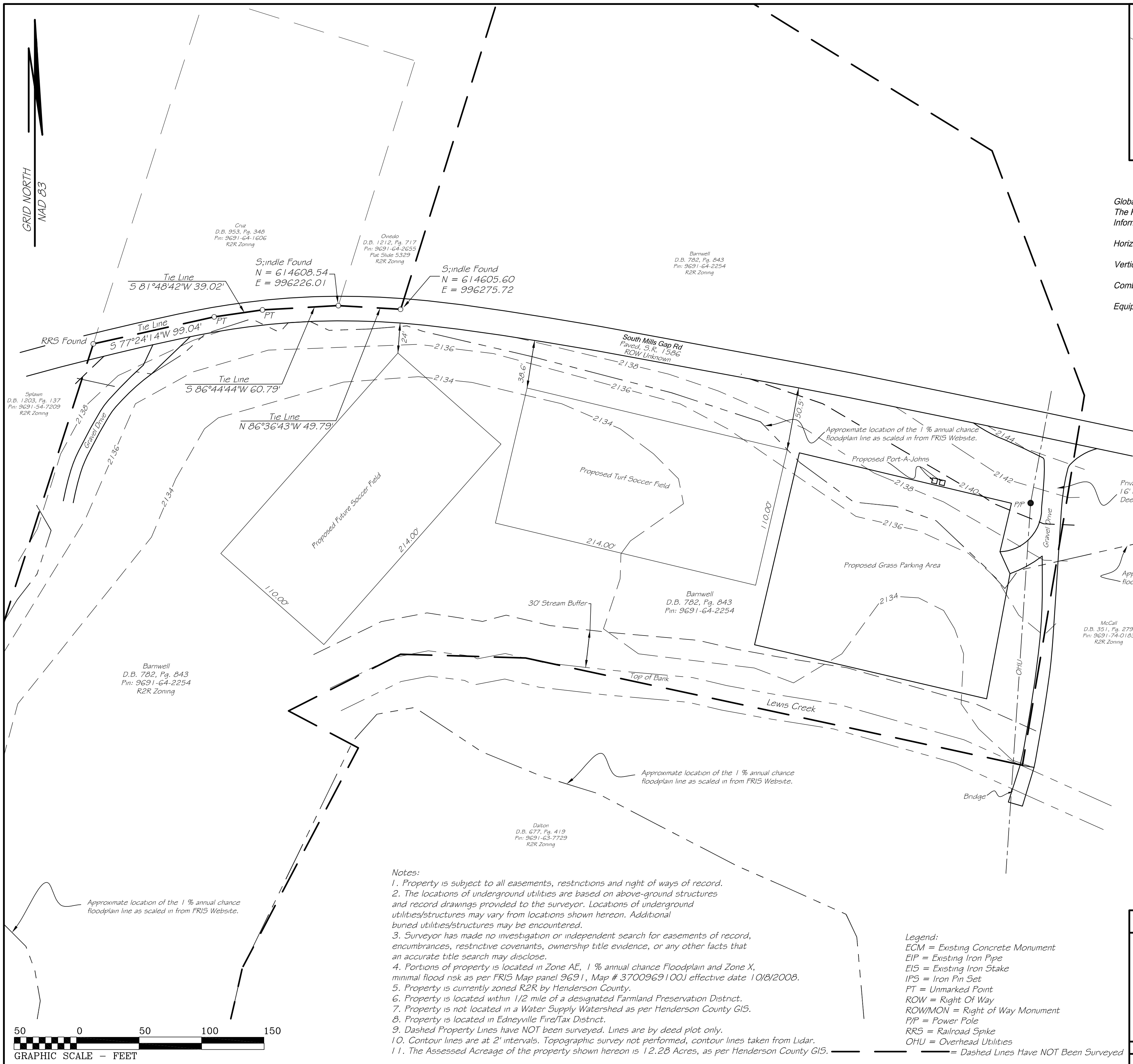
Horizontal Positional Are Referenced to NAD 83 (NSRS 2011)

Vertical Positions Are Referenced To NAVD 88 (Geoid 12)

Combined Factor 0.99977418 (Ground To Grid)

Equipment Used: Carlson Supervisor + GPS Tablet

Preliminary Drawing
- For Review Purposes Only -



Map of Major Site Plan For
Mills Gap Soccer League

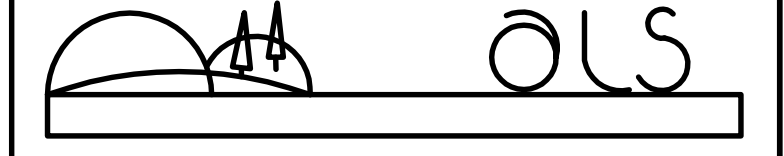
Contact: Victor Quebrado
828-606-3779
P.O. Box 635
Dana, NC 28724

-Owner-
David Earl Barnwell
P.O. Box 379
Edneyville, NC 28727
D.B. 782, Pg. 843

Boundary Survey NOT Performed

Pin: 9691-642254

Clear Creek/
Blue Ridge Township Henderson County, NC



ASSOCIATED LAND SURVEYORS
& PLANNERS PC.
P.O. BOX 578 * HORSE SHOE, NC 28742
(828) 890-3507 NC BUSINESS LICENSE NO. C-2774

SCALE: 1 Inch = 50 Feet DATE: May 6, 2014
JOB NO.: S-14-075 DRAWN BY: JTB C&G 7.0

Notes:

1. Property is subject to all easements, restrictions and right of ways of record.
2. The locations of underground utilities are based on above-ground structures and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered.
3. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate title search may disclose.
4. Portions of property is located in Zone AE, 1 % annual chance Floodplain and Zone X, minimal flood risk as per FRIS Map panel 9691, Map # 3700969100J effective date 10/8/2008.
5. Property is currently zoned R2R by Henderson County.
6. Property is located within 1/2 mile of a designated Farmland Preservation District.
7. Property is not located in a Water Supply Watershed as per Henderson County GIS.
8. Property is located in Edneyville Fire/Tax District.
9. Dashed Property Lines have NOT been surveyed. Lines are by deed plot only.
10. Contour lines are at 2' intervals. Topographic survey not performed, contour lines taken from Lidar.
11. The Assessed Acreage of the property shown hereon is 12.28 Acres, as per Henderson County GIS.

Legend:

- ECM = Existing Concrete Monument
- EIP = Existing Iron Pipe
- EIS = Existing Iron Stake
- IPS = Iron Pin Set
- PT = Unmarked Point
- ROW = Right Of Way
- ROW/MON = Right of Way Monument
- PIP = Power Pole
- RRS = Railroad Spike
- OHU = Overhead Utilities
- = Dashed Lines Have NOT Been Surveyed

