

REQUEST FOR BOARD ACTION
HENDERSON COUNTY
ZONING BOARD OF ADJUSTMENT

MEETING: 4-7-20 TRC 4-29-20 ZBA

SUBJECT: **Small Place of Assembly**

PRESENTER: **Toby Linville**

ATTACHMENTS: **Staff Report**

SUMMARY OF REQUEST:

Special Use Permit application for a small place of assembly for receptions.

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The applicant is requesting a Special Use Permit to allow the use of 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/deny SUP-20-03 for C Steven Edney with the following conditions:

Meet requirements of SR 5.17. *Place of Assembly, Small*

- (1) Site Plan. Major *Site Plan* required in accordance with §42-331 (Major Site Plan Review).
- (2) Lighting. *Lighting mitigation* required.
- (3) Structure. A *structure* shall be designed to accommodate a maximum of 250 persons. Persons shall include all event attendees (guest, hired staff, event workers, etc.).
- (4) Perimeter Setback. One hundred (100) feet. No parking shall be allowed within the setback area.
- (5) Buffer. A B2 buffer is required per Table 5.2 Buffer Width and Plant Material Requirement.

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 area.**



Henderson County, North Carolina Code Enforcement Services

1. Committee Request

- 1.1. **Applicant:** C. Steven Edney
- 1.2. **Request:** Major Site Plan Approval-Special Use Permit
- 1.3. **PIN:** 9694205627
- 1.4. **Size:** 97.86 acres +/-
- 1.5. **Location:** The subject area is located at 488 Justus Case Mountain Pl
- 1.6. **Supplemental Requirements:**

SR 5.17. Place of Assembly, Small

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Map A: Pictometry/Aerial Photography



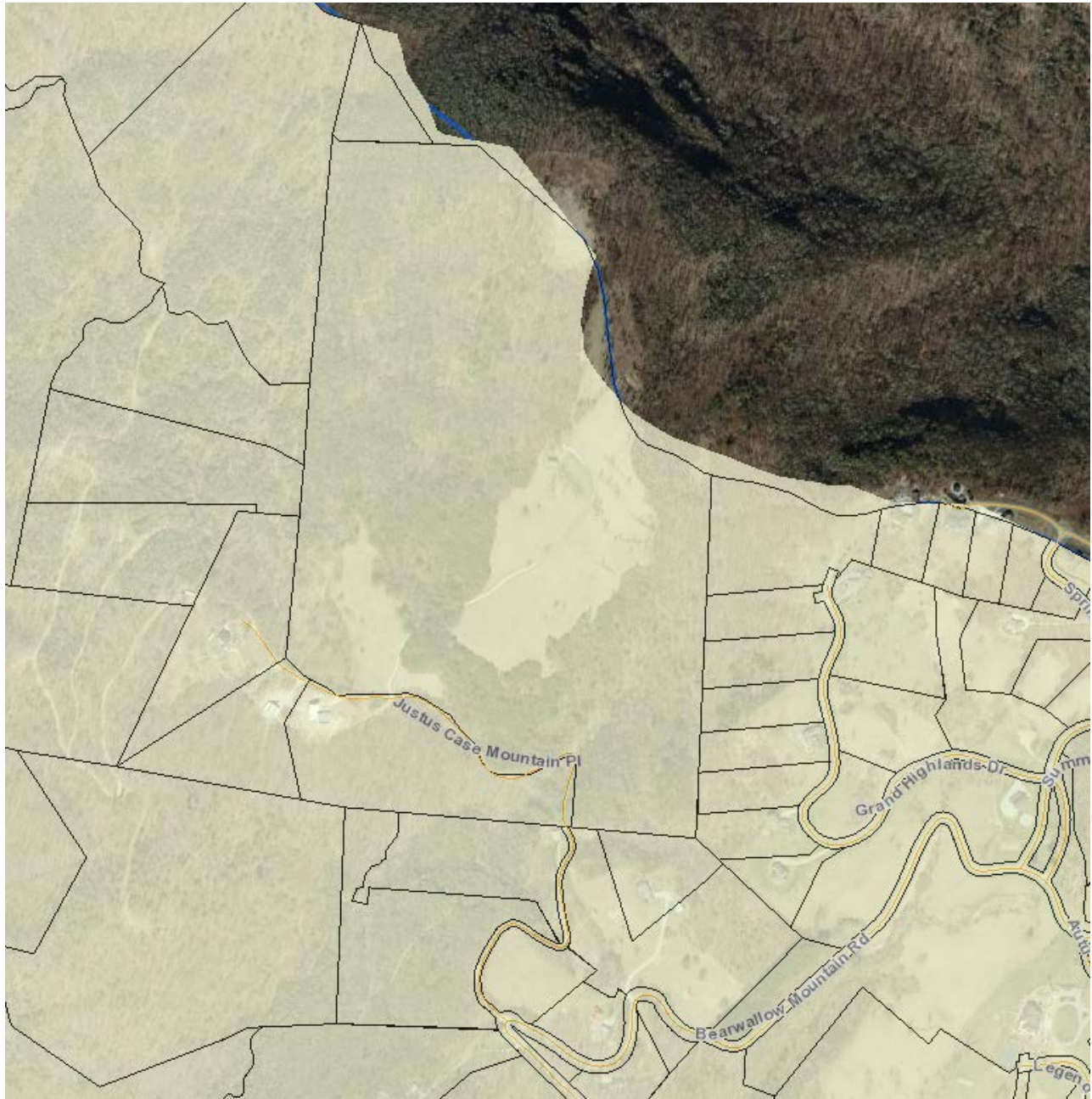
2. **Current Conditions**

Current Use: This parcel is currently in Residential Use.

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

Zoning: The surrounding properties are zoned Residential Three (R3).

Map B: Current Zoning



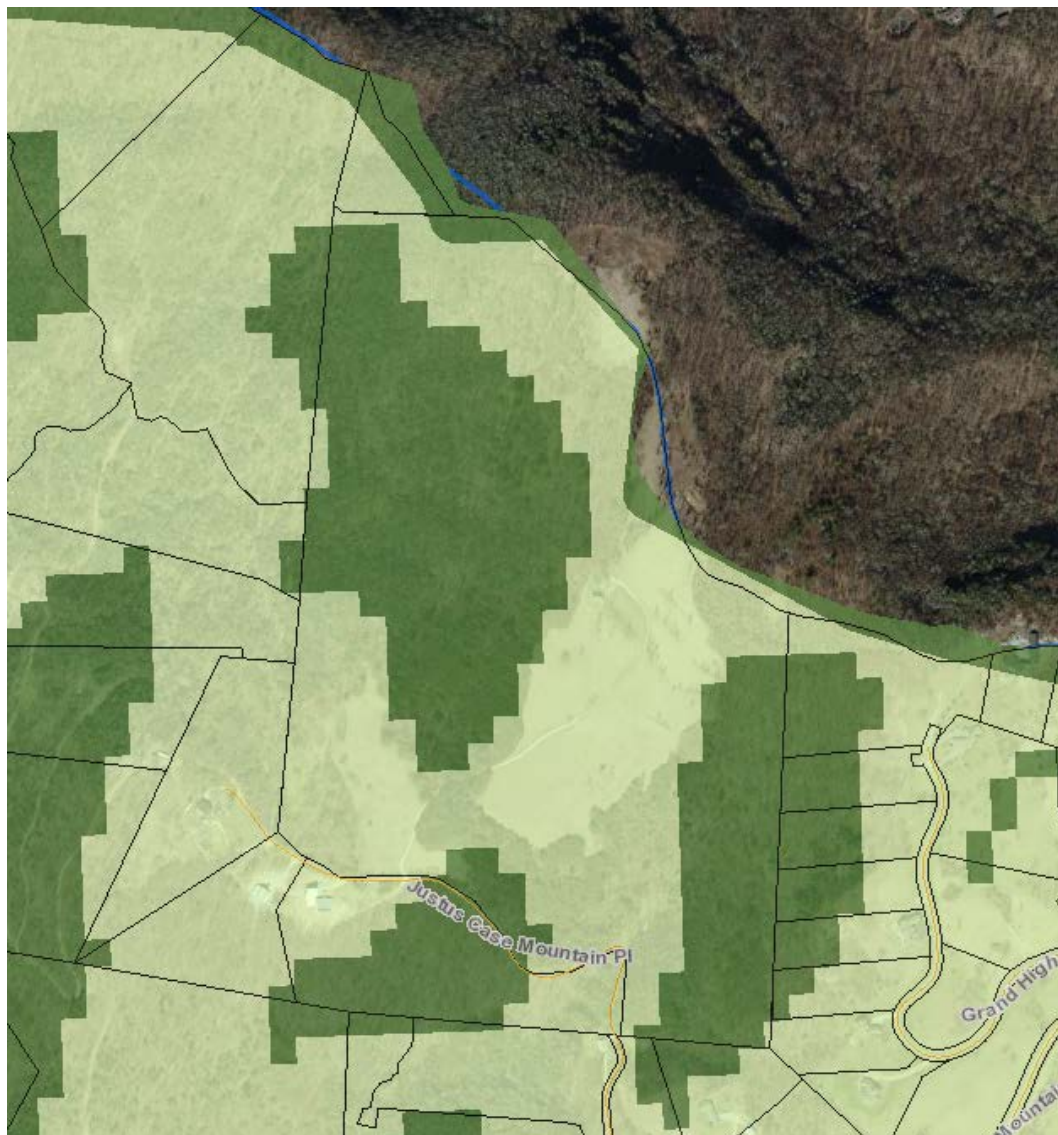
3. **Floodplain /Watershed Protection** The property is not located in a Special Flood Hazard Area. The parcel is not located in a Water Supply Watershed district.

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

Public Water: N/A

Public Sewer: N/A

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 Agriculture Areas classification. 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 RAA:

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

6. Staff Recommendations

Staff recommends approval of the major site plan and forwarding the application to the Zoning Board of Adjustment for review.

7. Photographs and Site Plan



03.20.2020 14:29



03.20.2020 14:42



03.20.2020 14:42



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03.20.2020 14:46



03.20.2020 14:47

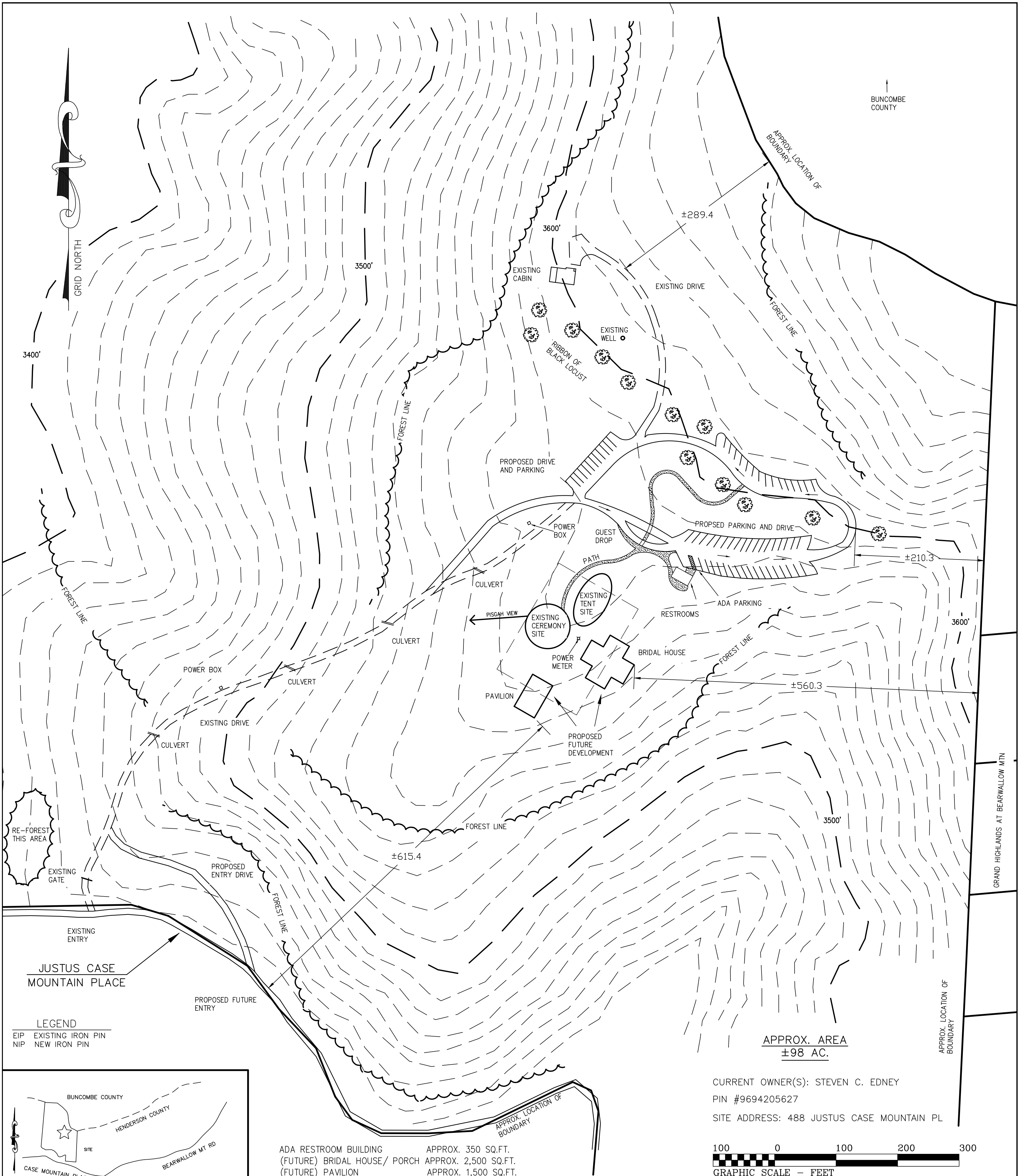


03.20.2020 14:48



2000 ROAD NW, N

03.20.2020 14:50

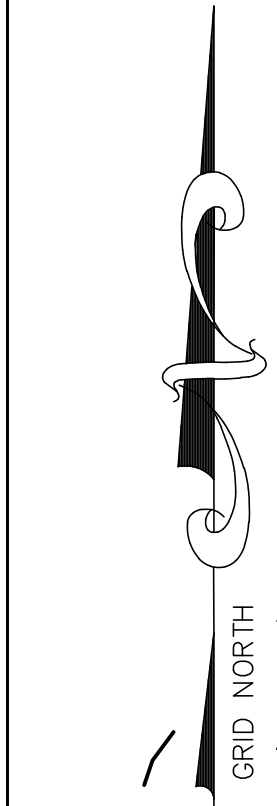


BUNCOMBE COUNTY

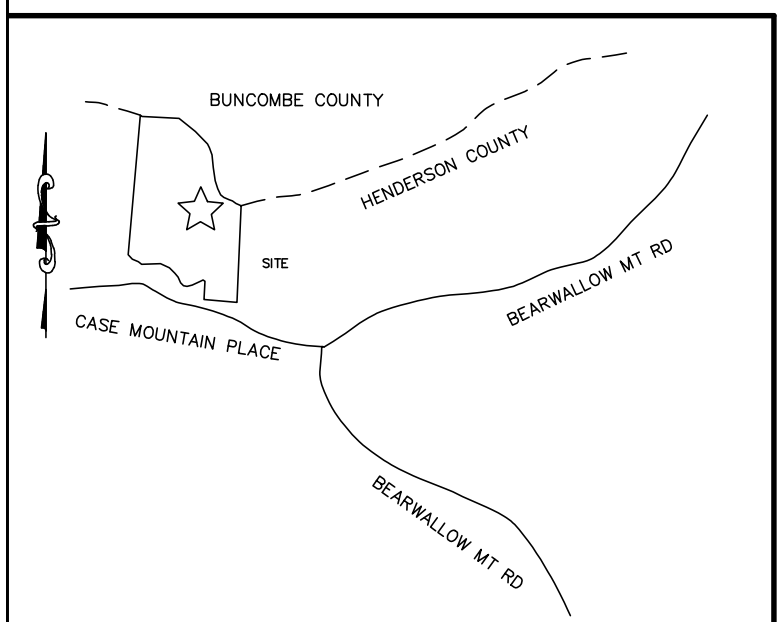
APPROX. LOCATION OF BOUNDARY

APPROX. AREA ±98 AC.

CURRENT OWNER(S): STEVEN C. EDNEY
 PIN #9694205627
 SITE ADDRESS: 488 JUSTUS CASE MOUNTAIN PL



LEGEND
 EIP EXISTING IRON PIN
 NIP NEW IRON PIN



NOT TO SCALE
LOCATION MAP

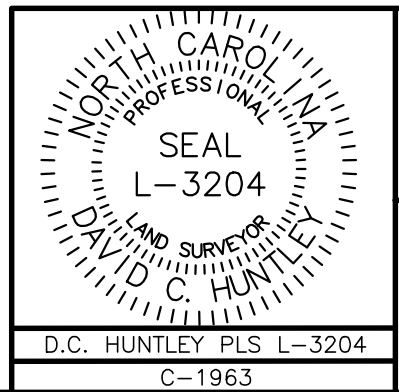
ADA RESTROOM BUILDING APPROX. 350 SQ.FT.
 (FUTURE) BRIDAL HOUSE/ PORCH APPROX. 2,500 SQ.FT.
 (FUTURE) PAVILION APPROX. 1,500 SQ.FT.

EXISTING ROAD LENGTH 1,646 FT.
 PROPOSED ROAD AND PARK LENGTH 1,193 FT.

No boundary survey was performed. All boundary lines and contours were taken from Henderson County GIS Data. All improvements taken from site plan sketch by Bruce Pendleton.

David C. Huntley
 David C. Huntley

PLS L-3204



STATE OF NORTH CAROLINA
 HENDERSON COUNTY
 HOOPERS CREEK

D.B. 1497 PG. 296
 SITE PLAN FOR
 STEVEN C. EDNEY

DAVID C. HUNTLEY & ASSOCIATES, INC.
 675 MAPLE STREET
 HENDERSONVILLE, NC 28792
 (828) 693-8077

DRAWN W/LH
 SCALE 1"=100 FT.
 DATE: 03/12/2020