

# Henderson County

## Code Enforcement Services

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240 2<sup>nd</sup> Avenue East Hendersonville, North Carolina 28792  
Phone (828) 697-4857 Fax (828) 697-4658

### MEMORANDUM

**DATE:** April 25, 2008  
**TO:** Technical Review Committee  
Review Agencies (see distribution list)  
**TRC MEETING DATE:** May 6, 2008  
**REGARDING:** Major Site Plan Review  
**NAME OF APPLICANT:** George Andrew Bennett  
**DEPARTMENT:** Code Enforcement Services  
**STAFF CONTACT:** Toby Linville  
**ATTACHMENTS:** Site Plan

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Please find attached plans for the following development proposal to be reviewed by the Henderson County Technical Review Committee on May 6, 2008.

#### Major Site Plan Review

Patterson and Patterson agent, on behalf of the owner, George Andrew Bennett submitted the major site plan for this project. He wishes to use the property for a Recreational Motor Sports Facility which requires a special use permit in the Industrial zoning district and is defined by Supplemental Requirement 4.14.

#### **SR 4.14. Motor Sports Facilities, Recreational**

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-299 (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) Separation. A *recreational motor sports facility* shall not be constructed or newly located within 500 feet of an existing *dwelling unit* (located in a *residential zoning district* and not located on the same property as the use).
- (4) Size. A *recreational motor sports facility* shall have a capacity of less than 100 spectators and/or riders.
- (5) Security. The operations of a *recreational motor sports facility* shall be totally enclosed by a security fence or 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.
- (7) Public Address/Loud Speakers. Public address and loud speaker systems are prohibited.
- (8) Screening. Screen Class One (1) shall be provided consistent with the requirements of §200A-150 (Screen Classification)).
- (9) Number of Tracks Restrictions. A *recreational motor sports facility* shall contain only one (1) racing track utilizing non-paved surfaces.
- (10) Racing Events. A racing event shall be limited in accordance with the following:
  - a. Number per Calendar Year. Five (5) or fewer.
  - b. Length of Event. An event shall be held for no more than:
    1. Three (3) consecutive days;
    2. Three (3) days in a calendar week; and
    3. Six (6) hours in a day (falling within the permitted hours of operation).
  - c. Number of Contestants. Each event may include no more than 20 total contestants; with no more than 10 contestants allowed on the track at a given time.
  - d. Emergency Preparedness. Employees specifically trained for fire and medical response must be located on-site during all hours of operation.

- (11) Dust Reduction. Unpaved *roads, travelways* and/or parking areas shall be treated to prevent dust from adverse affects to adjacent properties.
- (12) Sedimentation Control. Permanent control measures are required to retain all noncompacted soils on-site.
- (13) Hours of Operation. 8:00 a.m. to 8:00 p.m.

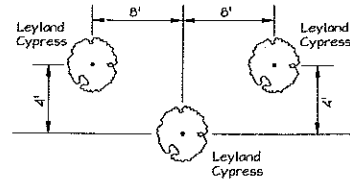
The project site is located on approximately 18.13 acres of land (PIN: **9660098902**) located at 198 N Egerton Rd. The project is not located in a water supply watershed district but it is located within the floodplain (see Plan). The project is located in the Industrial (I) zoning district. Private water and private septic are proposed. The project meets the requirements of the Land Development Code and all the applicable major site plan requirements are met.

Please review the attached plans and be prepared to address any issues with the applicant at the TRC Meeting. If you would like to submit your changes early please use the comment sheet provided and sending it back via email to [tlinville@hendersoncountync.org](mailto:tlinville@hendersoncountync.org).



**GENERAL NOTES:**

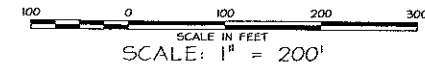
1. ALL SURVEY BOUNDARY INFORMATION AND ELEVATIONS WERE PROVIDED BY PATTERSON & PATTERSON, WILLIAM PATTERSON, P.L.S.
2. FOR SOURCE OF TITLE SEE DEED BOOK 1067 AT PAGE 705.
3. PROPERTY AS SHOWN HEREON IS SUBJECT TO FLOODING AS PER FIRM MAP, PANEL 370125 0085 B, DATED MARCH 1, 1982.



**TYPICAL GRAVEL DRIVE SECTION**  
NOT TO SCALE

**TYPICAL GRAVEL DRIVE SECTION**  
NOT TO SCALE

**TYPICAL PARKING LAYOUT DETAIL**  
NOT TO SCALE



**SPECIAL NOTES:**  
MINOR REVISIONS MADE TO THE ORIGINAL MASTER PLAN TO ADHERE TO THE CURRENT HENDERSON COUNTY LAND DEVELOPMENT CODE. OUTSIDE BOUNDARY TAKEN FROM ORIGINAL SURVEY PERFORMED IN 2003.

**ENGINEER'S NOTES:**

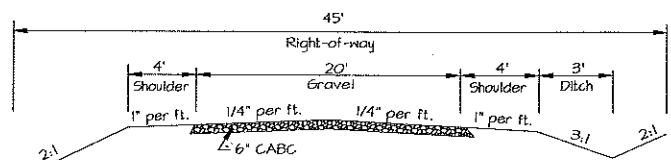
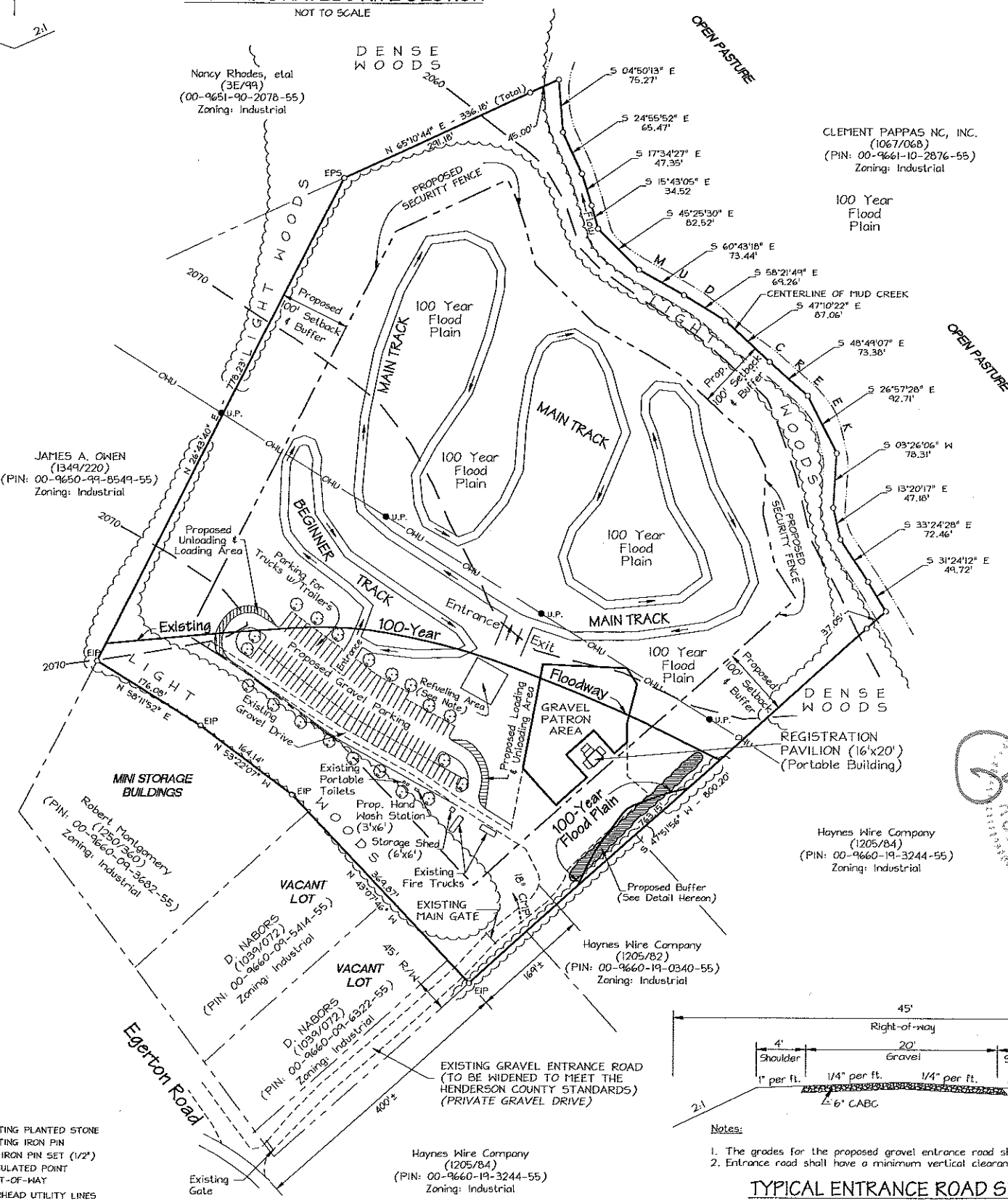
1. THE REFUELING AREA SHALL BE POSTED WITH "NO SMOKING" AND SHALL HAVE A 40 BC RATED FIRE EXTINGUISHER. AREA TO BE CLEANED OF ALL FUELS, OILS, OTHER HAZARDOUS MATERIALS AND TRASH WHEN THE AREA IS VACANT.
2. ANY SIGN FOR THE MOTORCROSS (WHETHER ONSITE OR OFFSITE) SHALL MEET THE HENDERSON COUNTY SIGN ORDINANCE.
3. THE 100-YEAR FLOODWAY AND 100-YEAR FLOOD PLAIN AS SHOWN HEREON WAS TAKEN FROM A STUDY OF HENDERSON COUNTY, NC AND FIRST FLOOD MAP # 370125 0085 DATED MARCH 1, 1982. NO ELEVATIONS WERE FIELD MEASURED. THE 100 YEAR FLOOD ELEVATIONS, BASED ON THE AFOREMENTIONED MAP AND STUDY, WAS DETERMINED TO RANGE FROM 2067.5 TO 2067.9 (NGVD29) AS PER TABLE 2 OF THE STUDY OF HOOPERS CREEK-MUD CREEK SECTION (WITH FLOODWAY, CROSS SECTIONS H # 1).
4. LANDSCAPING AROUND THE PARKING AREA REQUIRES ONE (1) TREE PER FIVE (5) PARKING SPACES. THEREFORE, FOR ONE HUNDRED (100) SPACES IS TWENTY (20) TREES. ALL TREES PROPOSED AROUND THE GRAVEL PARKING AREAS TO BE RIVER BIRCH.
5. ALL TREES PROPOSED IN THE BUFFER STRIP TO BE LEYLAND CYPRESS.
6. OWNER TO LEAVE ALL TREES WITHIN THE PROPOSED SETBACK BUFFER UNDISTURBED, EXCEPT FOR THOSE TREES THAT ARE UNHEALTHY AND/OR DAMAGED.
7. IT IS NOT THE INTENT OF THE OWNER/DEVELOPER TO BUILD A PERMANENT STRUCTURE AT THIS TIME. IF IN THE FUTURE A PERMANENT STRUCTURE IS NEEDED, THE OWNER/DEVELOPER SHALL OBTAIN ALL APPLICABLE PERMITS AND SHALL MEET ALL APPLICABLE STORMWATER AND FLOODPLAIN REQUIREMENTS.
8. APPROXIMATE TOPOGRAPHICAL INFORMATION TAKEN FROM HENDERSON COUNTY GIS.

**PROJECT - SUMMARY**

TOTAL PROJECT:	18.24 AC.±
PARCEL IDENT. NO.:	00-9660-09-8902-55
PROPOSED USE:	MOTOR SPORTS - RECREATIONAL
DWELLING UNIT DENSITY:	N/A
COMMON AREA:	N/A
WATERSHED:	N/A
ZONING:	INDUSTRIAL DISTRICT
FIRE DISTRICT:	MTN. HOME
WATER:	N/A
SEWER:	PRIVATE (PORTABLE)
ROADS:	PRIVATE (GRAVEL)
OCCUPANCY:	300 TOTAL PATRONS & RIDERS
PARKING SPACES:	100 TOTAL (PROPOSED)
TRACKS AND LENGTHS:	MAIN TRACK ~ 3,250' BEGINNER TRACK ~ 930'
TRACK WIDTH:	12' (BOTH TRACKS)
PATRON AREA:	20,000 SQ.FT. REQUIRED 20,000 SQ.FT. PROPOSED
NEAREST RESIDENTIAL DISTRICT (R1):	778± FEET

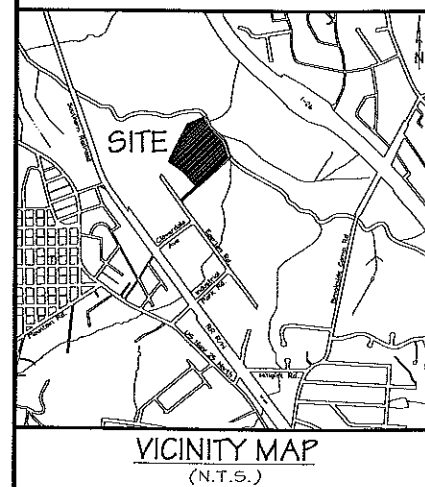
**PROJECT - SETBACKS**

FRONT:	20' from Centerline of Local Road
SIDE:	20' from Property Line
REAR:	20' from Property Line



- Notes:**
1. The grades for the proposed gravel entrance road shall not exceed 15%.
  2. Entrance road shall have a minimum vertical clearance of 13'-6".

**TYPICAL ENTRANCE ROAD SECTION**  
NOT TO SCALE



- LEGEND:**
- EPS - EXISTING PLANTED STONE
  - EIP - EXISTING IRON PIN
  - - NEW IRON PIN SET (1/2")
  - - CALCULATED POINT
  - - RIGHT-OF-WAY
  - - OVERHEAD UTILITY LINES
  - - UTILITY POLE

**PATTERSON & PATTERSON**  
ENGINEERING - SURVEYING - PLANNING

WILLIAM PATTERSON  
PROFESSIONAL LAND SURVEYOR  
P.O. BOX 614  
HENDERSONVILLE, NC 28793-614  
TEL. & FAX: (828) 692-6629

**MOUNTAIN HOME MOTOR CROSS**  
HENDERSONVILLE TOWNSHIP - HENDERSON COUNTY, N.C.

**SITE PLAN**

**REVISIONS**

1/29/04 - PP
2/1/04 - PP
4/24/08 - PP/JM

SHEET

1

OF 1

**OWNER:**  
G. ANDREW BENNETT  
40 HARWOOD LANE  
FAIRVIEW, NC 28730  
(828) 628-0274

**SURVEYOR/ENGINEER:**  
PATTERSON & PATTERSON  
PAUL PATTERSON, P.E. & P.L.S.  
WILLIAM PATTERSON, P.L.S.  
P.O. BOX 1189  
HENDERSONVILLE, NC 28793-1189  
TEL. & FAX (828) 692-6629

DRAWING NAME: MOTORCROSS DATE: 12/03/03  
JOB NO.: 08-10-63-ENG SCALE: NOTED  
SUBMITTED: 12/03/03  
RE-SUBMITTED: 4/24/08  
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