

**REQUEST FOR BOARD ACTION**  
**HENDERSON COUNTY**  
**ZONING BOARD OF ADJUSTMENT**

**MEETING: February 26, 2014**

**SUBJECT: Apecial Use Permit Jeter Mountain Farms**

**PRESENTER: Toby Linville**

**ATTACHMENTS: Staff Report**

**SUMMARY OF REQUEST:**

The applicants are requesting a Special Use Permit to allow them to use this property for a small place of assembly for wedding receptions and other gatherings.

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

**Suggested Motion:**

**I move to approve SUP-14-02 for Jeter Mountain Farms with the following conditions:**

**Meet requirements of SR 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.

**The use will:**

- a) **Not materially endanger the public health, safety or welfare;**
- b) **Not substantially injure the value of the property or improvements in the area; and**
- c) **Be in harmony with the surrounding are.**



## 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**

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- (2) Lighting. *Lighting mitigation* required.
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- (4) Perimeter Setback. Fifty (50) feet.

**Map A: Pictometry/Aerial Photography**



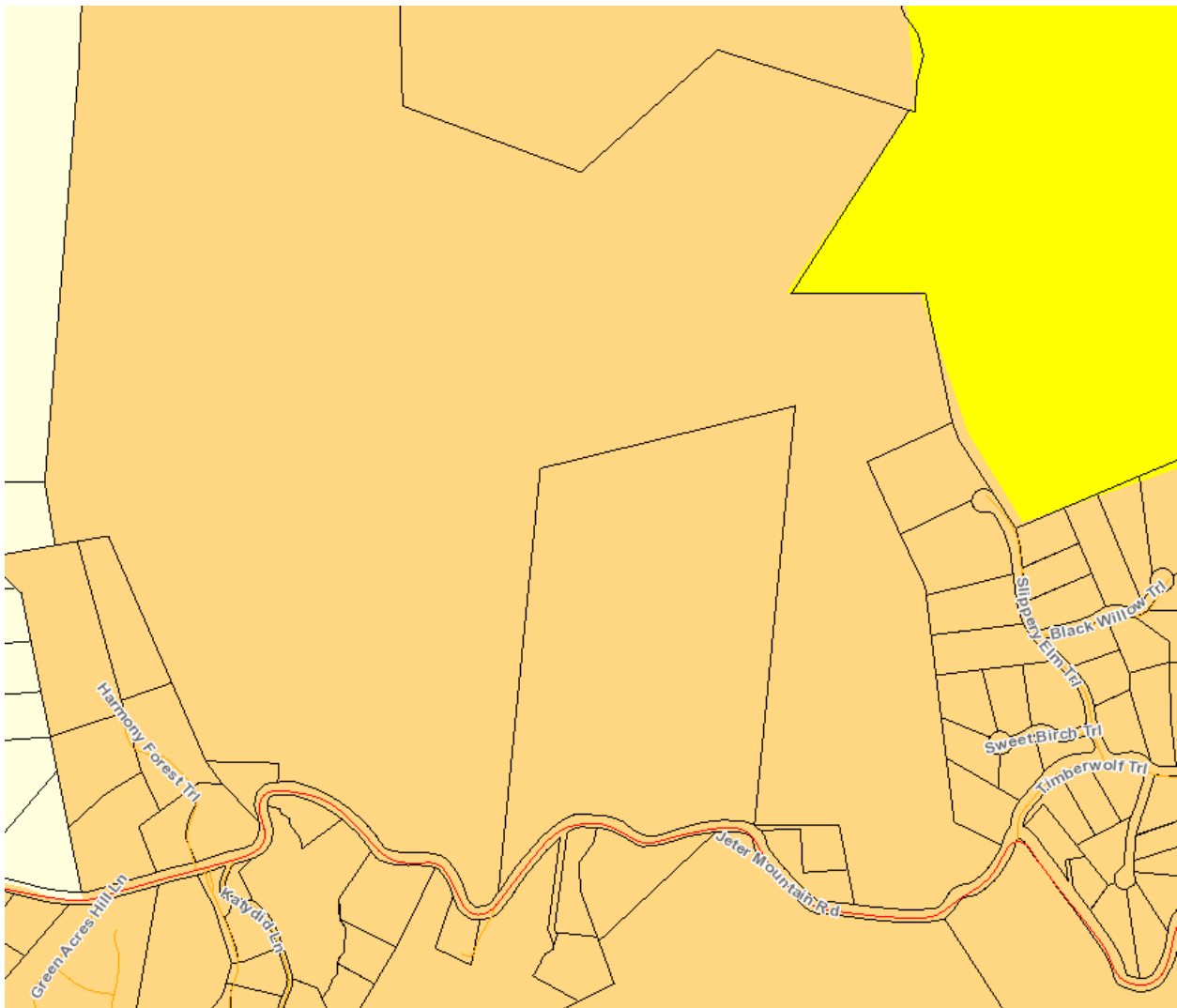
2. **Current Conditions**

**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.

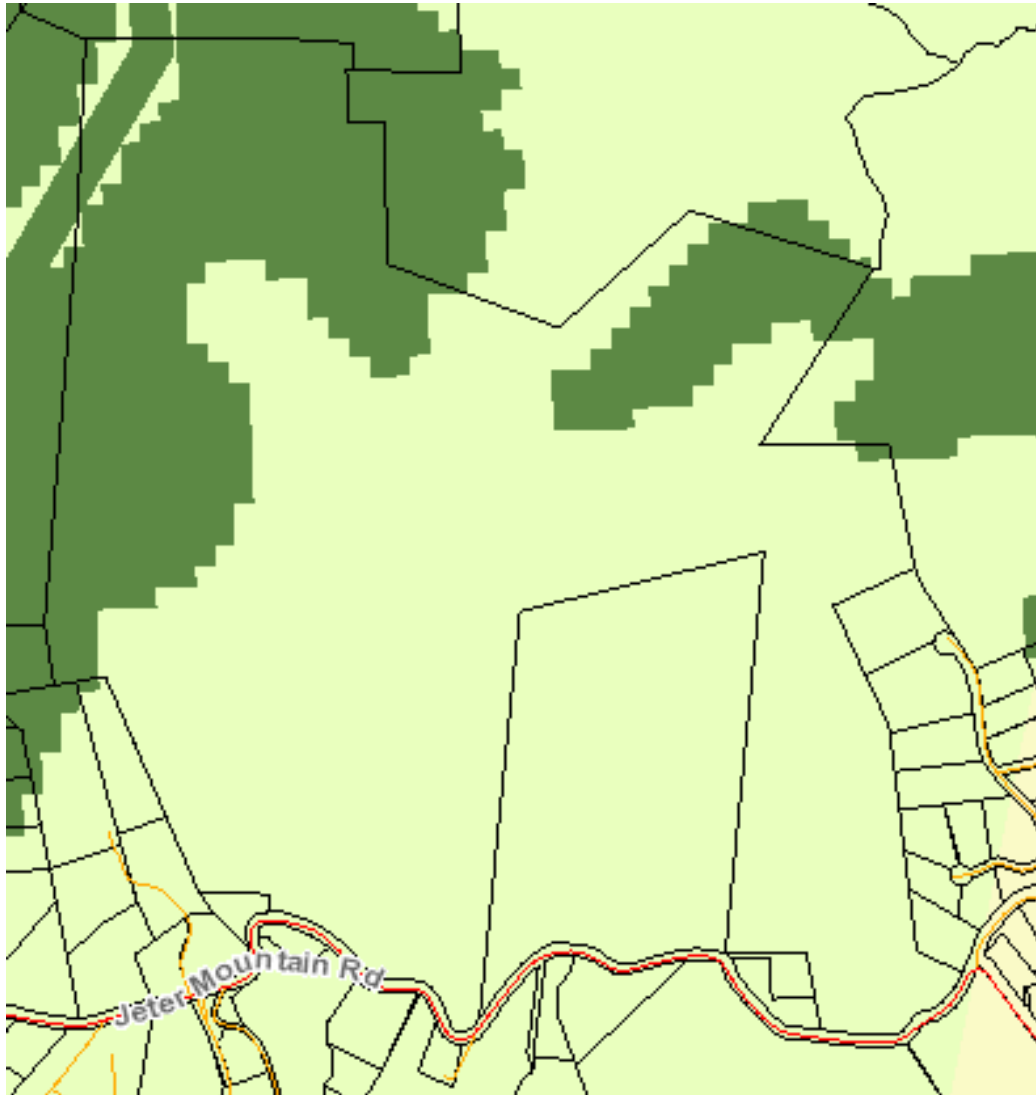
4. **Water and Sewer** This property will be served by private water and septic.

**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





**HENDERSON COUNTY  
SPECIAL USE PERMIT APPLICATION FORM**

**GENERAL INFORMATION**

Date of Application: 2/13/2014

Previously Submitted (Circle One): Yes  No

Date of Pre-Application Conference: Tuesday, February 4, 2014

Site Plan Attached (Circle One):  Yes  No

Traffic Impact Study Required (Circle One): Yes  No

**SPECIAL USE PERMIT INFORMATION**

Type of use to be permitted: A-3 SR #: \_\_\_\_\_

Existing Structures or Uses on property: Two barns, Utility farm use

Road System (Circle): Public  Private

Water System (Circle):  Individual  Community  Public (Municipal or County)

Sewer System (Circle):  Individual  Community  Public (Municipal or County)

**SITE PLAN REQUIREMENTS**

If a minor or major site plan is not specifically required, the applicant shall submit a site plan with the following items:

- Dimensions of property.
- Location of existing and proposed structures (including accessory structures), and general use thereof.
- Setbacks of existing and proposed structures from property lines and edge of right-of-way for roads (from centerline of roads for uses located in the R-40, WR, or SW districts).
- Separation of existing and proposed structures from one another.
- Parking and off/on loading areas
- Location of signs (including sign dimensions, height, type of material, lighting).
- Location and dimensions of existing and proposed roads / driveways and their entrance/exits.
- Location of dumpsters.
- Location and general description of any fences, landscaping or other buffering (proposed or existing).

Site plan not to exceed 11 X 17 size. Anything submitted larger than 11 X 17, the applicant must provide 12 copies with the application form.

**PARCEL INFORMATION**

PIN: 9536688469 Deed Book/Page: 1249/194 Tract Size (Acres): 287.36

Zoning District: R2A, R-40 Fire District: 02 Valley Hill Watershed: French Broad Floodplain: outside

Location of property to be developed: 9/10 mile up Jeter Mountain Rd on right (directions from Henderson county side of Jeter Mountain Rd.

**CONTACT INFORMATION**

**Property Owner:**

Name: Jeter Min LLC Phone: 941-322-6320

Address: 6320 205<sup>th</sup> St. E. City, State, and Zip: Bradenton, FL 34211

**Applicant:**

Name: Zachary Hunsader Phone: 828-702-5357



Address: 1126 Jeter Mtn Rd City, State, and Zip: Hendersonville, NC 28739 Application No. \_\_\_\_\_

**Agent:**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ City, State, and Zip: \_\_\_\_\_  
Agent Form (Circle One): Yes No

**Plan Preparer:**

Name: Tony Grigsby Phone: 828-606-5283  
Address: 140 Westview Dr. City, State, and Zip: Hendersonville, NC 28791

**STANDARDS FOR REVIEW**

The Land Development Code imposes the following GENERAL REQUIREMENTS on the use requested by the applicant. Under each requirement, the applicant should explain, where applicable, how the proposed use satisfies these requirements:

- A. General Requirement #1: The use will not materially endanger the public health, safety or welfare:  
Our proposed assembly will be used for special events (i.e. weddings) which occur one day per week during our high season. With an average occupant load of 150 persons, one day per week, 5 hours per week, we do not feel Jeter Mountain Farm Event facility will impose any health, safety, or welfare to our neighbors or general public due to our remote location.
- B. General Requirement #2. The use will not substantially injure the value of property or improvements in the area.  
Jeter Mountain Farm Event Facility is owned by Jeter Mountain LLC. Jeter Mountain LLC owns over 400+ surrounding acres of the proposed event facility. We feel that an event facility in no way negatively affects local property owners real estate values. Jeter Mountain Farm expects an average of 50 vehicles per event. It is assumed that 50 cars per week at an average of 30 weeks out of the year we operate, will not injure the public road "Jeter Mountain Rd" due to traffic.
- C. General Requirement #3. The use will be in harmony with the surrounding area.  
Our Assembly is used as an event facility due to its natural beauty. We in no way intend to alter any major component of our existing structures or land/forest composition.

The Land Development Code also imposes the following SPECIFIC REQUIREMENTS on the use requested by the applicant. The applicant should be prepared to demonstrate that satisfactory provisions have been made for the following, where applicable.

- The proposed use shall be located and developed in such a manner as to:
  - a. Comply with all applicable local, state and federal statutes, ordinance and regulations.  
The single most impacting aspect of the assembly is excess noise due to music. Our contract with our clientele states that all music must be terminated by 10:00pm per county ordinance.
  - b. Be in accordance with the Comprehensive Plan, Long Range Transportation Plans and Comprehensive Transportation Plans of the county and/or Long Range Transportation Plans and comprehensive Transportation Plans of any municipality of the County.  
NA



- c. Minimize the effects of noise, glare, dust, solar access and odor on those persons residing or working in the neighborhood of the proposed use.

The property owner Jeter Mountain LLC, controls over 400+ surrounding acres. No access is through a subdivision. In part (a), it was stated that we abide by county noise ordinance.

- d. Minimize the environmental impacts on the neighborhood including the following groundwater, surface water, wetlands, endangered/threatened species, archeological sites, historic preservation sites and unique natural areas.

No structural or vegetative improvements are or will be made beyond what has been created since our structures creation in 1998.

Show that satisfactory provision/arrangement has been made (where applicable or required) concerning:

- a. Ingress and egress to property and proposed structures thereon (with particular reference to automotive/pedestrian safety/convenience and traffic flow/control).

1126 Jeter Mtn Rd has (2) access points to Jeter Mountain Rd. Access to front gate is a 17' wide asphalt surface. 2 parking attendants are used for every event, with flow signage.

- b. Off-street parking and loading areas.

none

- c. Utilities (with particular reference to locations, availability and compatibility).

One power line crosses over top the proposed oval parking lot; no other utilities interfere with our assembly location.

- d. Buffering and landscaping (with particular reference to type, location and dimensions).

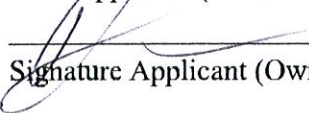
reference attached site plan

- e. Structures (with particular reference to location, size and use).

Large barn - A-3 (9,648 sq ft)  
 U (7,375 sq ft) See site plan  
 Small barn - U (4,440 sq ft)

I certify that the information shown above is true and accurate and is in conformance with the Land Development regulations of Henderson County.

Zachary Munsader  
 Print Applicant (Owner or Agent)

  
 Signature Applicant (Owner or Agent)

2/13/2014  
 Date

**County Use Only**

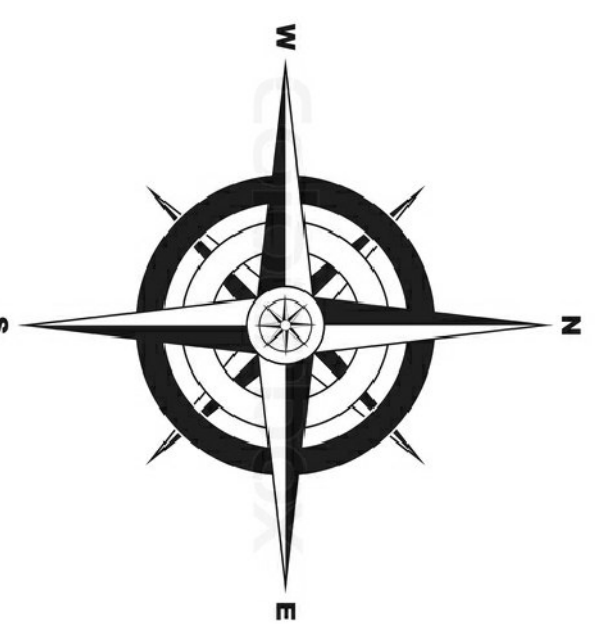
Fee: \$ \_\_\_\_\_ Paid: \_\_\_\_\_ Method: \_\_\_\_\_ Received by: \_\_\_\_\_  
 Authority to grant the requested permit is contained in the Land Development Code, Sections: \_\_\_\_\_





**LEGEND**

- ▲ NC GEODETIC CONTROL MONUMENT
- EXISTING CONCRETE MONUMENT
- SET CONCRETE MONUMENT
- EXISTING IRON PIPE, PIN OR BEAR
- SET 5/8" IRON WITH CAP "1x5-3437"
- ⊠ EXISTING STONE MARKER
- ⊠ EXISTING SURVEYORS PIN NAIL
- UNMARKED POINT
- UTILITY 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



North taken from Field of Survey recorded at Plat Slide 2546

**PROJECT DATA**

**OWNER:**  
**Jeter Mountain, LLC**  
 6320 205th Street E. Bradenton, FL 34211  
**REFERENCE:** Deed Book 1249, Page 194  
 Henderson County Tax Parcel No. Part of 1007430 and part of 9960580  
 Subject Property Zoned R28  
**APPLICANT:**  
 Jeter Mountain, LLC  
 1128 Jeter Mountain Road, Hendersonville, NC 28739  
 Daytime Phone = 828-702-5357

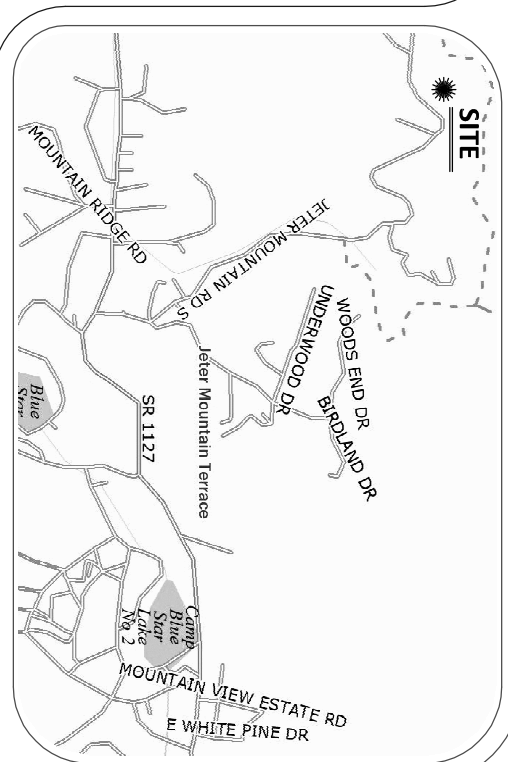
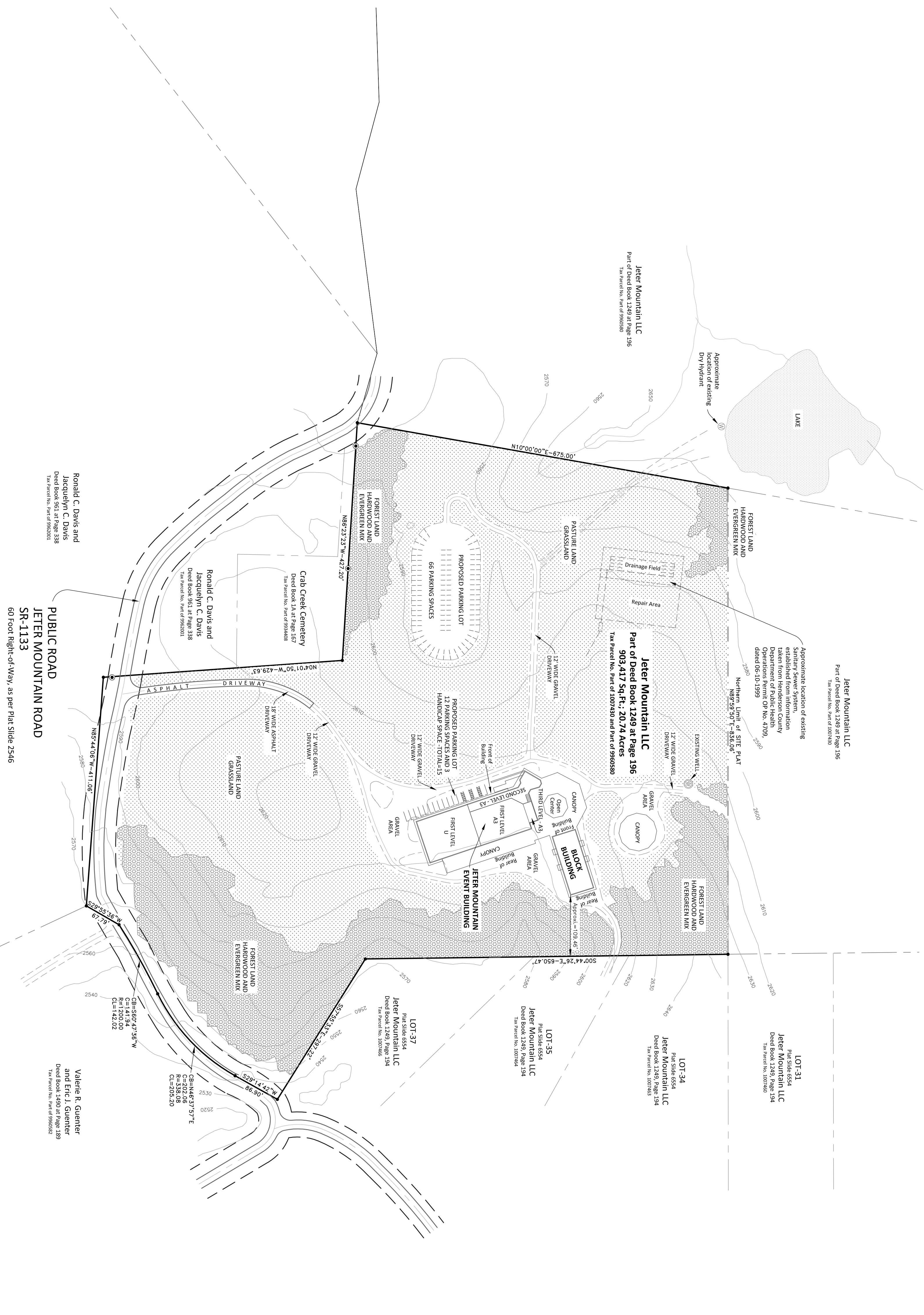
**Jeter Mountain Event Building (Existing):**  
 Level 1 (A3) = 6,400 Sq.Ft. (inside)  
 Level 1 (U) = 7,375 Sq.Ft. (inside)  
 Level 2 (A3) = 2,700 Sq.Ft. (inside)  
 Level 3 (A3) = 548 Sq.Ft. (inside)  
 Total Area (4 ground level) = 10,945 Sq.Ft.

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

Scale: 1" = 100'

Date Prepared: January 15, 2024  
 Prepared by: AARON SAKSONYI, Surveyor  
 Registered Professional Surveyor No. 10074

GRIGSBY LAND SURVEYING  
 140 Westview Drive  
 Hendersonville, NC 28791

Felix A. Grigsby, PLS 3473, Phone: 828-605-5283  
 www.gls-nc.com - info@landsurveyor@gmail.com