

Henderson County
Technical Review Committee Minutes
March 9, 2010

The Henderson County Technical Review Committee met for their regular meeting on March 9, 2010, which was rescheduled due to inclement weather on March 2, 2010. The meeting took place in the King Street Board Room at 100 N. King Street, Hendersonville, NC. Members present were Anthony Starr, Chair; Seth Swift, Rocky Hyder, Natalie Berry, Toby Linville, Marcus Jones, and Tom Stauffer. Others present were Mark Gibbs, NCDOT; and Kathleen Scanlan, Secretary.

Mr. Starr called the meeting to order and asked for the approval of the January 5, 2010 and continuation on January 19, 2010 minutes and the Special Called meeting minutes of February 16, 2010. Toby Linville made a motion to approve the set of minutes and all members voted in favor.

Major Site Plan Review for Campground Use – Waterway Ventures, Inc. – David Hill, Agent on behalf of Ray Skidmore, Owner. Presentation by Toby Linville, Code Enforcement. Mr. Linville said that the major site plan is for campground use. The property is located off Watermore Falls Road in the Edneyville Township. The project is located in a R3 zoning district and proposed water and sewer. He reviewed the major site plan requirements as follows:

1. Major Site Plan is required.
2. Lighting mitigation is required.
3. No campground located on or adjacent to a residential zoning district shall contain more than 200 campsites. Individual campsites shall be a minimum of 500 square feet.
4. Perimeter Setback is 50 feet.
5. A *Common Area* shall be provided that is equivalent in square footage to 25 percent the total square footage in campsites, structures on site, parking areas and driveways.
Common Area shall be accessible for the use and enjoyment of campground occupants, located as to be free of traffic hazards and maintained in good condition by the applicant.
6. Operations – The campground may contain structures ancillary to the use and shall be permitted one store, exclusively for the sale of incidental gifts and food items.
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 and certified by the Department of Public Health. Where dumpsters are

used, Screen Class One, Two, or Three shall be provided consistent with the requirement of the ordinance regarding screen classifications.

8. Common Area Recreation and Service Facilities. Those facilities within the campground shall be for the sole purpose of serving the overnight guests in the campground, and shall adhere to the development standards established therefore in SR 4.6.

David Hill, agent for the owner, Ray Skidmore of Waterway Ventures, Inc., said that the applicant is proposing six year-round units, which will be rented on a weekly basis. Mr. Hyder stated that since the property is a commercial establishment, the road standards would be different than private establishments. Mr. Hyder stated that the driveway must meet road standards for local road from the subdivision regulations of the Subdivision Ordinance and should be a 20-foot travelway to provide emergency services. He added, as proposed, the project will not meet the fire code because the road standards do not meet the requirements and the turn radius is not acceptable. Mr. Hyder said that he will have to deny the application. He added that the gate will need to meet the requirements for entry gates and show the water point for the fire department on the plan. Mr. Swift said that if the units are rented for longer than a week or more, they would not need a permit, but if each cabin or unit is rented nightly, a permit is required. Mr. Gibbs mentioned that if Lloyd Williams Road is being upgraded it will require a driveway permit. Mr. Hyder made a motion to not approve the major site plan as presented. Mr. Starr indicated to resubmit the application, the following items would need to be revised and shown on the plan as discussed:

1. Access gate must meet requirements of Chapter 89 in the Entry Gates Ordinance.
2. Show water point for fire department.
3. The driveway must meet local road standards as indicated in the subdivision regulations.
4. A lodging permit may be required from Environmental Health depending on the duration of rentals.
5. A driveway permit is required from the NCDOT.

All members voted in favor of the denial. It was indicated that a list of the discussed requirements will be sent to the applicant.

Major Site Plan Review for Retail Sales and Service – Cairnes Center – William Lapsley and Associates, Agent on behalf of Fleet Cairnes, Jr., Owner. Presentation by Toby Linville, Code Enforcement. Mr. Linville stated that the major site plan review is for retail sales and service.

The project site is located on approximately .41 acres of land at 3266 Asheville Highway and is located in the Community Commercial zoning district with public water and sewer proposed. Mr. Linville noted that he will grant a reduction in the front yard setback from 45 feet to 25 feet from

the right-of-way of Asheville Highway to match the average front yard setbacks of adjoining properties. He reviewed the requirements for a major site plan dealing with retail sales and service, of less than or equal to 50,000 square feet.

1. Major Site Plan is required.
2. Adequate lighting is required and shall be placed in areas used for vehicular/pedestrian access including stairs, sidewalks, crosswalks, intersections, or changes in grade. Lighting mitigation is required.

Mr. Linville indicated that he will grant a reduction in the front yard setback from 45 feet to 25 feet from the right-of-way of Asheville Highway to match the average front yard setbacks of adjoining properties. Mr. Lapsley, agent for Fleet Cairnes, Jr., stated that Mr. Cairnes owns the property on the north side of this site. He added that there is a large railroad right-of-way behind him and the railroad has allowed him over the years to encroach in the right-of-way with a parking area, but the buildings respect the railroad right-of-way. He said there may be an issue about the 10 foot side and rear setback from the property line, so he is requesting that you respect the building not getting inside of the railroad right-of-way and not declare that as the property line, which would give the applicant an additional 10 feet to work with. Mr. Lapsley said there are two current curb cuts off of Asheville Highway into the lot, and they are proposing to eliminate one of them and make the widest one about three feet wider. Mr. Starr indicated the requirements of the planting strip for the project. Mr. Gibbs discussed the parking spaces and suggested that they remove the parking spaces closest to the southern side of the driveway. Mr. Gibbs also indicated adding curb and gutter to the northern side of the driveway. He said to better serve the area, he suggested decreasing the driveway to 24 feet, which the radiuses will need to increase to approximately 50 degrees. Mr. Hyder mentioned that a fire hydrant is required within 400 feet of any portion of the building. Mr. Lapsley indicated that there is a space across Asheville Highway for that purpose. Mr. Hyder said that would be acceptable.

Mr. Starr made a motion to approve the major site plan for Cairnes Center contingent on the changes discussed as follows:

1. Adding a planting strip as per Subdivision regulations.
2. Decrease the driveway to 24 feet.
3. Add curb and gutter to the northern side of the driveway.
4. Remove two parking spaces closest to the southern side of the driveway.
5. Increase radiuses to roughly 50 degrees.
6. There must be a fire hydrant within 400 feet of any portion of the building and the placement across Asheville Highway, as discussed is adequate.

7. No zoning permit will be issued until the site plan is resubmitted indicating all of the changes.

All members voted in favor of the motion.

Major Site Plan Review for Recreation Vehicle Park – Church of the Nazarene – William Bradley, Surveyor on behalf of Church of the Nazarene, Owner. Presentation by Toby Linville, Code Enforcement. Mr. Linville stated that the Church of the Nazarene, which the project site is located on 13.19 acres of land at 350 Old Sunset Hill Road, Lot # 1, plans on utilizing the property for a recreation vehicle park use, which requires a major site plan. He stated that the project is located in a Community Commercial zoning district and reviewed the major site plan as follows:

1. Major Site Plan is required.
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 mitigation required.
4. Perimeter setback is fifty 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 campsites for tent set-up. No recreational vehicle space is permitted in the 100-year floodplain.
6. A *Common Area* shall be provided that is equivalent in square footage to 25 percent the total square footage in campsites, structures on site, parking areas and driveways. *Common Area* shall be accessible for the use and enjoyment of campground occupants, located as to be free of traffic hazards and maintained in good condition by the applicant.
7. Operations. The recreational vehicle park shall provide rental spaces for the location of recreational vehicles, park model homes and/or tent set-up, which may contain an open or covered porch not exceeding 15 feet in height and not to exceed 400 square feet in area and have no point of direct access not indicated on the site plan. It may contain structures ancillary to the use. One store shall be permitted exclusively for the sale of incidental gifts and food items and 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 and certified by the Department of Public Health. Where dumpsters are used, Screen Class One, Two, or Three shall be provided consistent with the requirement of the ordinance regarding screen classifications.

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.

Joe Quinn was present on behalf of the Church of the Nazarene. He stated that these facilities will be used during camp meeting times, which this year occurs from June 28 – July 4 and one week during the month of August for our district affiliates. He added that the Church wants to be able to use the facility more and the church affiliated group from Charlotte plans on coming up with their RVs, therefore the reason for requesting RV facilities. He stated that the plan should be suitable for 12 spaces that are being requested and that it should meet the zoning setback requirements. Mr. Quinn mentioned that they would like to propose a holding tank and pump it out and as money dictates, hooking into the existing sewer system. Mr. Swift said that you can further discuss the water supply and wastewater discharge with the City of Hendersonville or NCDENR. They propose gravel pads for now and later on change to concrete pads for the recreational vehicle spaces and they also propose a gravel driveway. Mr. Quinn said that the only other activities that occur on the project site are the dining room is used for weddings, anniversaries and other family gatherings periodically. Because of addressing purposes and for emergency management, it was suggested to change addresses to reflect South Orchard Road instead of Nazarene Drive and that the main entrance would be on South Orchard Road. Mr. Gibbs said that a driveway permit from NCDOT is required for the South Orchard Road and closing of Nazarene Drive. Mr. Starr mentioned that the site plan should show the turn radiuses off Orchard Road. Mr. Linville said another condition will be that the applicant will need a flood certification stamp on the plan and show the flood elevation.

Mr. Starr made a motion to approve the major site plan for the Church of the Nazarene contingent on the following conditions discussed:

1. Add flood certification stamp and flood elevation on the revised site plan.
2. Change the address to reflect S. Orchard Road entrance and close the Nazarene Drive entrance.
3. A driveway permit from NCDOT is required and shows the turn radiuses off South Orchard Road.
4. Discuss the water supply and wastewater discharge with the City of Hendersonville or NCDENR.

All members voted in favor of the motion.

Adjournment.

Mr. Starr adjourned the meeting at 2:50 p.m.

Anthony Starr, Planning Director

Kathleen Scanlan, Secretary

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