

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: **TRC 7-5-22 & ZBA 7-27-22**

SUBJECT: **Special Use Permit and Major Site Plan – Skylaranna Campground SUP-22-03**

PRESENTER: **Matt Champion**

ATTACHMENTS: **Staff Report & Site Plan**

SUMMARY OF REQUEST: **Major Site Plan review for Campground**

SUGGESTED MOTION:

I recommend forwarding the Special Use Permit to the Zoning Board of Adjustment



Henderson County, North Carolina Code Enforcement Services

1. Committee Request

- 1.1. **Applicant:** Kevin High
- 1.2. **Request:** Major Site Plan Review
- 1.3. **PIN:** 9651-18-3533
- 1.4. **Size:** 8.18 acres +/-
- 1.5. **Location:** N Rugby Road (SR 1365)
- 1.6. **Supplemental Requirements:**

SR 4.3. *Campground*

- (1) Site Plan. Major *Site Plan* required in accordance with §42-330 (Major Site Plan Review).
- (2) Lighting. *Lighting mitigation* required.
- (3) Size. No *campground* located on/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. Fifty (50) feet.
- (5) Common Area. 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*:
 - a. May contain *structures* ancillary to the use; and
 - b. Shall be permitted one (1) store, exclusively for the sale of incidental gifts and foodstuffs.
- (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 195 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 §42-181 (Screen Classification).
- (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 4.5 (*Common Area Recreation and Service Facilities*).

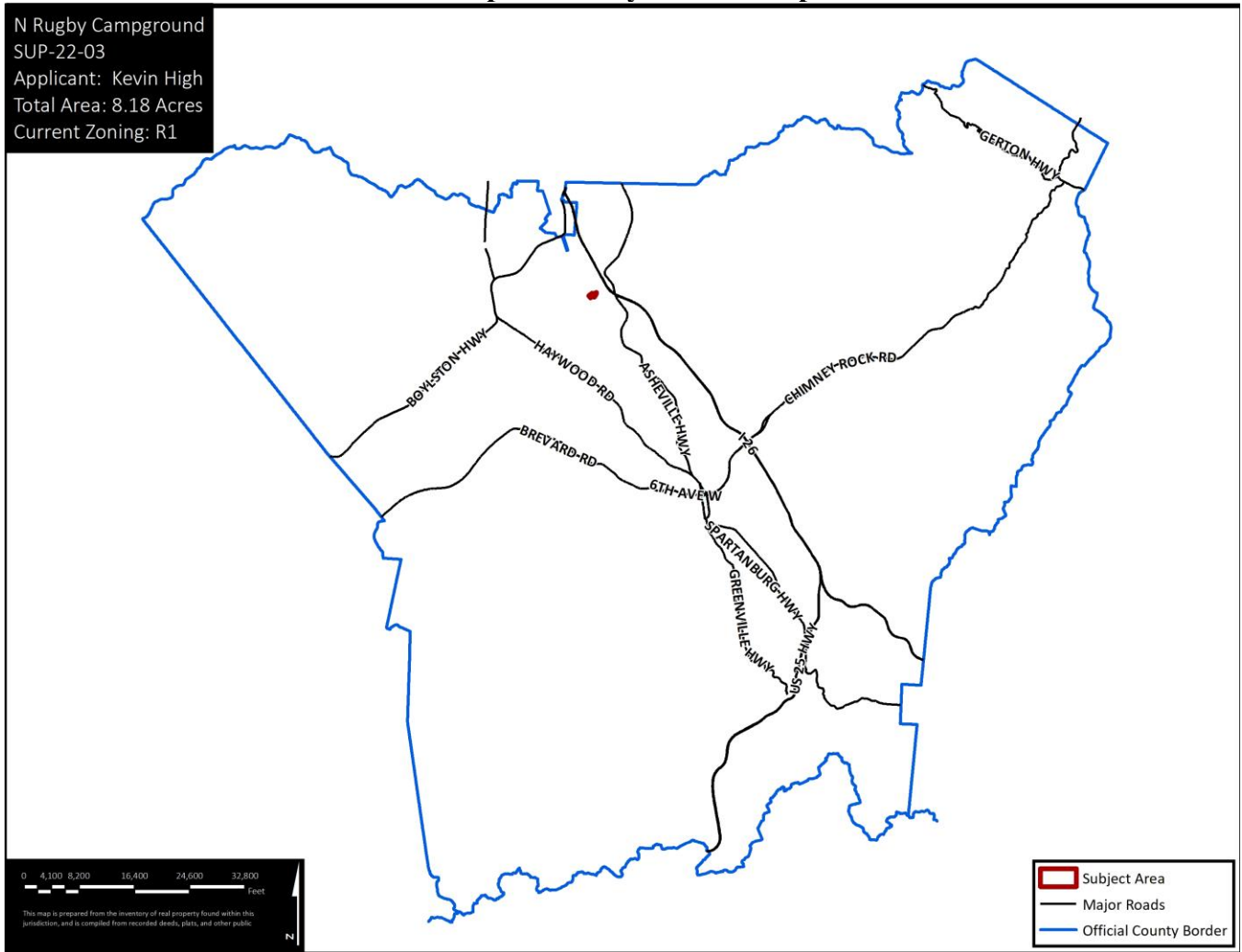
Campground. An establishment primarily engaged in operating/accommodating campsites. These establishments may provide access to facilities, such as laundry rooms, recreational halls and playgrounds, stores and snack bars.

§42-220. Residential and Local Commercial Zoning Districts

C. Prohibited Signs. *Portable, animated and flashing signs* are prohibited.

D. Electronic Message Signs. *Electronic message signs* are allowed with a special use permit in the residential and local commercial zoning districts.

Map A: County Context Map



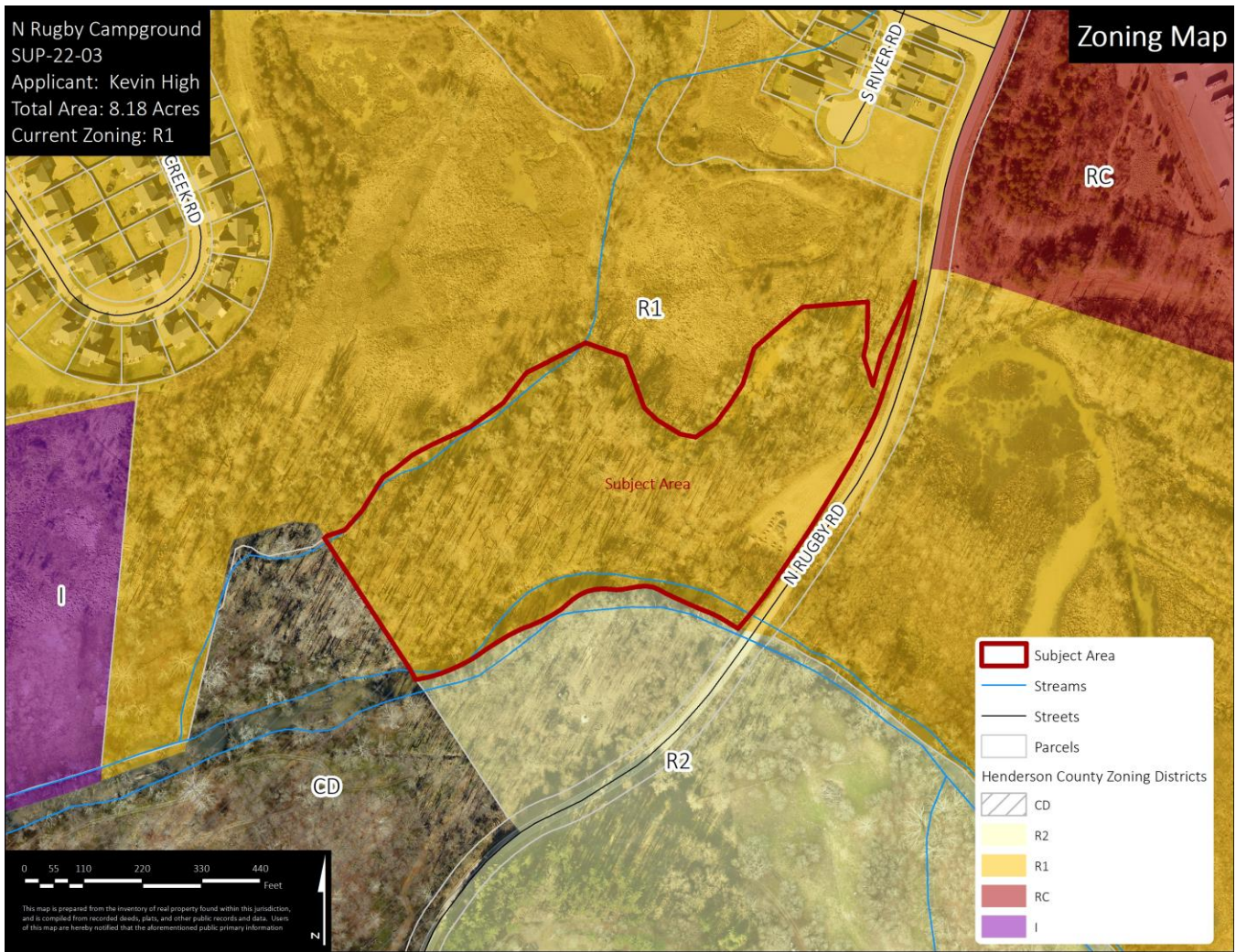
2. Current Conditions

- 2.1. **Current Use:** The subject area is currently vacant.
- 2.2. **Adjacent Area Uses:** The adjacent property to the north of the subject area is common area/open space for the Riverstone Major Residential Subdivision. The property to the southwest of the subject area is a conditional zoning district (CD-2019-07) that contains a resort type facility with individual cabins, a restaurant, spa, future brewery, pool, and 12-bedroom hotel. The site was originally an all-girls boarding school. Property to the east of the subject area contains residential single-family structures.

Map B: Aerial Map



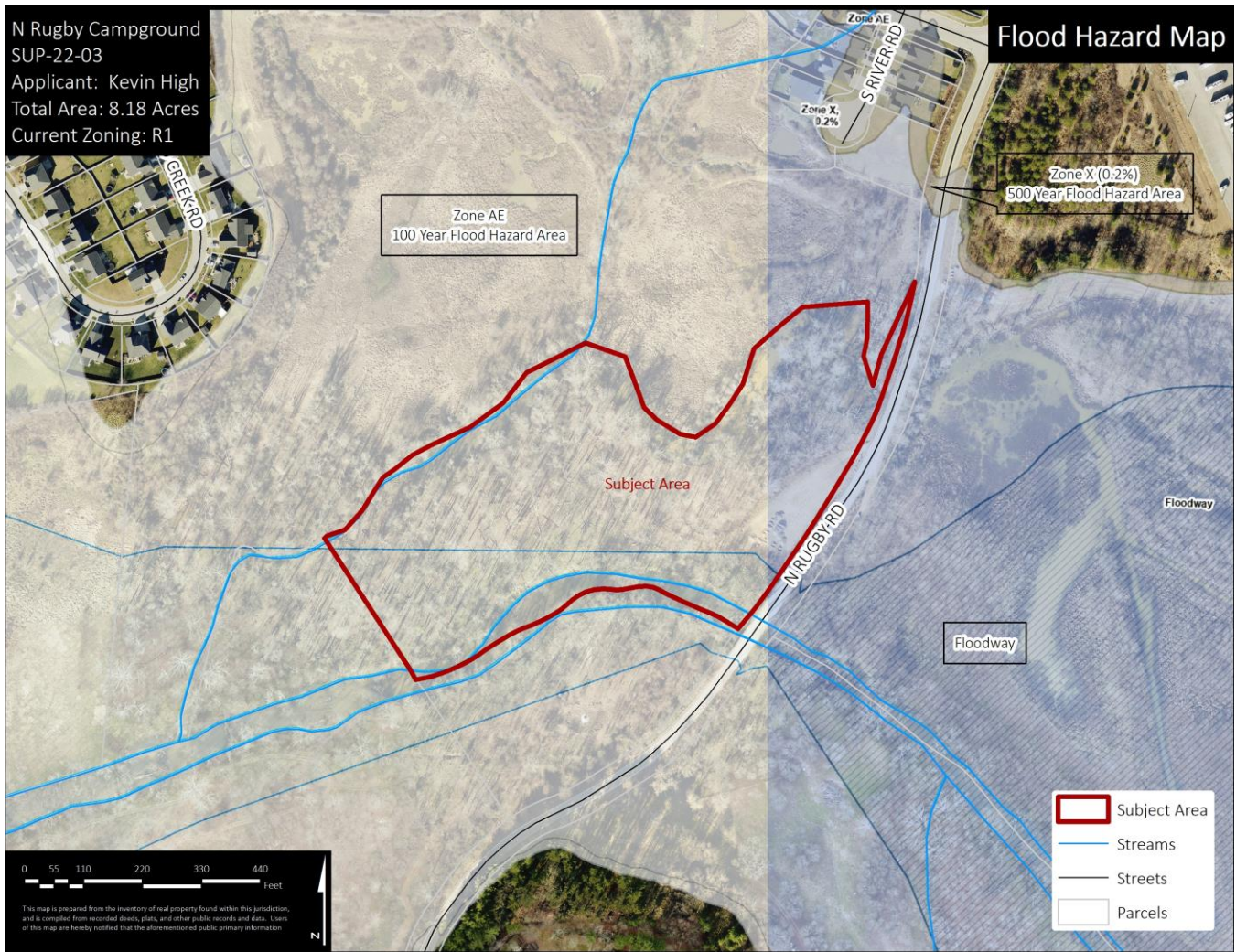
Map C: Zoning Map



3. **Zoning** The subject area is located within the Residential One (R1) zoning district.

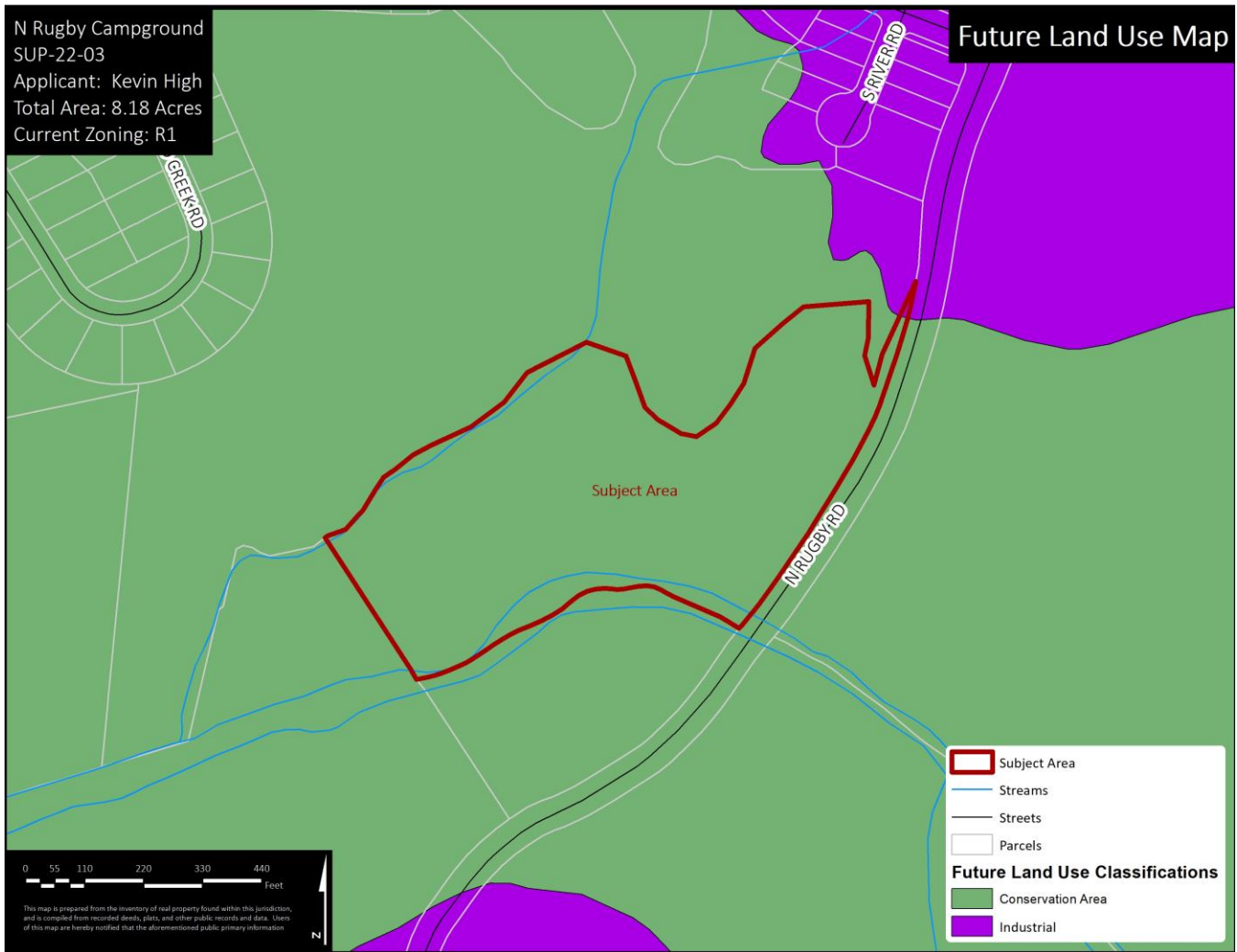
- 3.1 **Residential One (R1):** The purpose of Residential District One (R1) is to foster orderly growth where the *principal use* of land is residential. The intent of this district is to allow for medium to high-density *residential development* consistent with the recommendations of the *Comprehensive Plan*. This general *use district* is typically meant to be utilized in areas designated as Urban (USA) in the *Comprehensive Plan*.
- 3.2 **Adjacent Zoning:** Residential One (R1) is found to the north and east of the subject area. Residential Two (R2) is found south of the subject area. Conditional District, CD-2019-07 is found to the southwest of the subject area. CD-2019-07 was approved by the Board of Commissioners (BOC) on March 2, 2020 and amended by the BOC on July 15, 2020. The adjacent conditional district.

Map D: Flood Hazard Map



- 4. Floodplain /Watershed Protection** The subject area is located in the 100-year flood hazard area, 500-year flood hazard area, and the floodway. The property is not in a Water Supply Watershed district. Mud Creek is located along the southern boundary of the property. The applicant is required to setback 30’ from the edge of surface water and cannot encroach into the floodway. The site also includes wetlands that are also non-encroachment areas.
- 5. Water and Sewer** This property will be served by City of Hendersonville public water and MSD public sewer.
Public Water: Yes
Public Sewer: Yes

Map E: CCP Future Land Use Map



6. **The Henderson County Comprehensive Plan (CCP)** The CCP Future Land Use Map identifies the subject area as being in a Conservation and Industrial Area Classifications (See Map D).
 - a. **Conservation:** “This category includes land areas that are intended to remain largely in their natural state, with only limited development. Such areas should be targeted for protection through regulations and incentives.
 - b. **Industrial:** “Parcels containing facilities wherein raw or pre-processed resources, materials, substances, or components are mechanically, physically, chemically, or otherwise transformed into new products; waste materials are collected, treated, or disposed of; subsurface natural resources are extracted and/or processed; Livestock, cargo, merchandise, materials or hazardous substances are transferred, stored or warehoused for wholesale or other distribution; passengers or passenger vehicles are collected or transferred; water, fuel, or electricity is produced, processed, stored, transferred or transmitted.” (CCP, Appendix IV pg. 12)

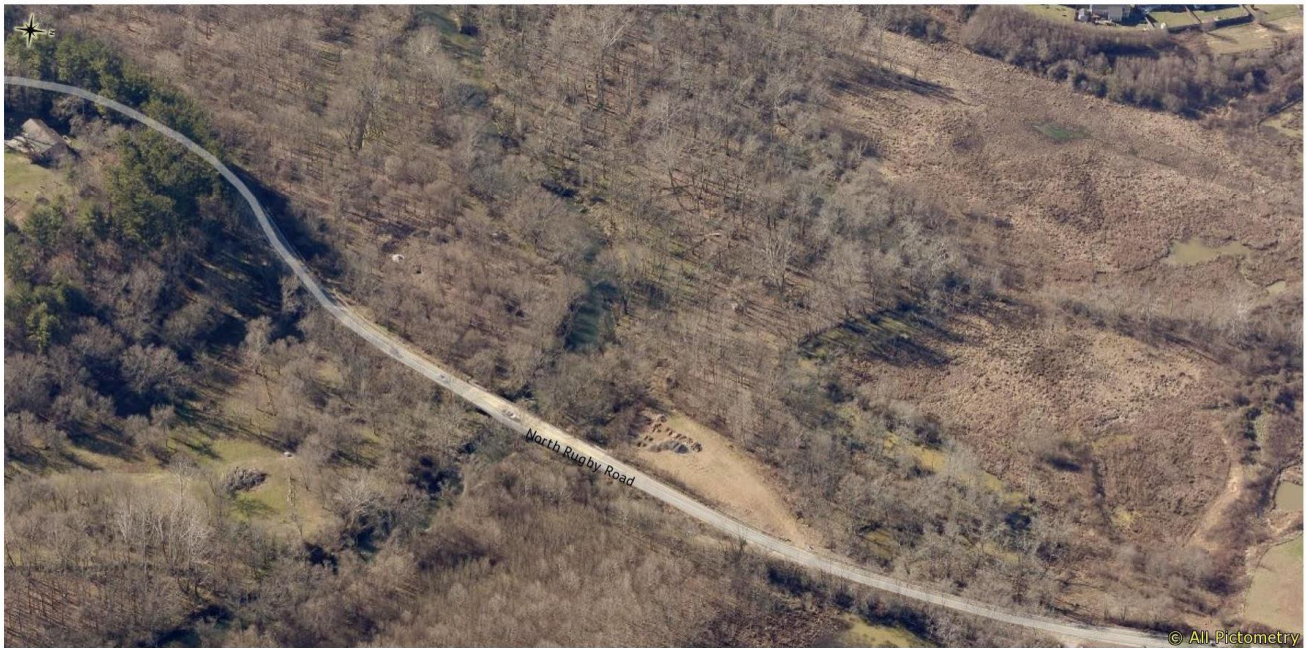
7. **Proposal** The applicant is proposing 25 total tent camping sites with an average area of 4,758SQFT per site. The property will also contain a camp store, a shed for boat/tube rentals, 42 car parking area that will be gravel, and 2,650SQFT of asphalt. The total parking area is shown as 12,700SQFT of gavel. The tent sites will be accessed by mulch and stone paths to limit impervious surfaces. Each tent site will contain a fire ring and a picnic style table and be limited

to mulch and grass surface area only. The camp store will include the bathhouse for the occupants of the tent sites. The major site plan also shows a swinging bridge across Mud Creek to reach another special use permit application for an RV park by the same applicant. In addition to the special use permit for the campground, the major site plan shows an electronic messaging sign. Since the subject area is within a residential zoning district, the applicant has requested the special use permit to encompass an electronic messaging sign.

8. **Staff Recommendations** Staff's Position currently, under the guidelines of current plans, policies, and studies, is to approve the Major Site Plan because it is consistent with the current surrounding land uses and future land use recommendations.

9. **Oblique Photos**

View from East



View from North



View from South



View from West



HENDERSON COUNTY
SPECIAL USE PERMIT APPLICATION FORM

GENERAL INFORMATION

Date of Application: 4/26/22

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: Camp Ground SR #: _____

Existing Structures or Uses on property: _____

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: _____ Deed Book/Page: _____ Tract Size (Acres): _____

Zoning District: _____ Fire District: _____ Watershed: _____ Floodplain: _____

Location of property to be developed: Rugby Road

CONTACT INFORMATION

Property Owner:

Name: Highway LLC

Phone: 843 860 0797

Address: 2075 N Rugby Rd

City, State, and Zip: Hendersonville NC 28791

Applicant:

Name: Karen High Member Highway

Phone: 843 860 0797

Address: 2075 N Rugby Road City, State, and Zip: Hendersonville, NC 28701 Application No. _____

Agent:

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

Plan Preparer:

Name: _____ Phone: _____
Address: _____ City, State, and Zip: _____

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 use as a small Primitive Camp Ground will have little to no impact on Public Health or Safety.

- B. General Requirement #2. The use will not substantially injure the value of property or improvements in the area.
NO impact in a negative way to surrounding property

- C. General Requirement #3. The use will be in harmony with the surrounding area.
Absolutely This will maintain Harmony as it is a primitive spot with a bathhouse for sanitation

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 construction will be happening as it is for private Camp Sites

- 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.

yes everything will be protected

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).

Entrance is on Rugby Road

- b. Off-street parking and loading areas.

yes

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

will be connecting to new sewers line with the bath houses,

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

Area has been cleared up and new trees to be planted

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

Small bath houses

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

Kevin Hill Managing Member
Print Applicant (Owner or Agent)

[Signature]
Signature Applicant (Owner or Agent)

4/26/22
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: _____

**HENDERSON COUNTY
MAJOR SITE PLAN REVIEW APPLICATION**

CONTACT INFORMATION

Property Owner:

Name: Highway LLC Phone: 843-860-0797
Complete Address: 2075 N Rugby Road

Applicant:

Name: Kan High Motors Highway LLC Phone: 843-860-0797
Complete Address: 2075 N Rugby Road, Andersonville, NC 28791

Agent:

Name: _____ Phone: _____
Complete Address: _____
Agent Form (Circle One): Yes No

Plan Preparer:

Name: _____ Phone: _____
Complete Address: _____

GENERAL INFORMATION

Date of Application: 4/26/22
Site Plan Attached (Circle One): Yes No

PARCEL INFORMATION

PIN: _____	Tract Size (Acres): _____
Zoning District: _____	Fire District: _____
Supplemental Requirement# _____	Watershed: _____
Permitted by Right _____	Floodplain: _____
Special Use Permit _____	

Location / Property to be developed: Rugby Road
Camp Ground

County Use Only

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

APPLICATION IDENTIFICATION		N.C. DEPARTMENT OF TRANSPORTATION STREET AND DRIVEWAY ACCESS PERMIT APPLICATION
Driveway Permit No.	Date of Application	
County:		
Development Name:		

LOCATION OF PROPERTY:

Route/Road: Rugby Road

Exact Distance Miles Feet N S E W

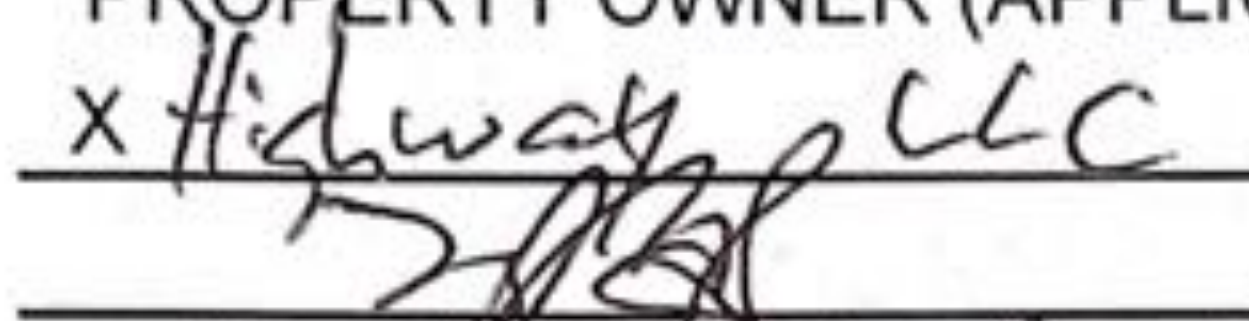
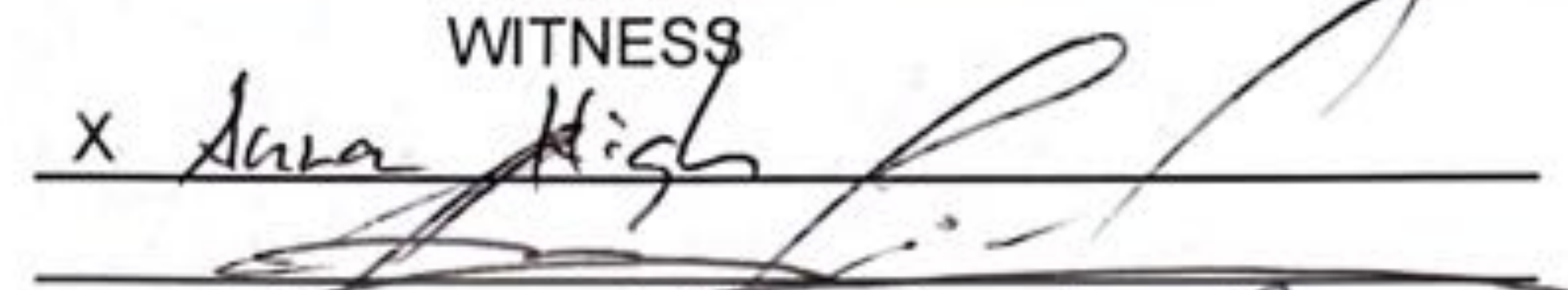
From the Intersection of Route No. _____ and Route No. _____ Toward _____

Property Will Be Used For: Residential /Subdivision Commercial Educational Facilities TND Emergency Services Other
Property: is is not within _____ City Zoning Area.

AGREEMENT

- I, the undersigned property owner, request access and permission to construct driveway(s) or street(s) on public right-of-way at the above location.
- I agree to construct and maintain driveway(s) or street entrance(s) in absolute conformance with the current "Policy on Street and Driveway Access to North Carolina Highways" as adopted by the North Carolina Department of Transportation.
- I agree that no signs or objects will be placed on or over the public right-of-way other than those approved by NCDOT.
- I agree that the driveway(s) or street(s) will be constructed as shown on the attached plans.
- I agree that that driveway(s) or street(s) as used in this agreement include any approach tapers, storage lanes or speed change lanes as deemed necessary.
- I agree that if any future improvements to the roadway become necessary, the portion of driveway(s) or street(s) located on public right-of-way will be considered the property of the North Carolina Department of Transportation, and I will not be entitled to reimbursement or have any claim for present expenditures for driveway or street construction.
- I agree that this permit becomes void if construction of driveway(s) or street(s) is not completed within the time specified by the "Policy on Street and Driveway Access to North Carolina Highways".
- I agree to pay a \$50 construction inspection fee. Make checks payable to NCDOT. This fee will be reimbursed if application is denied.
- I agree to construct and maintain the driveway(s) or street(s) in a safe manner so as not to interfere with or endanger the public travel.
- I agree to provide during construction proper signs, signal lights, flaggers and other warning devices for the protection of traffic in conformance with the current "Manual on Uniform Traffic Control Devices for Streets and Highways" and Amendments or Supplements thereto. Information as to the above rules and regulations may be obtained from the District Engineer.
- I agree to indemnify and save harmless the North Carolina Department of Transportation from all damages and claims for damage that may arise by reason of this construction.
- I agree that the North Carolina Department of Transportation will assume no responsibility for any damages that may be caused to such facilities, within the highway right-of-way limits, in carrying out its construction.
- I agree to provide a Performance and Indemnity Bond in the amount specified by the Division of Highways for any construction proposed on the State Highway system.
- The granting of this permit is subject to the regulatory powers of the NC Department of Transportation as provided by law and as set forth in the N.C. Policy on Driveways and shall not be construed as a contract access point.
- **I AGREE TO NOTIFY THE DISTRICT ENGINEER WHEN THE PROPOSED WORK BEGINS AND WHEN IT IS COMPLETED.**

SIGNATURES OF APPLICANT

	PROPERTY OWNER (APPLICANT)		WITNESS
COMPANY	X Highway LLC	NAME	X Anna High
SIGNATURE		SIGNATURE	
ADDRESS	X 2075 N Rugby Road	ADDRESS	X 2075 N Rugby Road
	X Hendersonville Phone No. X 5438600797		X Hendersonville NC 28791

	AUTHORIZED AGENT		WITNESS
COMPANY	_____	NAME	_____
SIGNATURE	_____	SIGNATURE	_____
ADDRESS	_____	ADDRESS	_____
	_____ Phone No. _____		_____

APPROVALS

APPLICATION RECEIVED BY DISTRICT ENGINEER

_____	_____
SIGNATURE	DATE

APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required)

_____	_____	_____
SIGNATURE	TITLE	DATE

APPLICATION APPROVED BY DISTRICT ENGINEER

_____	_____
SIGNATURE	DATE

INSPECTION BY NCDOT

_____	_____	_____
SIGNATURE	TITLE	DATE

COMMENTS:

Empty space for comments.

SUMMARY INFORMATION

OWNER	HIGHWAY LLC - KEVIN HIGH - 843-960-0797
LOCATION	2075 N. RUGBY ROAD HENDERSONVILLE, NC, 28791
HENDERSON COUNTY PIN	9651183533
MUNICIPALITY DESIGNATION	HENDERSON COUNTY
ZONING DESIGNATION	RI
PROPERTY SIZE	8.18 ACRES

SITE CALCULATIONS	
TOTAL PROPERTY = 8.18 ACRES	EXISTING IMPERVIOUS AREA = 0 ACRES
TOTAL PROPOSED DISTURBED AREA = .70 ACRES	NEW IMPERVIOUS AREA = .42 ACRES
PERCENTAGE OF LOT DISTURBED AREA = 8.5%	TOTAL IMPERVIOUS AREA = .42 ACRES
	PERCENTAGE OF LOT IMPERVIOUS AREA = 5.1%

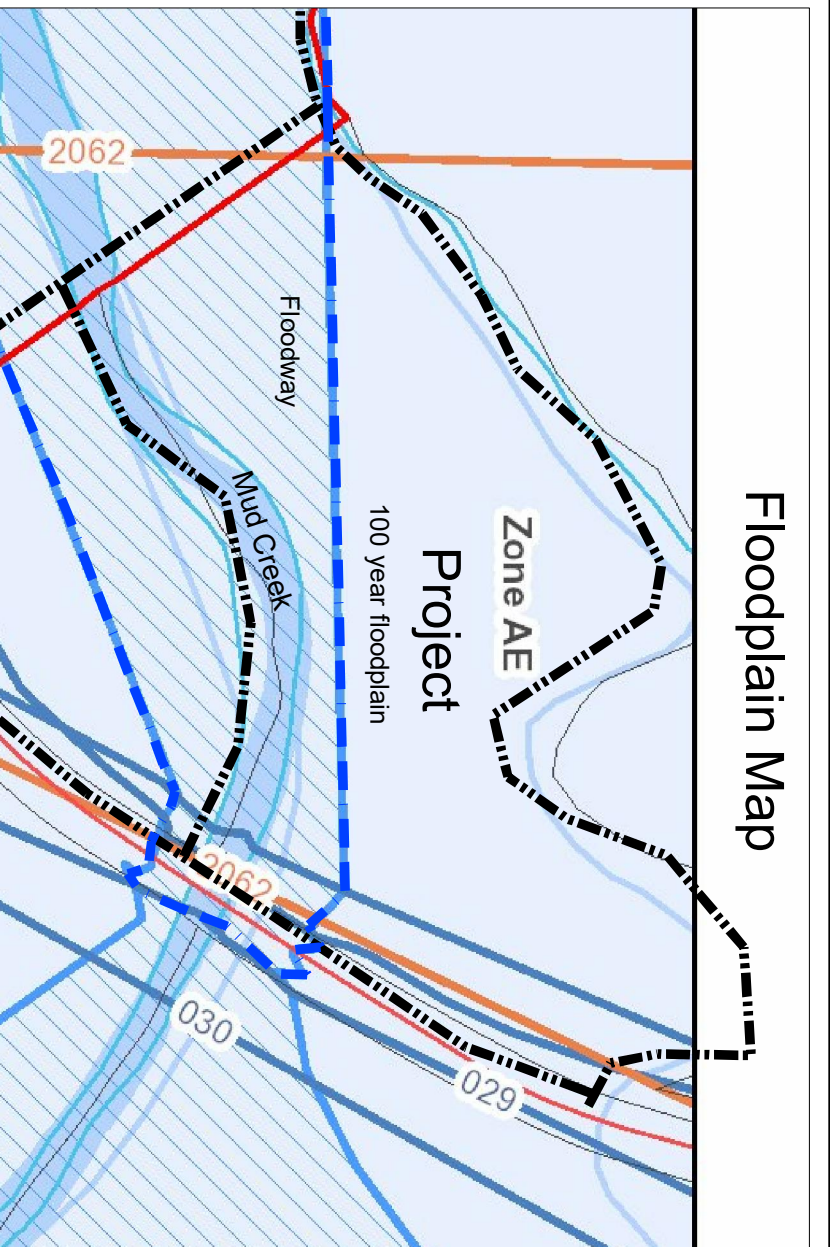
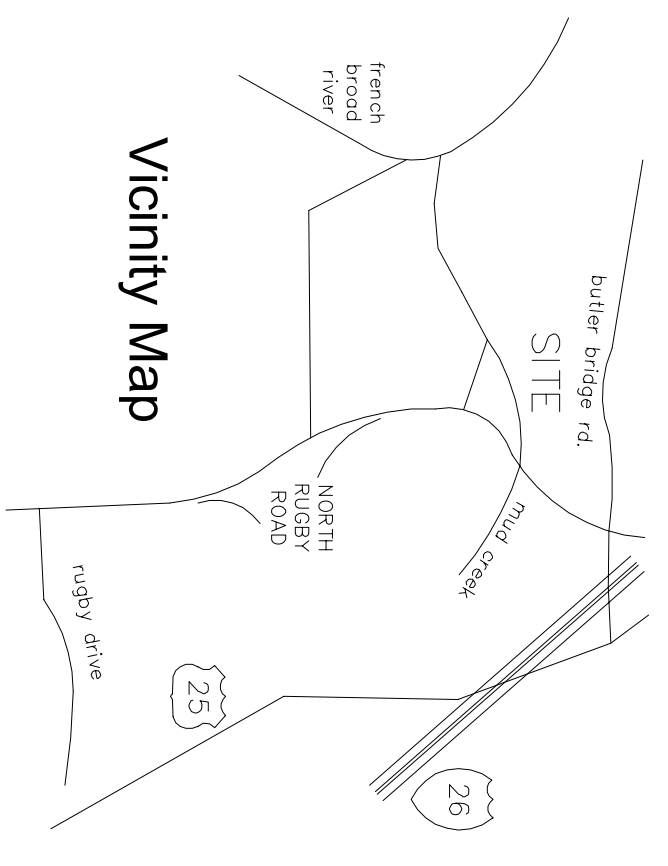
STORMWATER CALCULATIONS: AREA OF TOTAL SURFACE WATERS ON PROPERTY = .30 ACRES
 8.18 ACRES - .30 ACRE(S)WATER) = 7.88 ACRES = .42 IMPERVIOUS / 7.88 ACRES = 5.3% IMPERVIOUS
 = LOW DENSITY PROJECT SECTION 200A-240.3 HENDERSON COUNTY LDC

EROSION CONTROLS

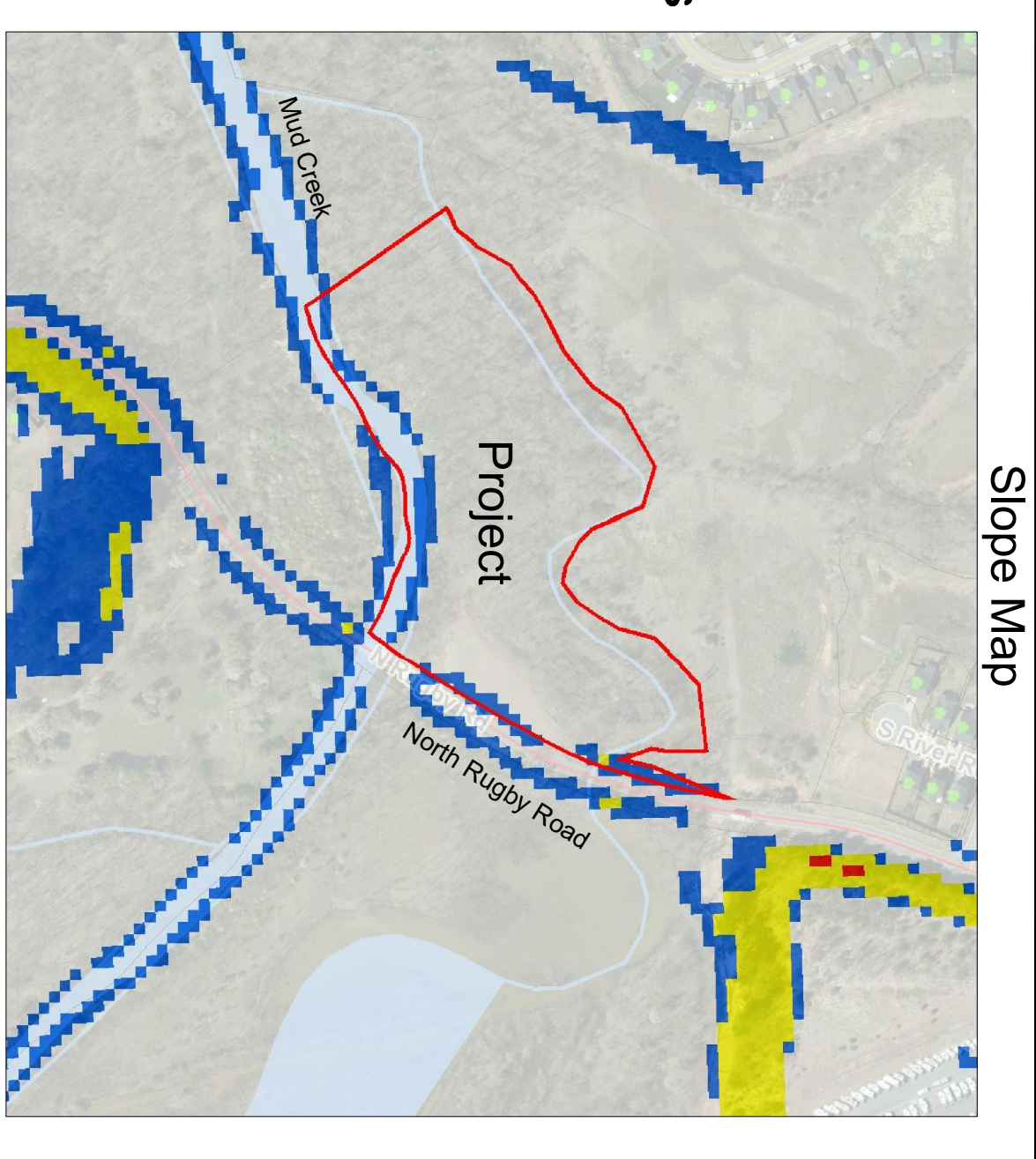
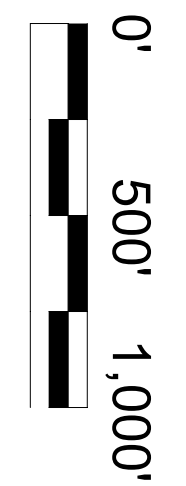
1. INSTALL BALLAST STONE ENTRANCE, INSTALL PREPARED SILT FENCE.
2. GRADE DRIVEWAY AND PARKING, INSTALL ABC STONE BASE AND MAINTAIN DURING CONSTRUCTION.
3. MULCH OR GRASS SEED ALL DISTURBED AREAS IMMEDIATELY.
4. MAINTAIN AREA DURING CONSTRUCTION, INSPECT WEEKLY AND AFTER ALL RAINFALL EVENTS.

NEW IMPERVIOUS CALCULATIONS			
Description	Area Sq. Ft.	Qty.	Total Area Sq. Ft.
Stone and Ched	2,000	1	2,000
Asphalt Driveway and Walkways	16,300	1	16,300
Total Square Feet >>			18,300
Total Acres >>			.42

WATERSHEDS - MUD CREEK - STREAM INDEX #6-S5 - CLASS C
 FRENCH BROAD - STREAM INDEX #6-(5L,75) - CLASS B



SLOPE COLORS
 WHITE = 0 TO 16%
 BLUE = 16% TO 20%
 YELLOW = 25% TO 60%
 RED = 60%+



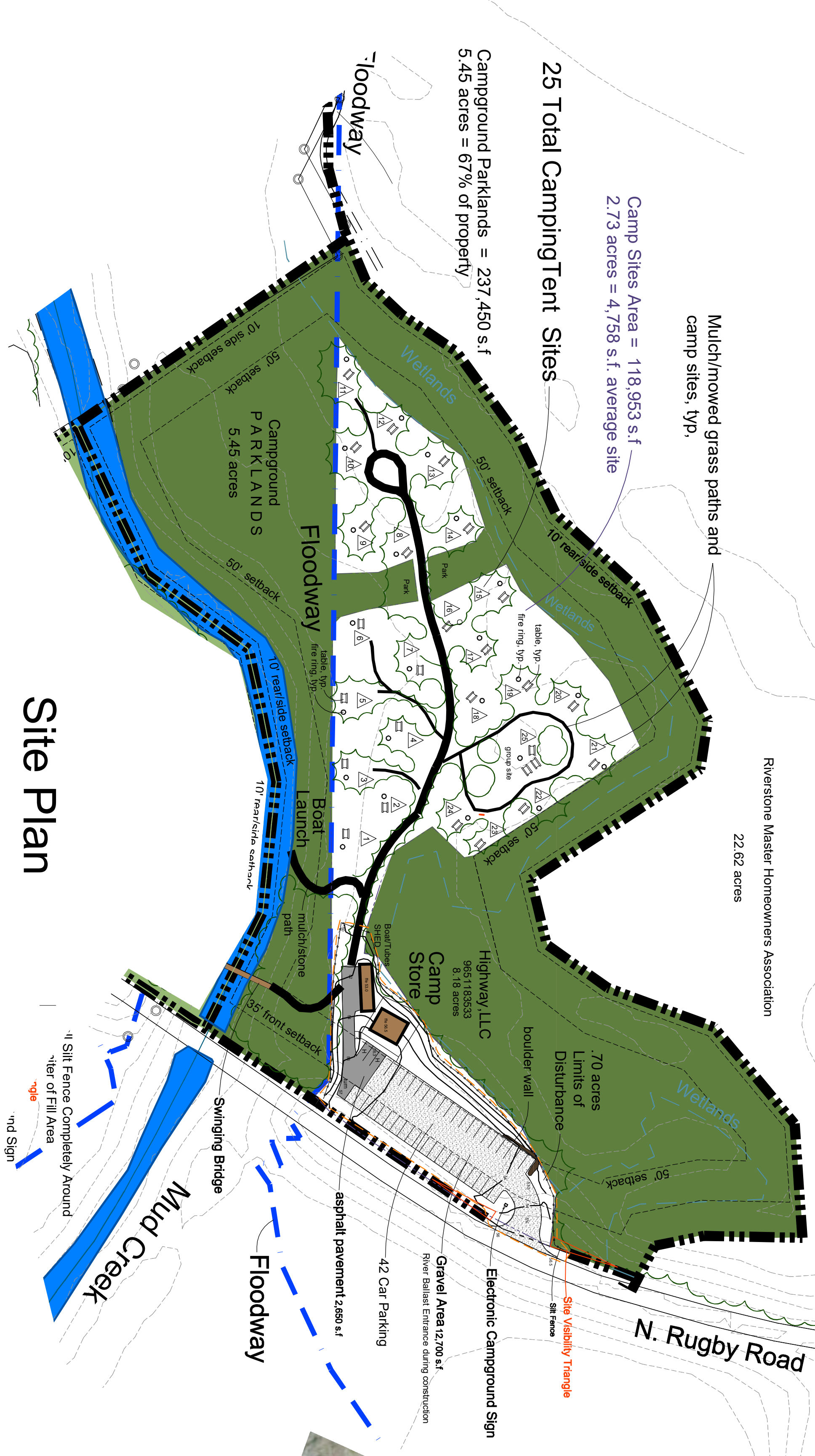
Slope Map

Vicinity Map

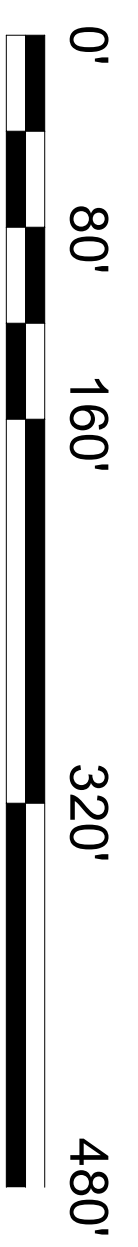
LAND USE CALCULATIONS
 CAMP SITES AREA = 118,953 S.F
 2.73 ACRES = 4,758 S.F. AVERAGE SITE
 CAMPGROUND PARKLANDS = 237,450 S.F
 5.45 ACRES = 67% OF PROPERTY



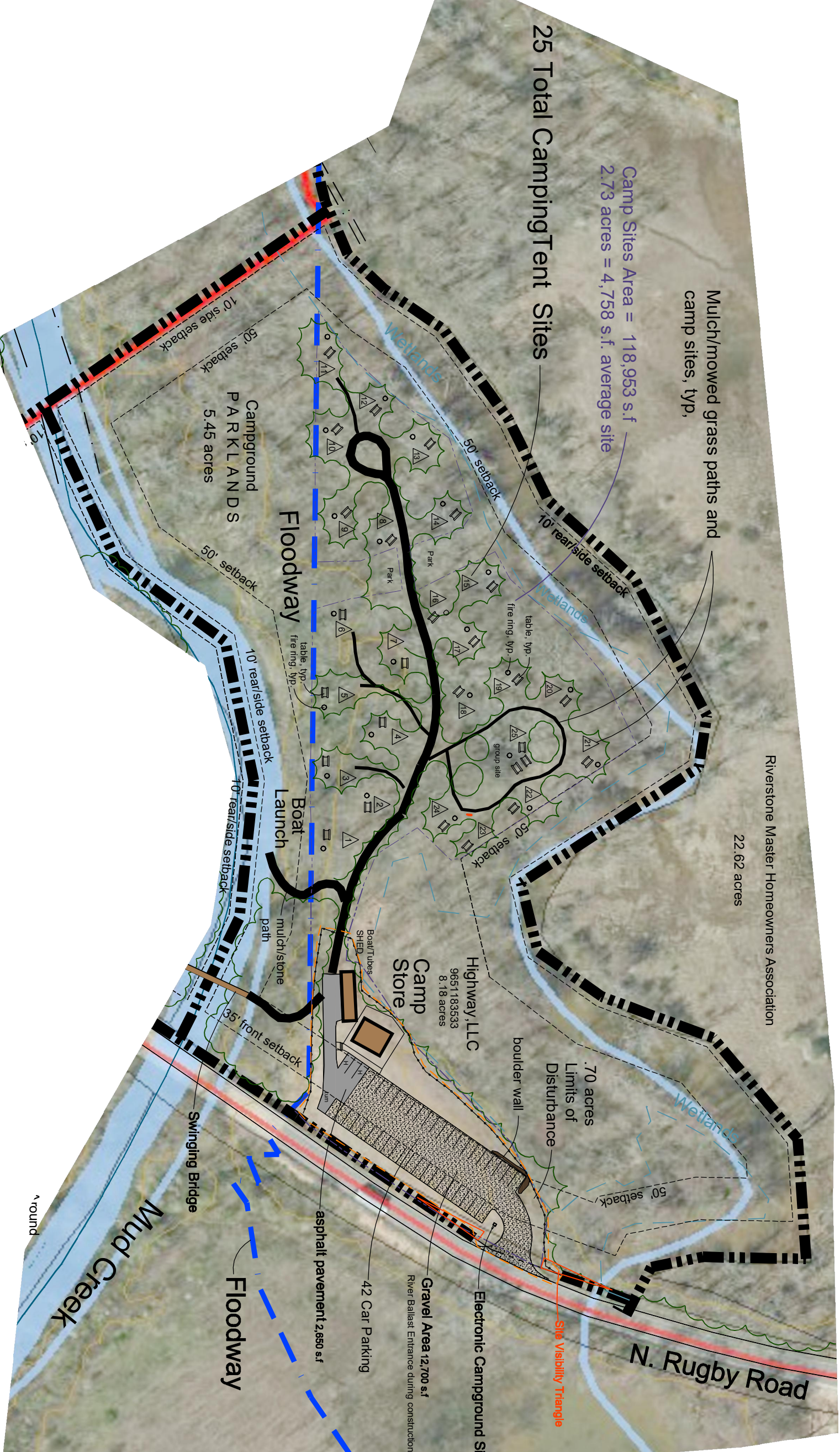
Regional Map



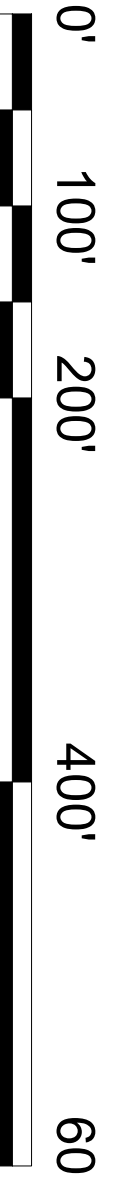
Site Plan



SCALE : 1" = 80'



Aerial Site Plan



SCALE : 1" = 100'

Other Consultants:

Owner
 Highway LLC
 2075 N. Rugby Road
 Hendersonville, NC, 28791
 PIN: 9651183533

Project:
 Kevin High Campground
 2075 N. Rugby Road
 HOOPERS CREEK TOWNSHIP,
 HENDERSON COUNTY, NORTH CAROLINA

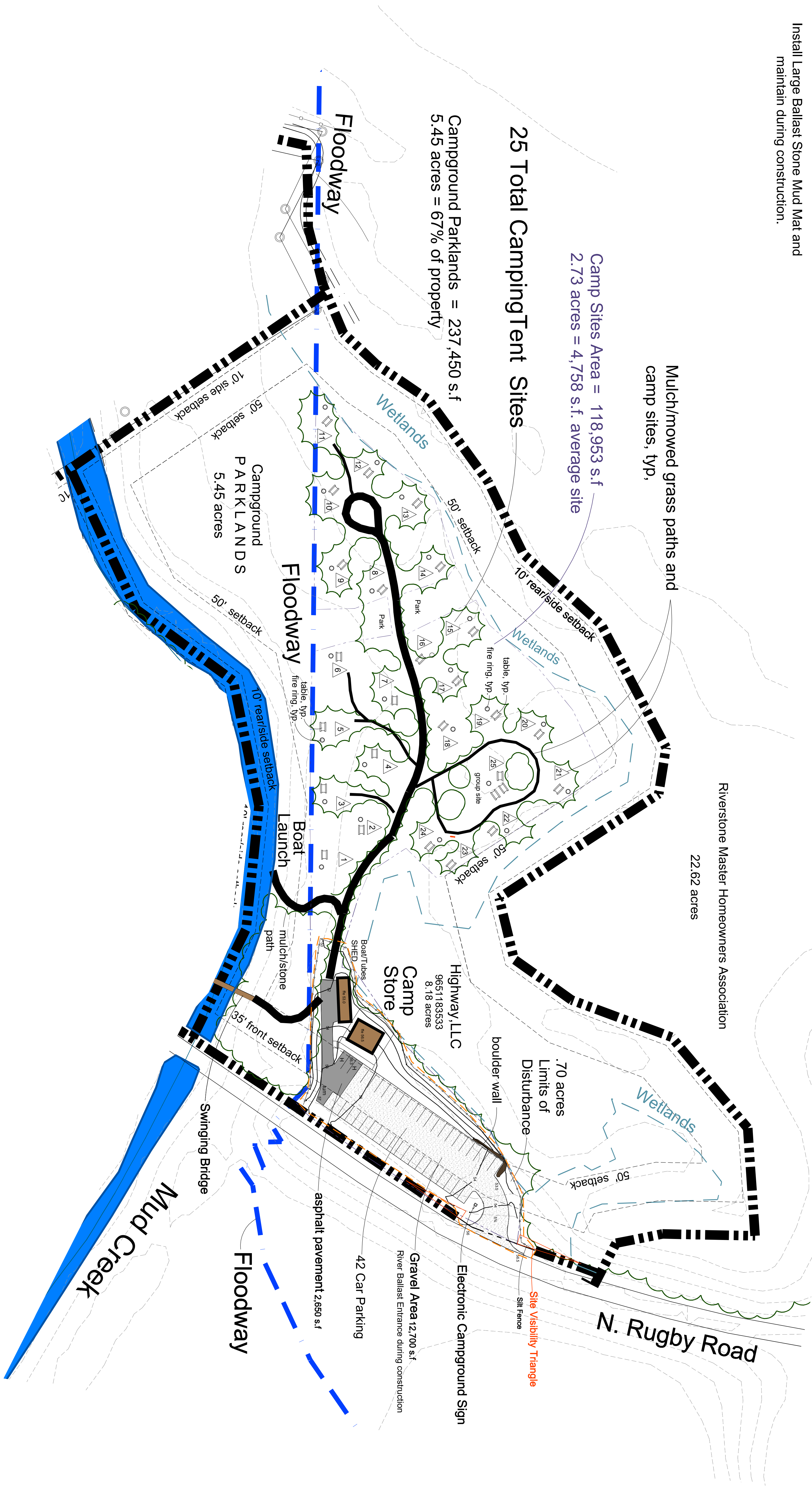
Sheet:
 Site Plan

Designed By:
cds Creative Development Solutions
 landscape architecture | land planning | community and resort design
 1003 4th avenue west, hendersonville, north carolina 28739
 p 828 696 9992 | f 828 696 9954

ISSUE DATE :	April 1, 2022
DESIGNED BY:	DB
DRAWN BY:	SB
APPROVED BY:	DSB

Project Number:
 SHEET NUMBER:
 L1

Note: Sod or Seed /Straw and/or gravel all disturbed areas immediately after grading is complete.
 Install Large Ballast Stone Mud Mat and maintain during construction.



Site Plan

Other Consultants:

Owner
 Highway LLC
 2075 N. Rugby Road
 Hendersonville, NC, 28791
 PIN: 9651183533

Project:
 Kevin High Campground
 2075 N. Rugby Road
 HOOPERS CREEK TOWNSHIP,
 HENDERSON COUNTY, NORTH CAROLINA

Sheet:
 Site Plan

Designed By:
cds Creative Development Solutions
 landscape architecture | land planning | community and resort design
 1003 4th avenue west, hendersonville, north carolina 28739
 p 828 696 9992 | f 828 696 9954

ISSUE DATE : April 1, 2022
 REVISIONS:
 DESIGNED BY: DB
 DRAWN BY: SB
 APPROVED BY: DSB

Project Number:
 SHEET NUMBER:
 L2