

REQUEST FOR COMMITTEE ACTION
HENDERSON COUNTY
TECHNICAL REVIEW COMMITTEE

MEETING: May 6, 2025

SUBJECT: Major Site Plan Review Riddle Outdoor Range

PRESENTER: Matt Champion, Zoning Administrator

ATTACHMENTS: Staff Report

SUMMARY OF REQUEST: SR 4.19 Commercial Shooting Ranges, Outdoor

Suggested Motion: I move that the TRC approve/approve with conditions/deny the major site plan for Riddle Outdoor Range



Henderson County, North Carolina Code Enforcement Services

1. Committee Request

- 1.1. **Applicant:** Andrew Riddle
- 1.2. **Request:** Major Site Plan Approval
- 1.3. **Portion of PIN:** 0610-80-5493
- 1.4. **Size:** 12.21 acres +/-
- 1.5. **Location:** The subject area is located off Summer Rd along the private Mills Gap Rd (AKA Clifffield Mountain Rd)
- 1.6. **Supplemental Requirements:**

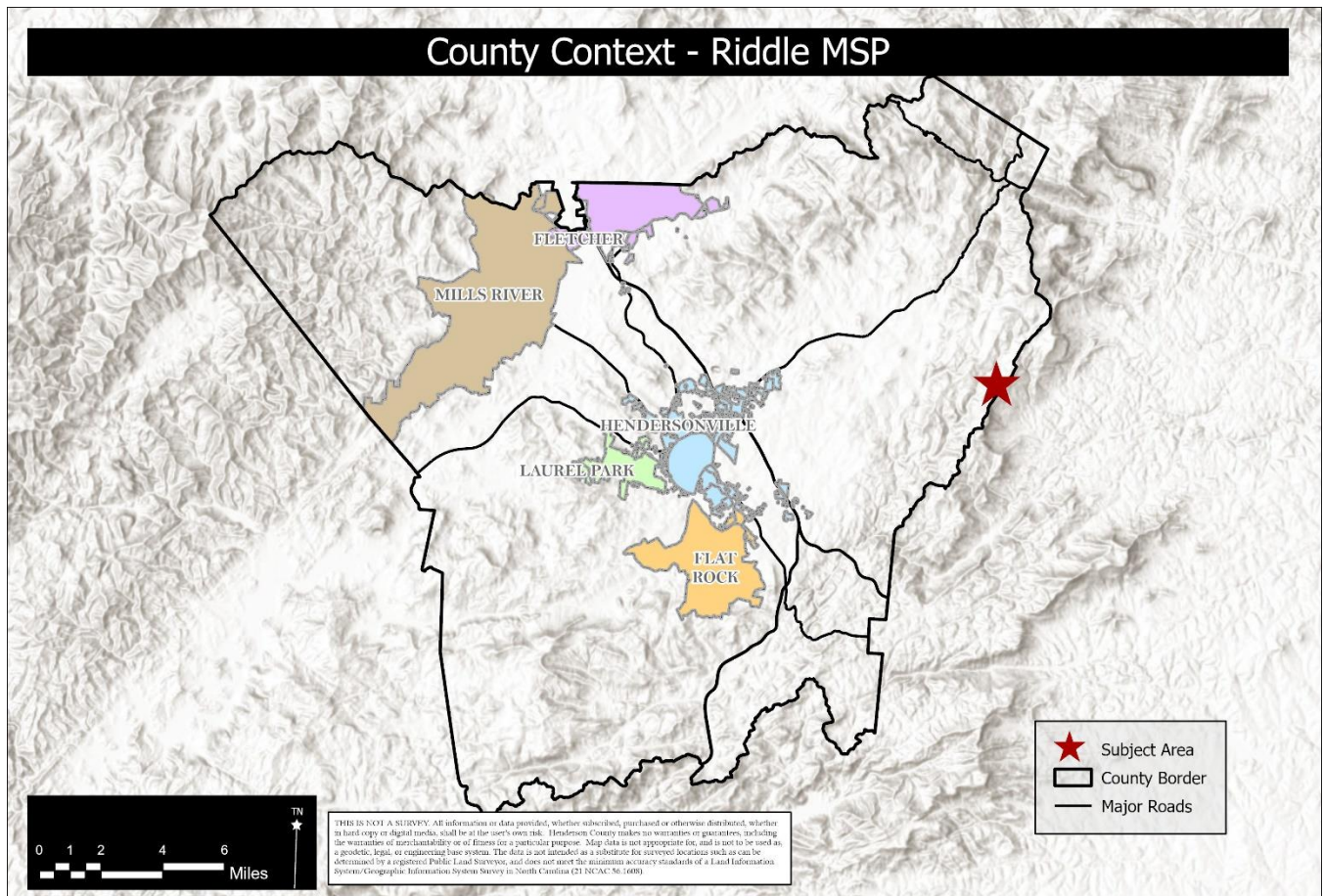
SR 4.19. Commercial Shooting Ranges, Outdoor

- (1) Site Plan. Major *Site Plan* required in accordance with §42-330 (Major Site Plan Review).
- (2) Lighting. *Adequate lighting* shall be placed in areas used for vehicular/pedestrian access including, but not limited to: stairs, sidewalks, crosswalks, intersections, or changes in grade. *Lighting mitigation* required.
- (3) Dust Reduction. Unpaved *roads, travel ways* and/or parking areas shall be treated to prevent dust from adverse effects to adjacent properties.
- (4) Separation. An outdoor *shooting range* shall not be constructed or newly located within:
 - a. One-half (½) mile of an existing *school, library, day care facility, healthcare facility* and/or *religious institution*; and
 - b. One thousand (1,000) feet of an existing *dwelling unit* (located in a *residential zoning district* and not located on the same property as the *use*).
- (5) Security. The operations of an outdoor *shooting range* shall be totally enclosed by: (1) a security fence at least eight (8) feet in height; or (2) a wall at least eight (8) feet in height. Entrances and exits should be secured and locked during non-operating hours.
- (6) Perimeter Setback. Fifty (50) feet. (Storage of debris, equipment and other materials, including accessory structures, shall be permitted in the *perimeter setback*).
- (7) Perimeter Buffer. Twenty five (25) feet.
- (8) Structure. Outdoor *shooting ranges* must be designed to contain all projectiles fired on-site.
- (9) Hours of Operation. 9:00 a.m. to 8:00 p.m.
- (10) Special events that include, but not limited to, turkey shoots, competitions, etc., shall be allowed with a Special Events Permit provided it complies with SR 11.5 and/or SR 11.6. These events are allowed in all zoning districts.

Shooting Range, Commercial. An area, indoors or outdoors, designed and operated for profit for the use of rifles, shotguns, pistols, silhouettes, skeet, trap, black powder, or any other similar sport shooting. This includes any such area owned and/or operated by a for-profit or non-profit entity which requires membership dues to be a member, or which requires any remuneration (including “donations”) in

exchange for access to the area, or any other organization that meets the requirements of the exception to the Noise Ordinance in Section 18-4.A.3. For the purpose of this chapter, private shooting that does not meet the above standards for commercial shooting ranges shall be allowed by right without a zoning permit provided that it complies with Chapter 23 of the Henderson County Weapons Ordinance, 23-10.C.

Map A: County Context



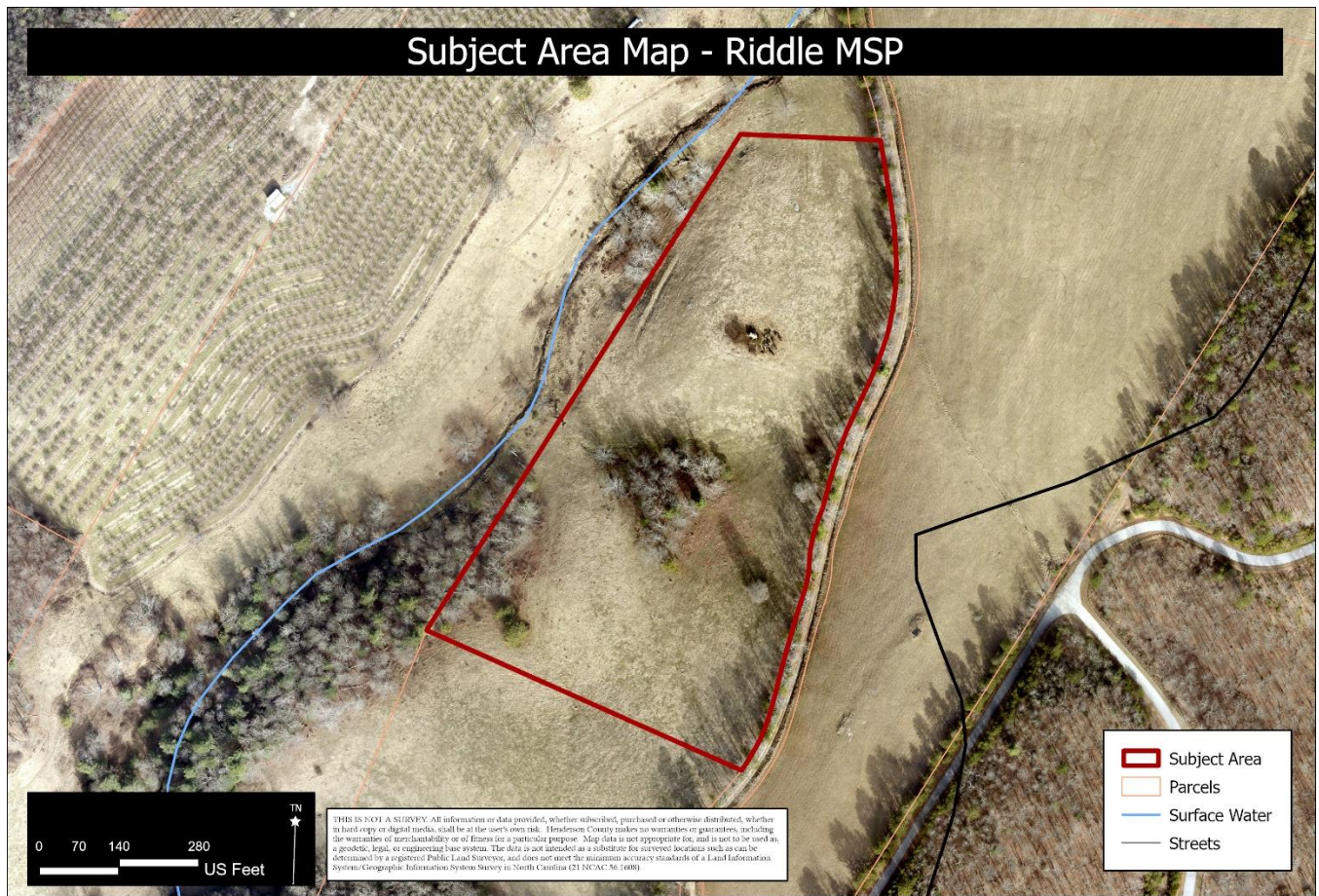
Property Owner: Ruby and William Lefler / Applicant: Andrew Riddle
 Plan Preparer: Owenby Land Surveying, PLLC / Acreage: 12.21 Acres
 PIN: Portion of 0610-80-5493 / Zoning: Residential Three (R3)



2. History & Characteristics:

- 2.1. **Current Property Owners:** Ms. Ruby Dalton Lefler and Wilburn H. Lefler acquired the property on August 11, 2011. The previous property owner was shown as Bright's Creek Holdings, LLC.
- 2.2. **Natural Resources:**
 - 2.2.1. **Streams:** According to the USGS, the subject area does contain one surface water sources. The surface water is a tributary to the Hungry River.
 - 2.2.2. **Slopes:** 36.30% of the subject area contains slopes between 0% and 16%. 33.84% of the subject area contains slopes between 16% and 25%. 29.77% of the subject area contains slopes between 25% and 60%.

Map B: Subject Area Map



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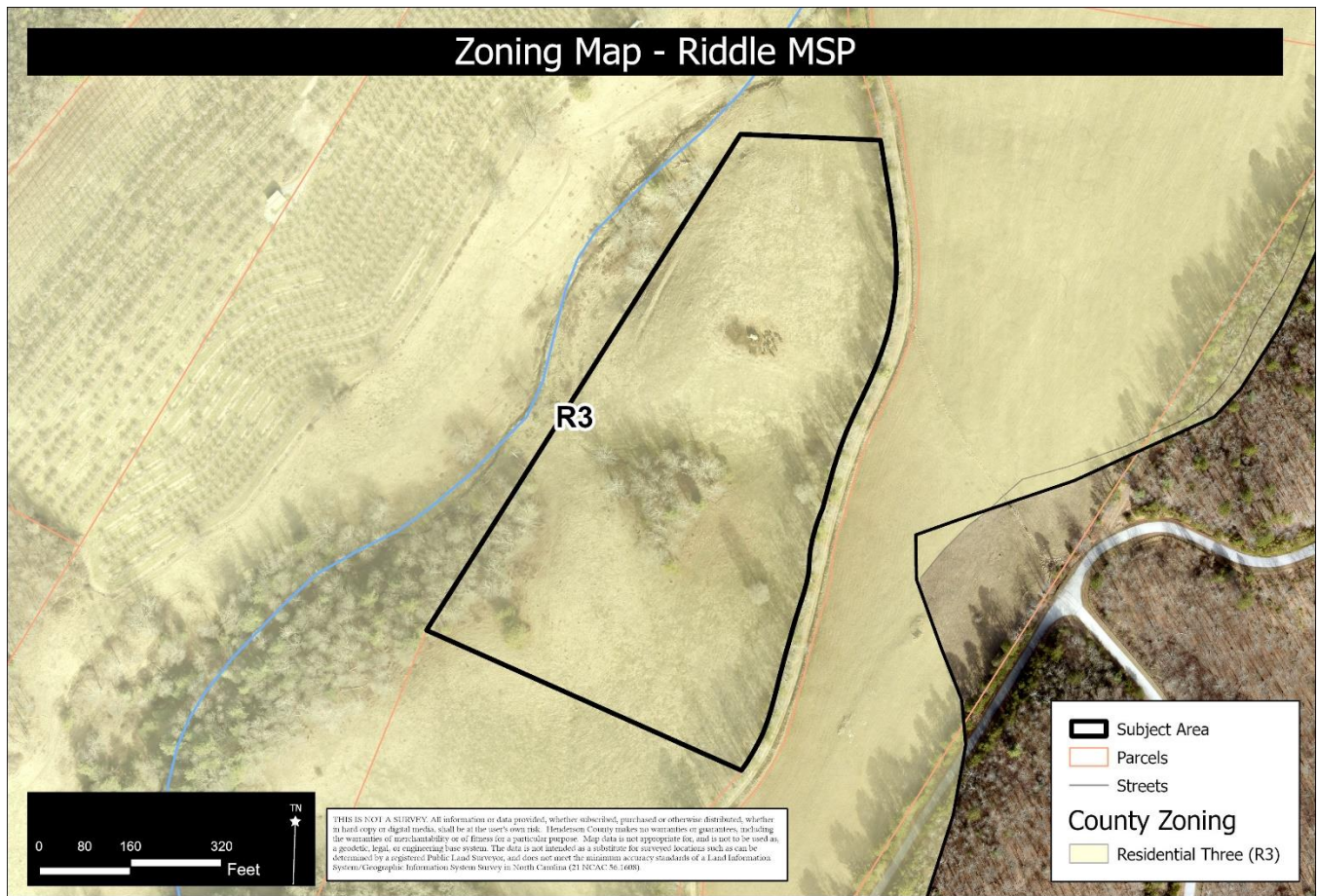


3. Current Conditions

2.1 Current Use: The subject area included with this application is currently vacant. The parent parcel contains a dilapidated residential structure. The rest of the parent parcel is vacant. The subject area and remaining parent parcel have been used for agricultural purposes and is currently enrolled in the present use value tax reduction.

2.2 Adjacent Area Uses: The surrounding properties consist of agricultural uses and vacant land. Residential uses and structures are found further west, north, and east of the subject area.

Map C: Current Zoning



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4. Current Zoning

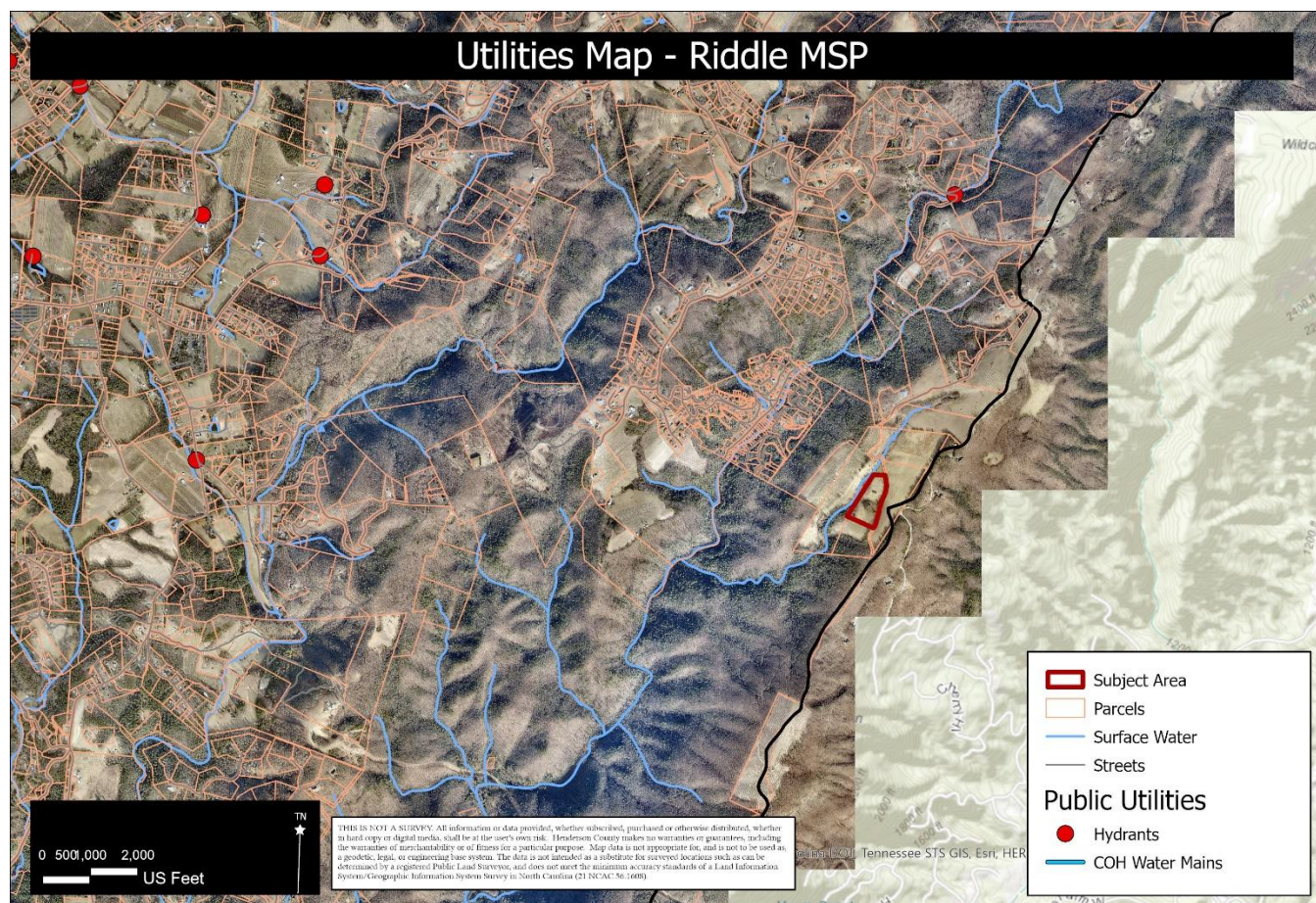
4.1. Subject Area Zoning: The subject area is currently zoned Residential Three (R3) by Henderson County.

4.1.1. Residential Three (R3) Zoning District: The purpose of Residential District Three (R3) is to foster orderly growth where the *principal use* of land is low density residential. The intent of this district is to allow for *residential development* consistent with the recommendations of the *Comprehensive Plan*. This *general use district* is typically meant to be utilized outside areas designated as Utility Service Area (USA) in the *Comprehensive Plan*.

4.1.2. Surrounding Zoning: All surrounding properties are also zoned Residential Three (R3). Polk County is found east of the subject area. The area within Polk County that is within proximity to the subject area is not zoned.

5. Floodplain /Watershed Protection The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district. There is one stream found on the subject area that will require a 30' setback from the edge of surface water.

Map D: Utilities Map



Property Owner: Ruby and William Lefler / Applicant: Andrew Riddle
 Plan Preparer: Owenby Land Surveying, PLLC / Acreage: 12.21 Acres
 PIN: Portion of 0610-80-5493 / Zoning: Residential Three (R3)



6. **Water and Sewer** The applicant is proposing individual well and septic to serve this property.
Public Water: No
Public Sewer: No

8. **Proposal** The applicant is seeking to subdivide approximately 12.21 acres from the larger 50.44-acre parent tract to develop the subject area as an outdoor commercial shooting range. The major site plan shows a total of 40 parking spaces to serve the proposed use. The major site plan also shows a 12'X40' office structure, 12'X40' classroom structure, and a 12'X20' bathroom structure. Additionally, the major site plan shows the existing dilapidated farm house to be removed from the parent tract in order to meet the separation requirements for the proposed use. The total area of disturbance is shown as 0.00 acres as gravel is just placed on the subject area. The total area of impervious surfaces post-development is shown to be 0.25 acres.

9. **Landscaping & Buffering & Screening Requirements** The subject area will have to install landscaping for the following elements:
 - 9.1. **Parking area landscaping** is required for new parking areas with 10 or more dedicated parking spaces. The parking area standards require 1 small or large deciduous tree for every

5 parking spaces. Additionally, when no buffer is required along the property lines and parking is proposed within 20' of a property line, a planting strip is required. The planting strip is a minimum of 10' in width and shall contain 2 small or large deciduous or evergreen trees per 100 linear feet.

- 9.2. **B1 Buffer** is required from the subject area's boundary per SR 4.19 (7). A B2 Buffer consists of 1 large and 2 small deciduous trees or 2 large and 6 small evergreen trees per 100LF. The B2 Buffer width is 25'.
- 9.3. **Security** is required from the subject area's boundary per SR 4.19 (5). The operations of an outdoor shooting range shall be totally enclosed by a minimum of a 8' fence or wall. All entrances and exits should be secured and locked during non-operating hours.

10. Oblique Aerial Photos

View from East



01/08/2024

View from North



01/08/2024

View from South



01/08/2024

View from West



01/08/2024

**HENDERSON COUNTY
MAJOR SITE PLAN REVIEW APPLICATION**

CONTACT INFORMATION**Property Owner:**

Name: Lefler, Wilburn H & Lefler, Ruby Dalton Phone: 828 685 3277
Complete Address: 1175 Sugarloaf Mountain Road Hendersonville NC 28792

Applicant:

Name: Lefler, Wilburn H & Lefler, Ruby Dalton Phone: 828-685-3277
Complete Address: 1175 Sugarloaf Mountain Road Hendersonville NC 28792

Agent:

Name: Andrew Riddle Phone: 828.243.3610
Complete Address: 109 Glengary Drive Flat Rock, NC 28731
Agent Form (Circle One): Yes No

Plan Preparer:

Name: Owenby Land Surveying PLLC Phone: 828.595.9668
Complete Address: 522 Fleming Street Hendersonville, NC 28739

GENERAL INFORMATION

Date of Application: _____

Site Plan Attached (Circle One): Yes No

PARCEL INFORMATION

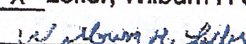
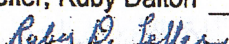
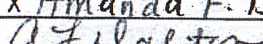
PIN: <u>0610805493</u>	Tract Size (Acres): <u>+/- 50.44</u>
Zoning District: <u>R 3</u>	Fire District: <u>Edneyville</u>
Supplemental Requirement# <u>n/a</u>	Watershed: <u>Green River Lake Adjer</u>
Permitted by Right <u>Yes</u>	Floodplain: <u>No</u>
Special Use Permit <u>n/a</u>	

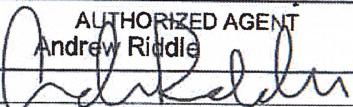
Location / Property to be developed: A section within the +/- 50.44 Acres as indicated on the site plan

County Use Only

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

SIGNATURES OF APPLICANT

PROPERTY OWNER (APPLICANT)		WITNESS	
COMPANY	X Lefler, Wilburn H & Lefler, Ruby Dalton	NAME	X Amanda F. Dalton
SIGNATURE	 	SIGNATURE	
ADDRESS	X 1175 Sugarloaf Mountain Rd X Hendersonville NC Phone No. X 828-685-3277	ADDRESS	X 828 Dalton Trail Dr X Hendersonville, NC 28792

AUTHORIZED AGENT		WITNESS	
COMPANY	Andrew Riddle	NAME	Denise Riddle
SIGNATURE		SIGNATURE	DENISE RIDDLE
ADDRESS	109 Glengary Drive Flat Rock, NC 28731 Phone No. 828.243.3610	ADDRESS	109 GLENGARY DR FLAT ROCK NC 28731 828 243 6321

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:

APPOINTMENT OF AGENT FORM (OPTIONAL)

I Wilburn H Lefler owner of property located on Summer Road,
(Name) (Street Name)
recorded in 1470/258 and having a parcel identification number of 0610805493,
(Deed Book/Page) (PIN)
located in Henderson County, North Carolina, do hereby appoint Andrew Riddle,
(Agent's Name)

to represent me in an **application to the Planning Department** and authorize him/her to act as my agent **in all matters**, formal and informal except as stated herein, and authorize him/her to receive all official correspondence.

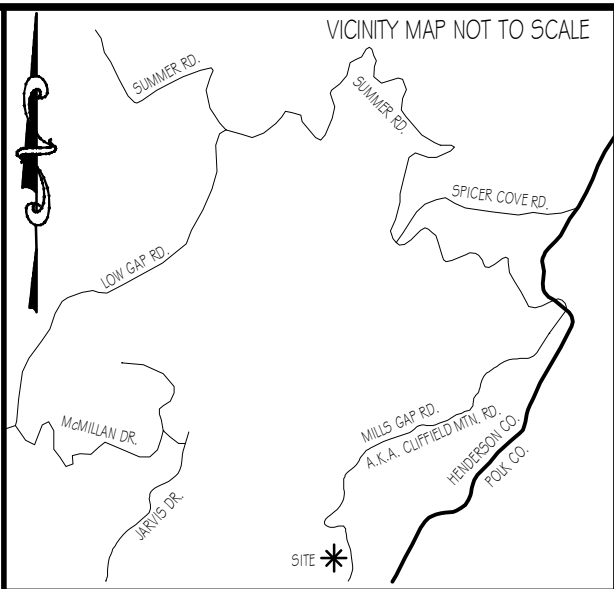
I however understand that as the listed property owner, I must sign all affidavits and statements required by any applicable ordinance.

Wilburn H Lefler Ruby D. Lefler
Property Owner

4-2-2025
Date



LINE	BEARING	DISTANCE
L1	S 09°48'06" E	160.82'
L2	S 01°04'30" E	98.70'
L3	S 03°52'09" W	49.05'
L4	S 13°34'36" W	61.49'
L5	S 20°35'15" W	56.47'
L6	S 25°25'28" W	83.68'
L7	S 23°19'25" W	45.39'
L8	S 18°17'37" W	115.99'
L9	S 13°21'24" W	276.90'
L10	S 17°23'59" W	94.30'
L11	S 24°36'14" W	73.07'
L12	S 31°35'21" W	46.17'
L13	S 37°28'43" W	42.32'



NOTES:

* ALL AREAS CALCULATED BY COORDINATE COMPUTATION METHOD.

* THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT
TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN
ATTORNEY-AT-LAW.

* THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.

* ADJOINING PROPERTY OWNER INFORMATION TAKEN FROM THE HENDERSON COUNTY GIS WEBSITE.

*NO HORIZONTAL CONTROL FOUND WITHIN 2000'.

* NO UNDERGROUND UTILITIES WERE LOCATED.
CALL 811 OR 1-800-632-4949 BEFORE DIGGING

* BASED ON GRAPHICAL DETERMINATION, THE SUBJECT PROPERTY DOES NOT LIE IN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER THE NATION FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 371006100QJ AND 371005080QJ, WITH AN EFFECTIVE DATE OF OCTOBER 2, 2008.

* ANY RIVERS, STREAMS, CREEKS, PONDS, LAKES, WETLANDS, ETC...LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY PERSON(S)/FIRM(S) AUTHORIZED, BY THE PROPER AUTHORITIES, TO MAKE SUCH DETERMINATION.

* ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

* THE SUBJECT PROPERTY LIES WITHIN THE HENDERSON COUNTY ZONING DISTRICT R3 AND IS SUBJECT TO THE FOLLOWING SETBACKS:

SIDES = 15'

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    REAR = 15

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*ESTIMATED
PROPOSED F

*ESTIMATED TOTAL AREA OF IMPERVIOUS SURFACES: 0.25 ACRES,
WHICH IS GRAVEL PLACED FOR PARKING AND PROPOSED
CONTAINERS FOR OFFICE, CLASSROOM, AND BATHROOM
*LIGHTING MITIGATION WILL BE REQUIRED.
*SECURITY FENCING WILL BE INSTALLED PER LDC REQUIREMENTS.

LEGEND:

- EXP = EXISTING IRON PIPE
- CRP = CRAMPED TOP PIPE
- RDS = RAILROAD SINK
- IR = IRON PIPE SET
- REBAR WITH CAP
- RM = RIGHT OF WAY
- B.S.L. = BUILDING SETBACK LINE
- EB = EDGE OF PAVEMENT
- CMP = CORRUGATED METAL PIPE
- CPP = CORRUGATED PLASTIC PIPE
- RF = REINFORCED CONCRETE PIPE
- C = SEWER CLEANOUT
- = CALCULATED / UNMARKED POINT
- = PROPERTY CORNER (AS NOTED)
- = SEE "R" REBAR WITH "J.R. OWENS" I.D. CAP
- = UTILITY
- = WATER METER
- = WATER VALVE
- XX = FIRE HYDRANT
- = TELEPHONE PEDestal
- = TELEPHONE MANHOLE
- = STORM SEWER MANHOLE
- = SEWER SEWER MANHOLE
- = OVERHEAD UTILITY LINE
- = UNDERGROUND ELECTRIC
- = UNDERGROUND GAS
- = SANITARY SEWER LINE
- = UNDERGROUND TELEPHONE
- = EDGE OF GRAVEL
- = FENCE

1" REBAR FOUND
N: 599,070.18'
E: 1,017,224.00'
NAD83 (2011)

FIRM LICENSE NO. P-1189
522 FLEMING STREET
HENDERSONVILLE, NC 28739
PHONE: (828)-595-9668
MOUNTAINLANDSURVEYOR.COM

PIN: 0519-34-9727
HUNGRY RIVER LLC
DB 1010 PAGE 144
PLAT SLIDE 3278A

1/2" REBAR FOUND
N: 598,986.89'
E: 1,018,018.05'
NAD83 (2011)

PIN: 0519-89-4370
LARRY V. CARROLL
KATHRYN D. CARROLL
DB 1583 PAGE 161
PLAT SLIDE 8387

I, JARED R. OMNBEY, N.C. PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION AND THAT LOCAL HORIZONTAL AND VERTICAL GRID CONTROL WAS ESTABLISHED FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION, AND THAT THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1)	CLASS OF SURVEY:	<u>CLASS A</u>
(2)	POSITIONAL ACCURACY:	<u>HORIZONTAL: 0.05'</u>
(3)	TYPES OF GPS FIELD PROCEDURE(S):	<u>REAL-TIME KINEMATIC</u>
(4)	DATES OF SURVEY:	<u>03-28-2025</u>
(5)	DATUM/EPOCH:	<u>NAD 83 2011</u>
(6)	PUBLISHED/FIXED CONTROL USE:	<u>NCGS RTN NETWORK</u>
(7)	GEIOD MODEL:	<u>GEIOD 18</u>
(8)	COMBINED GRID FACTOR(S):	<u>0.99975765</u>
(9)	UNITS:	<u>US FEET</u>

WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS _____ DAY OF _____, A.D., 20____.

N.C. PROFESSIONAL LAND SURVEYOR

L-4782
LICENSE #

I, JARED R. OWNBEY, N.C. PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (PROPERTY DESCRIPTION RECORDED IN DEED BOOK 1470, PAGE 256); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED BY DASHED LINES AS DRAWN FROM INFORMATION FOUND IN DEED BOOKS AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000 OR GREATER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORY AS DESCRIBED IN G.S. 47-30(f)(1):

WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS _____ DAY OF _____, A.D., 20____

N.C. PROFESSIONAL LAND SURVEYOR

L-4782
LICENSE #

CURRENT RECORD OWNER INFORMATION:
WILBURN H. LEFLER
RUBY DALTON LEFLER
1175 SUGARLOAF MOUNTAIN RD
HENDERSONVILLE, NC 28792

MINOR SUBDIVISION AND
SITE PLAN FOR
RIDDLE DEVELOPMENT

REFERENCES
PIN: 0610-80-5493
DEED BOOK 1470 PAGE 256
TOTAL AREA = 12.21 ACRES
EDNEYVILLE TOWNSHIP, HENDERSON COUNTY, N.C.
DATE: 4-10-2025
DRAWN BY: J.R. OMBREY, D.D. WADDELL FIELD CREW: EJW, RF, JRO
CHECKED BY: JRO, DDW
JOB #250214

100' 0' 100' 200'

SCALE 1" = 100'

AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT
PRELIMINARY
 APR 20 2018
 FOR REVIEW PURPOSES ONLY.
 NOT FOR RECORDING, SALES,
 OR CONVEYANCE