

SUP-18-01-Simple Life, The Hamlet (Revised)

REQUEST FOR BOARD ACTION
HENDERSON COUNTY
Technical Review Committee

MEETING DATE: November 20th TRC & November 28th ZBA

SUBJECT: Special Use Permit for a Recreational Vehicle Park

PRESENTER: Toby Linville, Code Enforcement Services Director

ATTACHMENTS:

1. Staff Report
2. Photographs
3. Site Plan

SUMMARY OF REQUEST:

Revised site plan for a previously approved RV Park

Suggested Motion:

I move to approve the revised major site plan for the Simple Life RV Park

I move to forward the revision of SUP-18-01 to the Henderson County Zoning Board of Adjustment.



Henderson County, North Carolina Code Enforcement Services

1. Board Request

- 1.1. **Applicant:** Simple Life-Hendersonville, LLLP
- 1.2. **Request:** Recreational Vehicle Park
- 1.3. **PIN:** 9588811468
- 1.4. **Size:** 25.91 acres +/-
- 1.5. **Location:** The subject area is located of S Orchard Rd east of the existing Village of Wildflowers.
- 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*).

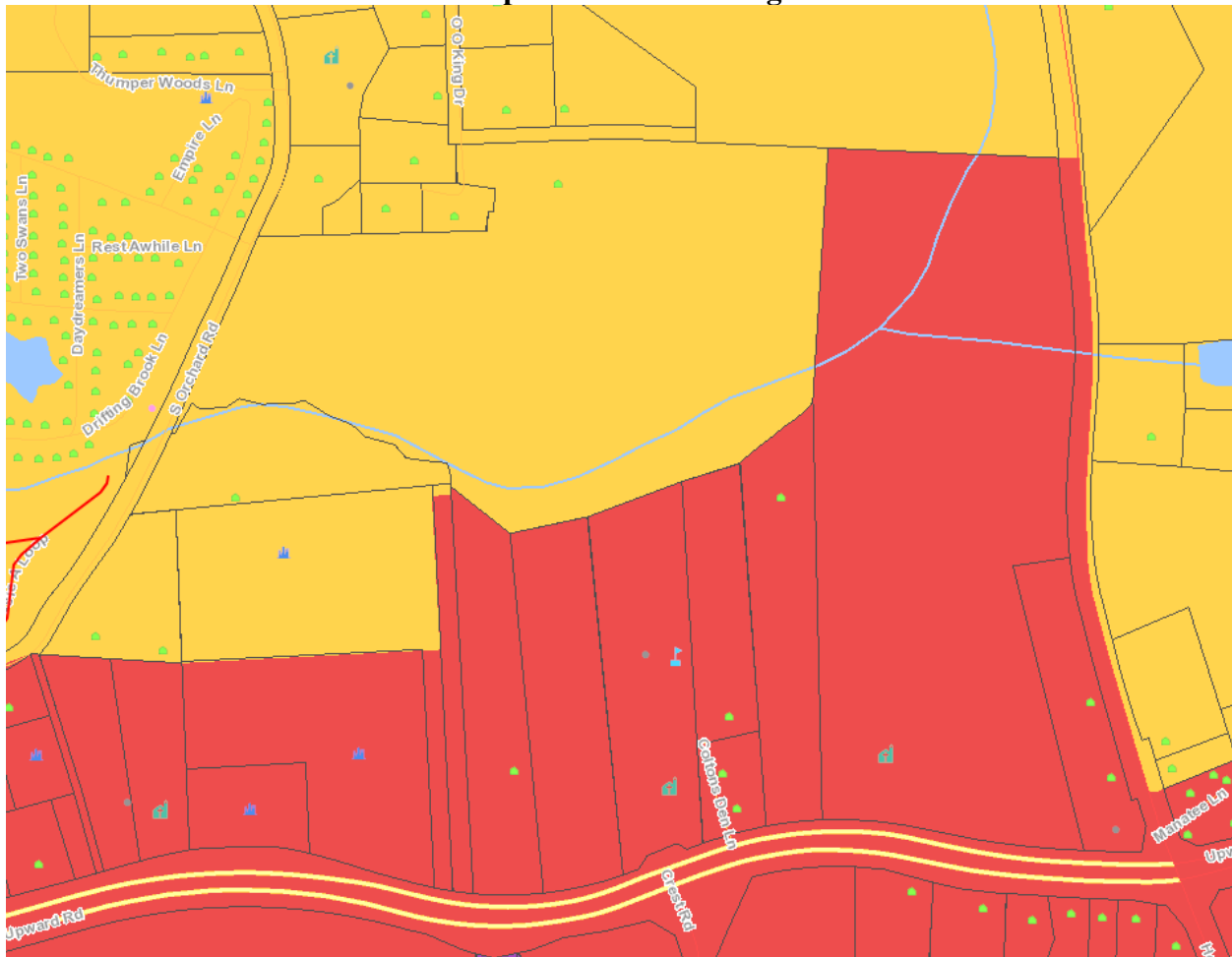
2. Current Conditions

2.1 Current Use: This parcel is currently residential and agricultural.

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

2.3 Zoning: The surrounding property is zoned Residential One (R1) north and Local Commercial (LC) south.

Map B: Current Zoning



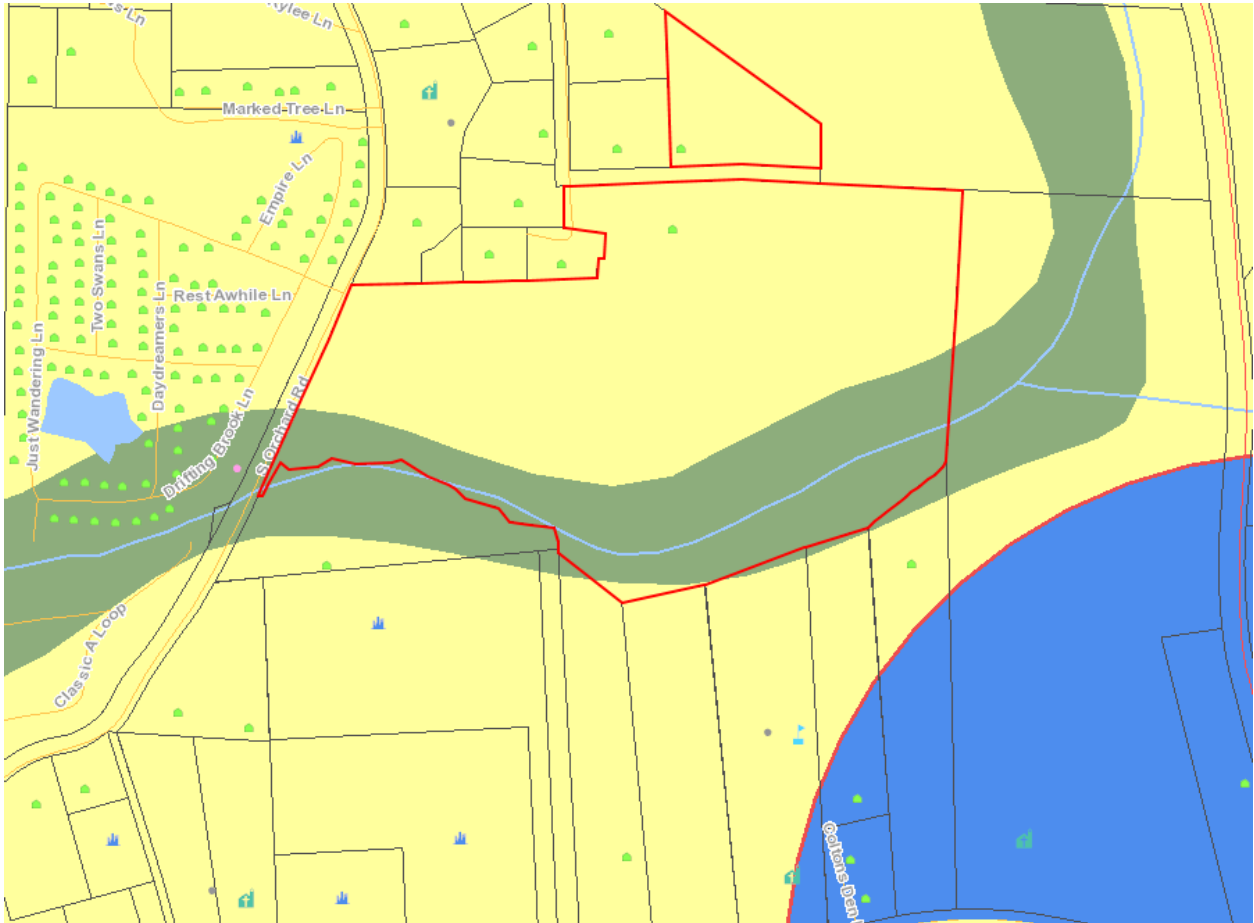
3. Floodplain /Watershed Protection The property is located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.

4. Water and Sewer Public water and sewer serve this property.

Public Water: City of Hendersonville

Public Sewer: City of Hendersonville

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 Urban Service Area. The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:

The following is a description of the patterns of development envisioned within the USA.

1. The Urban Services Area is that area within which most urban services and urban scale development is currently concentrated, and within which such development should generally be concentrated through the year 2020.
2. Growth and development will be proactively managed through extensive planning. Much of the USA falls within municipal planning jurisdictions and will be managed by those jurisdictions. Land use planning for areas falling within the County's jurisdiction should be comparable and compatible in its approach and intensity with planning conducted within the various municipal jurisdictions.

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















MASTER PLAN SUMMARY:

- RESIDENTIAL UNITS**
 - 141 LOTS AT 2,000 SF MIN.
- PRIVATE ACCESS ROADS**
 - TWO-WAY ROADS AT 20' MIN. WIDTH IN 20' MIN. ROW
 - ONE-WAY ROADS AT 12' MIN. WIDTH IN 20' MIN. ROW
- FLOODPLAIN IMPACTS**
 - TOTAL EXISTING AREA = 297,053 SF (6.82 AC)
 - MAX 20% IMPACT = 59,410 SF (1.36 AC)
 - PROPOSED = 19,796 SF (4.45 AC) - 6.6%
- AMENITIES + FEATURES :: SEE LABELS ON PLAN**
 - A - HAMLET ENTRY SIGN** = MAIN ENTRY SIGN FROM S. ORCHARD RD. (SIGN TO BE MOUNTED ON 3x8 SPECIMEN BOULDER WITH METAL LETTERS PINNED ON WOOD SLAB AT 18"x96" WITH DARK SKY COMPLIANT LIGHTING)
 - B - MAIN ENTRY GATES** = LOCATED 50' MIN OFFSET FROM S. ORCHARD RD. AND AT SECONDARY ENTRY (WILL ADHERE TO COUNTY GATE ORDINANCE)
 - C - HAMLET PARKWAY** = MAIN ENTRY DRIVE AT 20' WIDE WITHOUT RESIDENTIAL DRIVEWAYS FOR CLEAN ARRIVAL EXPERIENCE
 - D - WASTE MANAGEMENT** = DUMPSTER/TRASH PICKUP LOCATION WITH VEHICULAR PULL OUT FOR (3) VEHICLES. SCREENING TO ADHERE TO COUNTY REQUIREMENTS IN SECTION 42-63 - 582.3
 - E - AMENITY ISLAND** = POSSIBLE PAVILION STRUCTURES AT THE FOLLOWING SIZES (LOCATION AND SIZE INDICATED SUBJECT TO CHANGE)
 - POOL PAVILION AT 15'x30' WITH OPEN AIR SEATING
 - COMMUNITY BUILDING AT 42'x70' WITH COMMUNITY MEETING SPACE, MULTI-PURPOSE ROOM, OFFICE, BATHROOMS, ETC.
 - FITNESS AND YOGA STUDIO AT 32'x50' WITH CHANGING ROOMS AND BATHROOMS
 - OUTDOOR POOL AND DECK SPACES
 - 12 PARKING SPACES INCLUDING ADA SPACE
 - F - DUNN CREEK RESTORATION** = POSSIBLE FUTURE STREAM RESTORATION EFFORT TO INCLUDE INVASIVE SPECIES REMOVAL, STREAM BANK REPAIR, AND WILDLIFE CORRIDOR ENHANCEMENT (REQUIRES ADDITIONAL STUDY AND PERMITTING + ENGINEERING REVIEW)
 - G - MAINTENANCE/EVA BRIDGE** = MINIMAL IMPACT STREAM CROSSING FOR UTILITY AND EMERGENCY VEHICLE ACCESS AT 12' MAX. WIDTH (REQUIRES ADDITIONAL REVIEW)
 - H - FOOT BRIDGES** = LOW IMPACT STREAM CROSSINGS (REQUIRES ADDITIONAL REVIEW)
 - I - MULTI-USE TRAILS** = PEDESTRIAN TRAILS WITH INTERPRETATIVE SIGNAGE THROUGHOUT + OPPORTUNITIES FOR PASSIVE AND ACTIVE RECREATION (APPROX. 1.25 MILES OF TRAILS INDICATED)
 - J - RAIN GARDENS** = BIOFILTRATION STORMWATER MEASURES THROUGHOUT AVAILABLE COMMUNITY OPEN SPACES
 - K - VIEW PAVILIONS** = SMALL OPEN AIR PAVILIONS ON STILTS AS TRAIL DESTINATIONS (REQUIRES ADDITIONAL REVIEW)
 - L - DOG WALK PARK** = FENCED OFF DOG PARK WITH OPEN-AIR PAVILION STRUCTURE (TBD)

DEVELOPMENT NOTES:

LIGHTING MITIGATION REQUIRED FOR EXTERIOR LIGHTING. REFERENCE SECTION 4.15 OF HENDERSON COUNTY CODE FOR RV PARK.

SEE PROPERTY DIMENSIONS EXHIBIT ATTACHED FOR MORE INFORMATION REGARDING ADJACENT PROPERTY OWNERS, ZONING, HYDRANTS, AND SEWER LOCATIONS.

DEVELOPMENT DATA:

PIN 958881468
 ZONING R1
 ADDRESS 420 ORCHARD RD.
 ACREAGE 25.91 AC.

OPEN SPACE CALCS:

PROJECT AREA:	25.91 AC
DEVELOPMENT AREA	
LOTS:	8.16 AC (31%)
ROADS:	2.11 AC (8.1%)
AMENITIES:	0.25 AC (1%)
TOTAL:	10.25 AC
OPEN SPACE:	15.39 AC (59.3%)

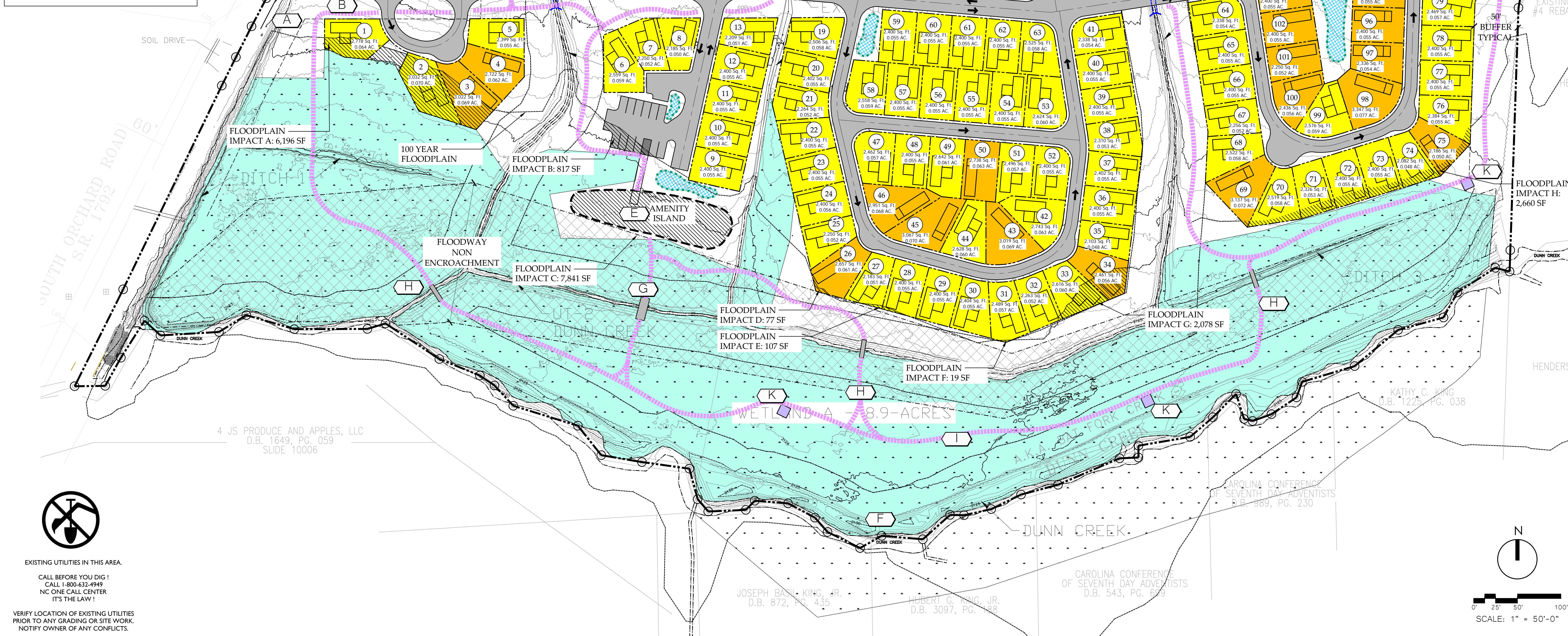
CONTACT INFORMATION:

PROPERTY OWNER / APPLICANT
 SIMPLE LIFE - HENDERSONVILLE, LLLP
 135 2ND AVENUE N, SUITE 3
 JACKSONVILLE, FL, 32250
 (904) 242-9195

AGENT
 ROBERT WRIGHT
 PO BOX 1069
 FLAT ROCK, NC, 28731
 (980) 521-6264

PLAN PREPARER
 OSGOOD LANDSCAPE ARCHITECTURE
 14 CHURCH STREET
 ASHEVILLE, NC, 28801
 (828) 527-6466

- LEGEND:**
- EXISTING DELINEATED WETLAND
 - 100 YEAR FLOOD PLAIN DELINEATION IMPACT - 45 ACRES
 - 40'-0" STREAM CROSSING
 - 42'-6" LONG UNIT LOTS - 30 LOTS
 - 34'-6" LONG UNIT LOTS - 111 LOTS
 - RAIN GARDEN
 - MULTI-USE TRAIL SYSTEM



EXISTING UTILITIES IN THIS AREA
 CALL BEFORE YOU DIG!
 CALL 1-800-632-4949
 NC ONE CALL CENTER
 IT'S THE LAW!

VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO ANY GRADING OR SITE WORK. NOTIFY OWNER OF ANY CONFLICTS.

SEAL

ISSUED

DATE ISSUED: 11-OCT-2018
 DRAWN BY: JJO,MAC,KMD
 APPROVED BY: JJO

REVISIONS

SHEET TITLE

MASTER PLAN

SIMPLE LIFE - HAMLET
 FLAT ROCK, NC

PRELIMINARY
 FOR REVIEW PURPOSES ONLY
 NOT FOR CONSTRUCTION

L-0.01
 SHEET 1 OF 2

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