

SUP-17-04 Tore Borhaug RV Park

**REQUEST FOR BOARD ACTION**  
HENDERSON COUNTY  
Zoning Board of Adjustment

**MEETING DATE:** October 25, 2017

**SUBJECT:** Major Site Plan Review to convert an existing Manufactured Home Park into a Recreational Vehicle Park

**PRESENTER:** Toby Linville, Code Enforcement Services Director

**ATTACHMENTS:**

1. Staff Report
2. Photographs
3. Site Plan

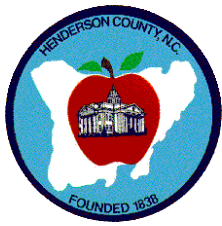
**SUMMARY OF REQUEST:**

Major site plan review for a RV park

**Suggested Motion:**

I move to approve/deny SUP-17-04 because it will/will not:

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



## Henderson County, North Carolina Code Enforcement Services

### **1. Board Request**

- 1.1. **Applicant:** Tore Borhaug
- 1.2. **Request:** Major Site Plan Review-Recreational Vehicle Park
- 1.3. **PIN:** 9598225872
- 1.4. **Size:** 4.18 acres +/-
- 1.5. **Location:** The subject area is located on Michelle Circle off Upward Rd.
- 1.6. **Supplemental Requirements:**

### **SR 4.15. Recreational Vehicle Park**

- (1) Site Plan. Major *Site Plan* required in accordance with §42-331 (Major Site Plan Review).
- (2) Lighting. *Lighting mitigation* required.
- (3) Perimeter Setback. Fifty (50) feet.
- (4) 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*.
- (5) 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*.
- (6) 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.
- (7) 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 95 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 §42-182 (Screen Classification).
- (8) Sewage System. *Recreational vehicle/park model home* spaces shall not be provided individual hookups to a septic tank, *approved public or community sewage disposal 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.
- (9) *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 4.6 (*Common Area Recreation and Service Facilities*).

**Map A: Aerial Photo/Pictometry**





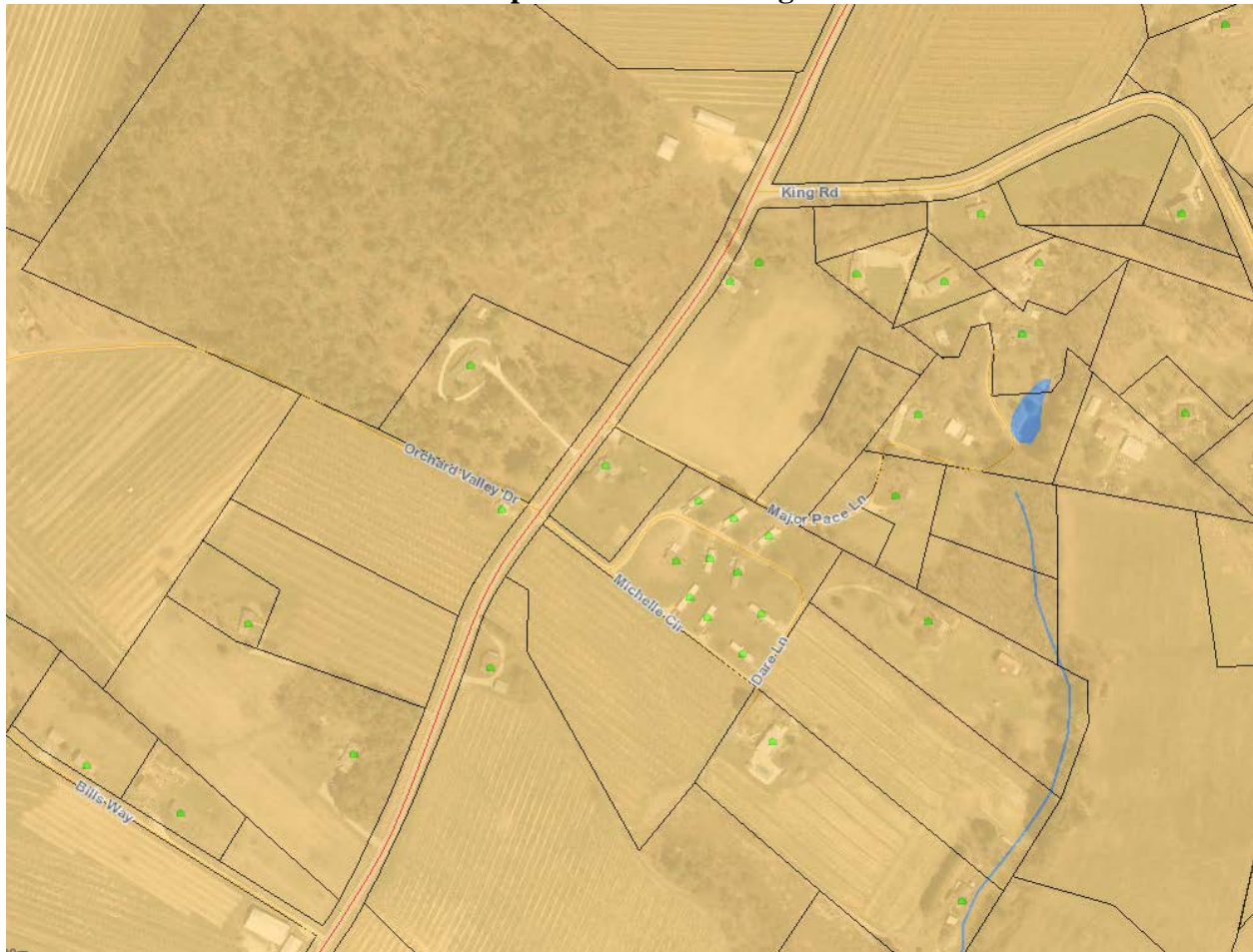
2. **Current Conditions**

**2.1 Current Use:** This parcel is currently a manufactured home park.

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

**2.3 Zoning:** The surrounding property 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.

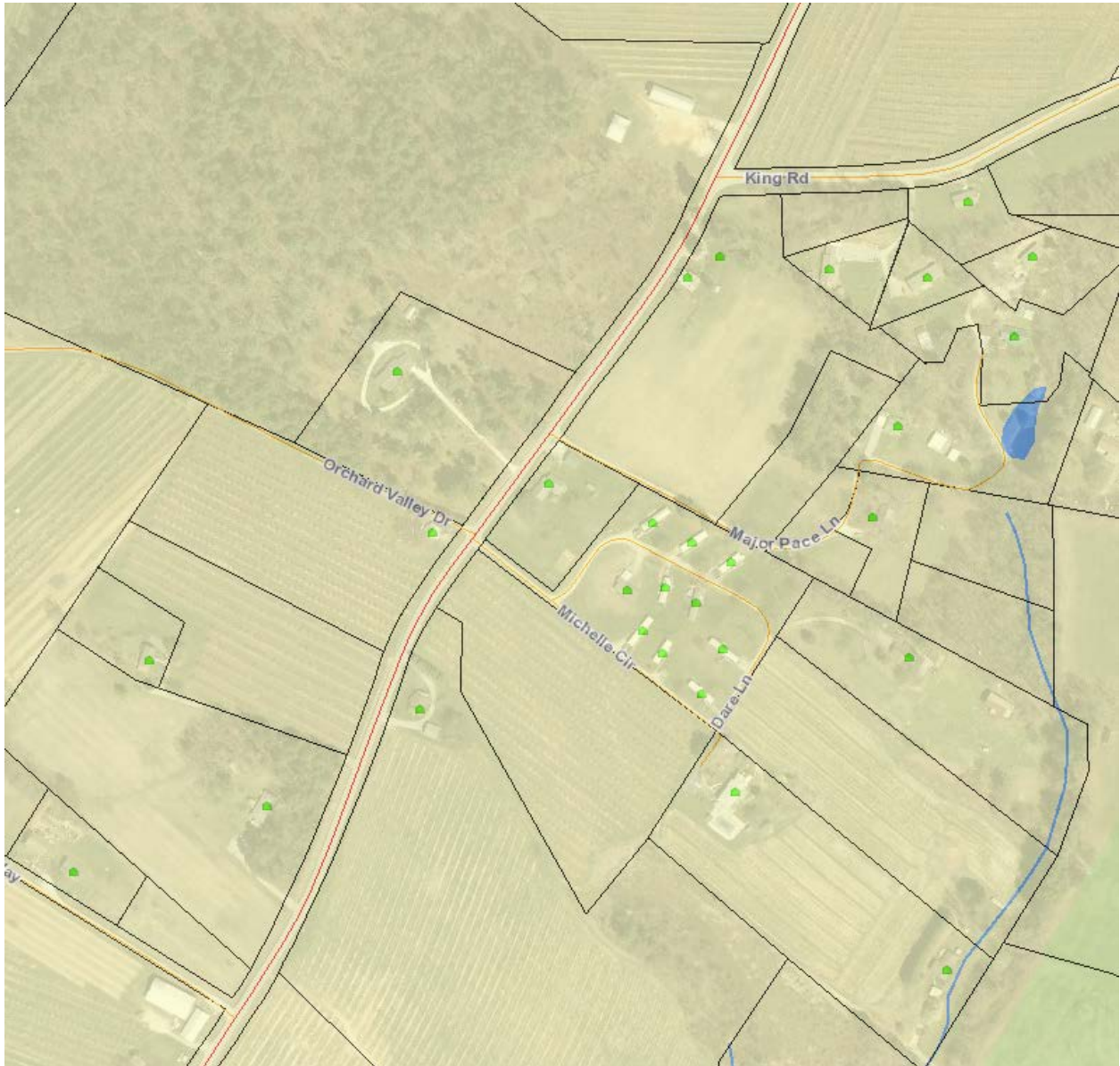
4. **Water and Sewer** Private well and septic system serve this property.

**Public Water:** not available

**Public Sewer:** not available



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

1. 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.
2. Population and residential densities should be generally lower than the more urban population densities found within the USA and should be generally in keeping with topography, septic limitations, and school and transportation capacities. Land development ordinances in the RTA should strive for a *general, average* density of 5 or fewer acres per residential dwelling unit. Actual densities as defined by zoning requirements should vary across the RTA according to constraints and community characteristics.



**6. Staff Recommendations**

Staff's position at this time, under the guidelines of current plans, policies and studies, is to recommend approval of the Special Use Permit because it is consistent with the current surrounding land uses and future land use recommendations.

**7. Photographs**





SUP-17-04 Tore Borhaug RV Park





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**HENDERSON COUNTY  
SPECIAL USE PERMIT APPLICATION FORM**

**GENERAL INFORMATION**

Date of Application: 9/19/2017  
 Previously Submitted (Circle One): Yes  No   
 Date of Pre-Application Conference: \_\_\_\_\_  
 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: Mobile Home and RV Park SR #: 122  
 Existing Structures or Uses on property: Mobile Home Park w/ 1 house and 9 mobile homes  
 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: 9598-22-5872 Deed Book/Page: 661/85 Tract Size (Acres): ±4.18  
 Zoning District: R22 Fire District: Blue Ridge Watershed: \_\_\_\_\_ Floodplain: No  
 Location of property to be developed: 93 Parc Lane. Approximately 2.2 miles east of the I-26 and Upward Road exit

**CONTACT INFORMATION**

**Property Owner:**  
 Name: Lift Holdings, LLC Phone: 828-284-5007  
 Address: PO Box 349 City, State, and Zip: Brainerd, NC 28712

**Applicant:**  
 Name: Toni's Construction, LLC Phone: 828-284-5007



Address: PO Box 362, City, State, and Zip: Brevard, NC 28712 Application No. \_\_\_\_\_

**Agent:**

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

**Plan Preparer:**

Name: Michael Goforth Phone: 828-230-4511  
Address: 41 Clayton St, Suite 300 City, State, and Zip: Asheville, NC 28801

**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:  
The proposed property use is substantially changing from the current use.
- B. General Requirement #2. The use will not substantially injure the value of property or improvements in the area.  
Very similar proposed use as compared to the existing use
- C. General Requirement #3. The use will be in harmony with the surrounding area.  
Yes, very low density and similar to existing use.

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.  
Yes.
- 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.  
Yes.



- 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.

*No more or less effects than what is present now. Similar use to existing.*

- 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 environmental impacts are anticipated.*

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).

*The existing driveway on Upward Road will be used.*

- b. Off-street parking and loading areas.

*1 space per unit will be provided.*

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

*The existing well will provide water. Existing septic tanks will be used for the new RV/park homes.*

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

*None required and will not be disturbing any existing landscaping. A small amount of building landscaping will be provided.*

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

*We are removing 3 of the existing structures and will place 6 new RV/park models. All models are well within the setbacks.*

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

*TERRY BORHAY*

Print Applicant (Owner or Agent)

*Terry Borhay*  
Signature Applicant (Owner or Agent)

*9-19-17*

Date

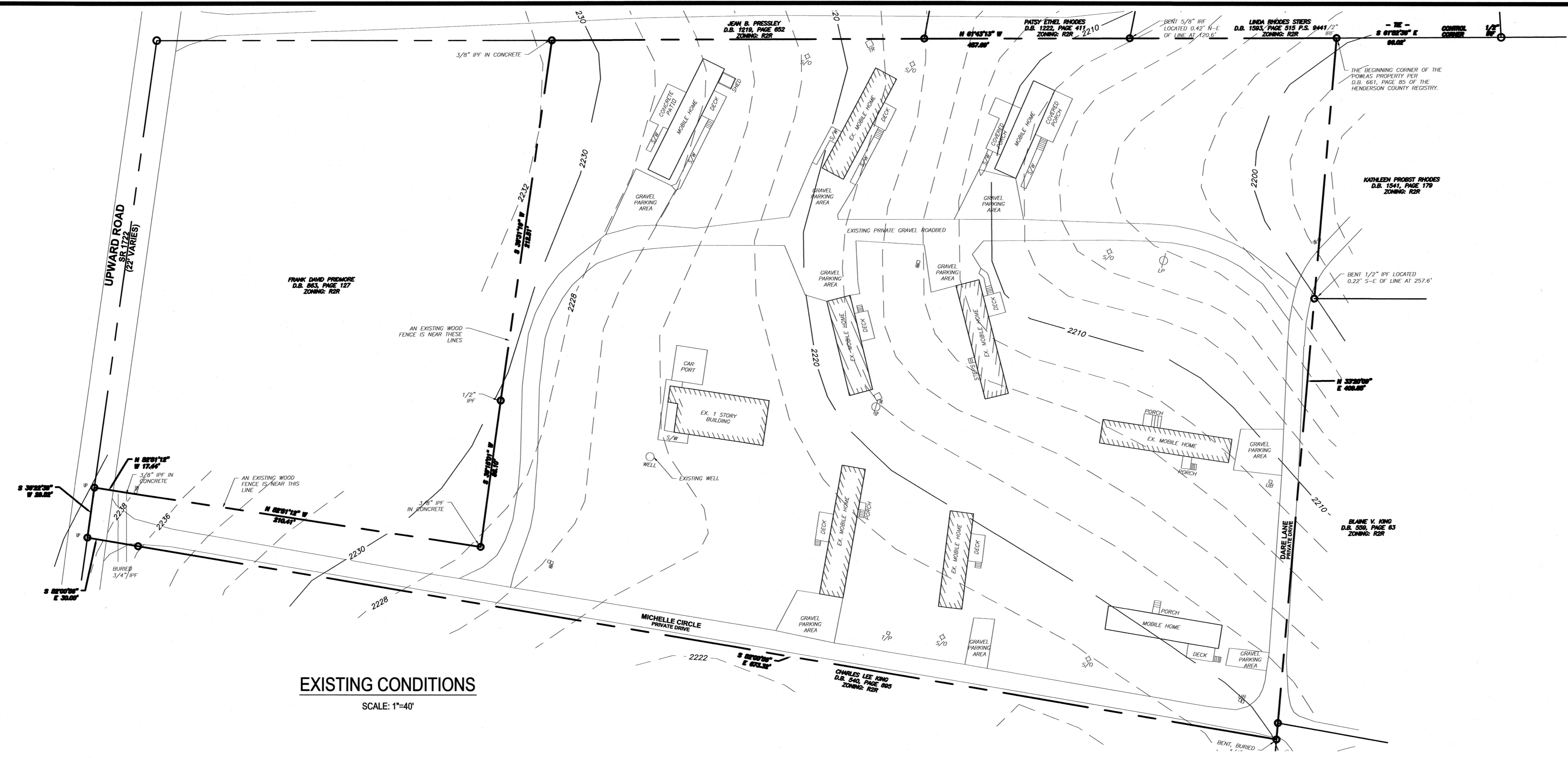
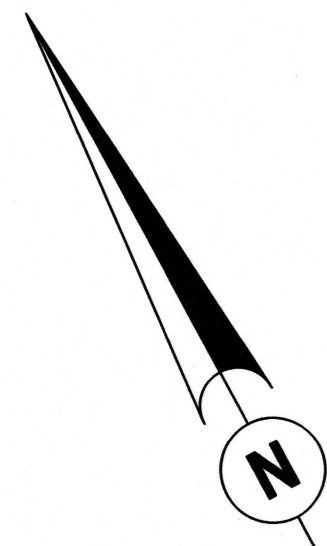
County Use Only

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

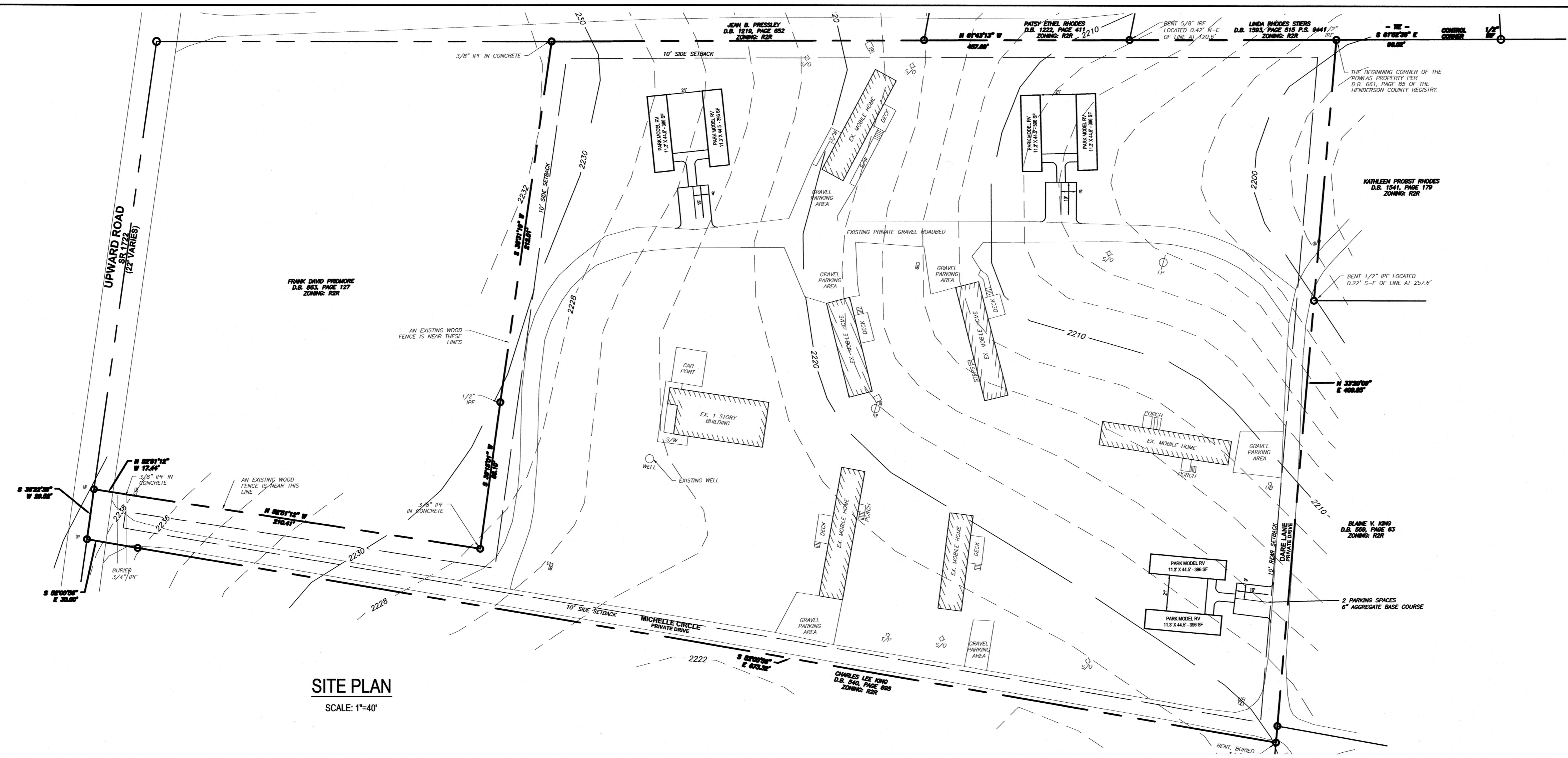
Authority to grant the requested permit is contained in the Land Development Code, Sections: \_\_\_\_\_

Community Planning Area: \_\_\_\_\_

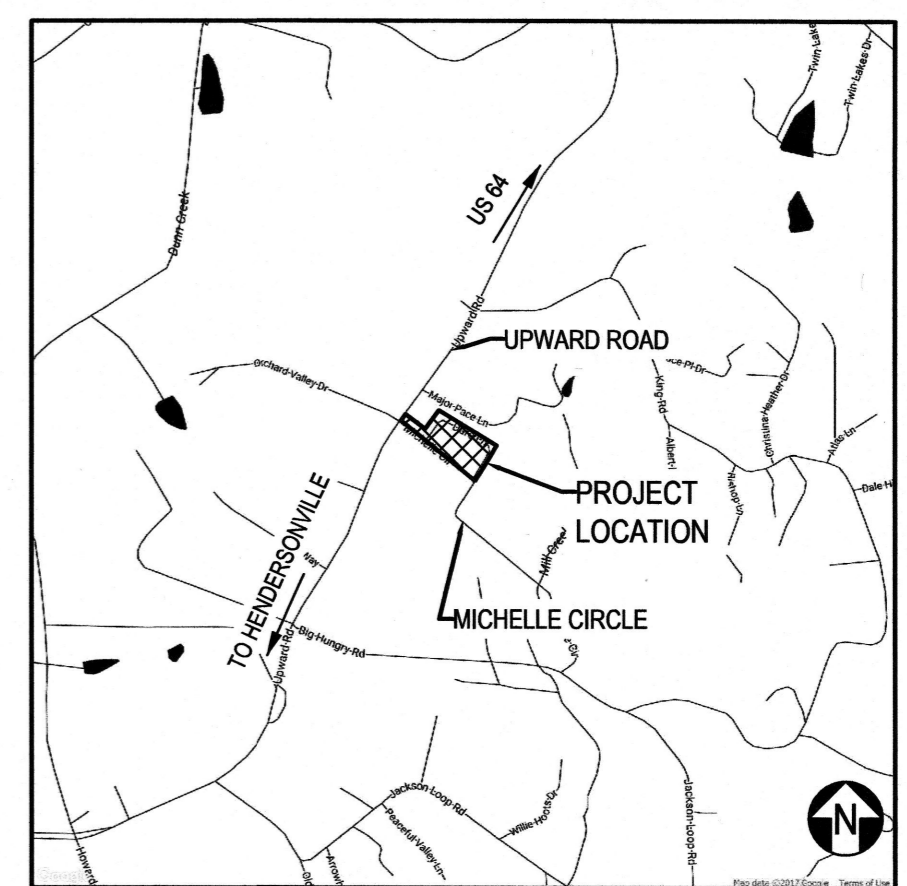




**EXISTING CONDITIONS**  
SCALE: 1"=40'



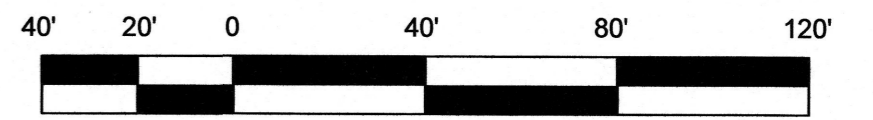
**SITE PLAN**  
SCALE: 1"=40'



**LOCATION MAP**  
NOT TO SCALE

**PROJECT NOTES:**

- OWNER/DEVELOPER:**  
Lift Holdings, LLC  
P.O. Box 380  
Shelton, NC 28712  
PHONE: 828-284-5007  
CONTACT: Tom Bohring
- ENGINEER:**  
High Country Engineering, PC (C-3347)  
41 Clayton Street, Suite 300  
Asheville, North Carolina 28801  
7-808-230-4511  
Contact: Michael R. Goforth, PE  
Email: mgoforth@hcepc.net
- Property located in the Henderson County, North Carolina. Property address is 93 Dare Lane, Hendersonville, NC.
  - PIN NUMBERS: 9598225872
  - Zoning: Residential to Rural (RR) by Henderson County.
  - Existing number of structures: 1 House, 9 Mobile Homes
  - Proposed number of structures: 1 House, 6 Mobile Homes, and 6 RV/Parc Mobile
  - Building Area Tabulation  
Existing Structures  
Area of Structures (House & Mobile Homes): 9,655 SF  
Area of Patios, Outdoor Storage, Etc.: 3,368 SF  
Proposed Structures  
Area of Structures: 9,328 SF  
Area of Patios, Outdoor Storage, Etc.: 1,982 SF
  - Deed Book: 681 and Page 85.
  - Proposed use is for Mobile Home/RV Park.
  - Project Coordinates: 82.374° W, 35.30466° N
  - The receiving water course for this project is a Unnamed Tributary to Mill Creek. At the confluence, Mill Creek, Stream Index 9-28.29, is a Class C Trout waters as classified by NCDWR.
  - Total tract contains approximately 4.18 acres.
  - Boundary information obtained from survey by E. Roger Ranker, PLS #2838 and dated August 27, 2017.
  - Contour Interval is 2 feet.
  - This property is shown on F.L.R.M. parcel number 3700959800J, dated October 2, 2008 and is located within a special flood hazard area "X".
  - The location of underground utilities shown is approximate based on surface field evidence and information supplied by utility agencies. The survey makes no certification as to the completeness of the locations shown herein. Appropriate utility companies should be contacted for verification of locations prior to any construction activity.
  - The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.
  - Contractor shall notify the engineer and owner/developer of any information found in the field that is different from what is shown on these design plans.

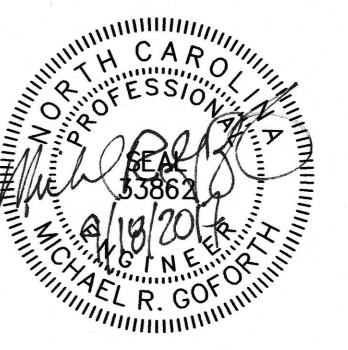


**GRAPHIC SCALE**  
SCALE 1" = 40'



**HIGH COUNTRY ENGINEERING, P.C.**  
41 CLAYTON STREET, SUITE 300  
ASHEVILLE, NORTH CAROLINA 28801  
T: 828.230.4511  
F: 828.348.5040

NC FIRM NO.: C-3347



CONSTRUCTION PLANS FOR  
**Lift Holdings 1**  
for  
**Lift Holdings, LLC**  
Henderson County, North Carolina

REVISION DESCRIPTION	DATE	BY
Issue 1 - Submitted to Henderson County	09/18/2017	A

PROJECT NAME:  
**LIFT HOLDINGS 1**  
Henderson County, NC

SHEET TITLE:  
**SITE PLAN**

PROJECT NO.: **TRB002**

DATE: **09/18/2017**

SHEET NO.: **1**  
of **1**