SPECIAL USE PERMIT INFORMATION

What is a Special Use?

The Buncombe County Zoning Ordinance provides a list of land use types that may be permitted in each Zoning District within the County. Most allowable land uses can be approved administratively, by Planning Department Staff. However, the Buncombe County Board of Commissioners has determined that, due to potential impacts on the surrounding neighborhood, certain land uses must undergo a higher level of permitting review; these are "Special Uses." To determine whether a use requires a Special Use Permit, please reference *Section 78-641(a) - Permitted Uses* table of the Zoning Ordinance for a complete list.

Who decides if I will get a Special Use Permit?

The decision is made by the Buncombe County Board of Adjustment. No Special use shall be granted by the Board of Adjustment unless all standards for specific uses are followed according to the requirements in the Zoning Ordinance. Standards have been established to ensure that the use will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use, and will not be detrimental to the public welfare. The full list of conditions for granting approval can be found in *Sections 78-678(b)*.

When will my Special Use Permit be decided?

The Board of Adjustment meets the second Wednesday of every month at 12 noon. Staff will confirm your meeting date upon submittal of your application. The applicant or their chosen representative **should be present** at the meeting in order to receive a review by the Board. Applications must be received by the Planning Department 30 days prior to the scheduled Board of Adjustment meeting.

What is the process for obtaining a Special Use Permit?

1. **Pre-Conference:** Complete a pre-submittal conference with the Planning & Development Department to review the information of the proposed development. This is an informal meeting to go over questions.
2. **TRC Review:** Your conceptual site plan will be reviewed by the County's Technical Review Committee to provide you with comments and revision requests prior to your official application.
3. **Submit Application:** At least 30 days prior to the public hearing date.
4. **Public Notice:** Public notice for the public hearing will be completed by County staff. Staff will notify all property owners within 1,000 feet of the property in addition to online and newspaper legal advertisements.
5. **Public Hearing:** The Board of Adjustment will hear a summary of the application by Staff, information presented by the applicant, information presented by anyone with legal standing, and will approve or deny, or continue the application to a future meeting date.
6. **Permits to Construct:** After approval of the SUP, apply for your Site Plan Review (SPR) permit, which starts the process for obtaining zoning approval and beginning the building permit application process.
7. **Inspections:** Inspections may be made during construction and a final inspection after construction is complete will be made to ensure that the SUP has been constructed according to the approved plan.

Is the Board's decision the final step?

No. Approval of a SUP application grants permission for staff to administratively review a proposed development. Board approval does not waive applicable building, zoning, and other ordinance standards.

What else should I know?

Sometimes an application is continued to another meeting due to a lack of a quorum, insufficient information, or for other reasons. If this occurs, you will be notified of the new meeting date. Special Use Permit proposals which have been denied by the Board of Adjustment may not be resubmitted for additional review, unless the proposal is substantially different from that which was previously denied.

BUNCOMBE COUNTY
PLANNING & DEVELOPMENT
(828) 250-4830 - PlanningInfo@BuncombeCounty.org
www.buncombecounty.org/planning

Application for a SPECIAL USE PERMIT
PLANNED UNIT DEVELOPMENT
Level 2 (PUDII)

PLEASE NOTE: A PRE-SUBMITTAL CONFERENCE IS REQUIRED PRIOR TO SUBMITTING THIS APPLICATION

A. Property Information

PIN(s): 060697225800000

Address(es): 55 Woodson Road

Project Name: The Worx Project Acreage: 276.51

Zoning District: OU Average Natural Slope: 29.57 % Elevation: 3200 FT above sea level

Current Land Use(s): Camp Utilities: Septic / Well

☐ Floodplain ☑ Steep Slope/High Elevation ☑ Protected Ridge ☐ Watershed ☐ BR Pkwy

B. Application for Special Use Permit for a Level 2 - PUDII

Application is hereby made to the Board of Adjustment to issue a Special Use Permit for a Level 2 Planned Unit Development for use of the property as a (*please provide a brief description of the use*):

Existing Camp facilities to be expanded to create a campus for The Worx Project, which focuses on career development in cooperation with Buncombe County and Asheville schools.

Number of units/structures		Design Information	
Commercial units:		Community meeting date *(Or indicate no meeting held):*	
Commercial structures:	28 structures total	Height of tallest retaining wall:	n/a
Total size of all buildings in SF:	26,912 sf	Total lots creating through a subdivision:	2
Size of largest building in SF:	4,500 sf	Smallest lot size proposed:	31.5
Min. distance between buildings:	25'	Will this project use public funding *(federal/state/local)?*	Yes
Smallest Internal PL Setback:	30'	Total proposed impervious area for full project buildout:	2.5 ac
Height of tallest structure *(shortest side to roof peak)*:	35'	Total proposed disturbance for full project buildout:	6.2 ac

C. Land Development Standards

Are you proposing any deviations from the Zoning Ordinance standards through this PUD? ☐ Yes ☑ No

If yes, check which standards you are requesting to amend:

☐ Lot size ☐ Land use types ☐ Maximum building height ☐ Parking
☐ Commercial density ☐ Interior setbacks ☐ Distances between buildings ☐ Other

External setback requirements cannot be waived by a SUP application: ☑ Confirm

OFFICE USE ONLY: Date received: Case: ZPH20

Approval of a PUD is conceptual and does not exempt the applicant from meeting all required Ordinance standards, except for those standards specifically listed on this application to be deviated from, and agreed to by the Board. PUD's which intend to subdivide must submit a subdivision application.

Applicant Contact Information ***(Developer of this project)***

WORX Project
Company/Corporate Name (*if applicable*)

Jason McDougald
Applicant's Name

55 Woodson Road Fairview, NC 28730
Mailing Address *(Street number, Street name, City, State, Zip Code)*

(828) 668-7793 admin@worxproject.com jason@campgrier.org
Telephone **Email**

Jason McDougald 6.10.24
Signature **Date**

Additional emails, not listed elsewhere on this page, to receive correspondence about the application/meeting:

_____ _____

D. Authorized Representative ***(If different)***

Find The Line Studios, PLLC
Company/Corporate Name (if applicable)

Rob Dull, PLA
Applicant's Name

362 Depot Street, Suite 107
Mailing Address

Asheville, NC 28801
City, State, and Zip Code

(828) 674-5592
Telephone

rob@findthelinestudios.com
Email

Rob Dull 6.10.24
Signature **Date**

E. Owner ***(If different)***

The Presbytery of Western North Carolina, Inc.,
Successor in Interest to Presbytery of Asheville
D. Cameron Murchison, Jr., Stated Clerk
Owner's Name

114 Silver Creek Road
Mailing Address

Morganton, NC 28655
City, State, and Zip Code

(828) 438-4217
Telephone

cmurc1@gmail.com
Email

D. Cameron Murchison 6.26.24
Signature **Date**

F. SPECIAL USE PERMIT APPLICATION CHECKLIST

The Zoning Administrator reserves the right to waive checklist requirements which are not applicable for the project.
I, the petitioner, submit a site-specific development plan containing the following information (Please mark 'NA' by any requirement that is not applicable and provide a brief statement as to why it is not applicable.):

☐ **Site Plan: Digitally submitted PDF plan with the following items printed on the plan:**

- ☑ PIN number(s) and address(es) of all associated parcels
- ☑ Total number and type of commercial units, buildings, parcel size, and gross residential densities.
- ☑ Existing conditions including contours, watercourses, flood hazard areas, and any unique natural or manmade features.
- ☑ Building footprints, and use of all existing and proposed structures.
- ☑ Location of any retaining walls. Maximum height shall be shown on the site plan for each wall.
- ☑ Location and size of all areas to be conveyed, dedicated, or reserved as common open space, parks, recreational areas, school sites, and similar public and semipublic uses.
- ☑ Locations and/or notation of existing and proposed easements and rights-of-way.
- ☐ Location of cluster mailbox unit for mail delivery. Coordinate review and approval with servicing USPS post office.
- ☑ Zoning district in which the project is located.
- ☑ Approximate location of proposed utility systems.
- ☑ Indicate whether street lights, or other exterior lighting is proposed on the site.
- ☑ Approximate location and types of stormwater treatment areas.

Stormwater & Erosion Control:

- ☑ Designated trout streams on site: Show a 25 foot undisturbed buffer from top of stream banks.
- ☑ Other streams on site: Show 30 foot vegetated setback from top of stream banks.
- ☑ Approximate location and type of stormwater control measures (SCMs).
- ☑ Approximate location of proposed concentrated stormwater discharges from project property and SCMs.
- ☑ Statements from Design Professional indicating the following: Drainage basins to discharge points will not change (or demonstrate on plans); Indicate whether site will meet low-density or high-density water quality regulations; If High Density, indicate if runoff volume match or treatment method will be used; If Runoff Treatment method, include plans showing runoff from net added impervious areas can be captured via stormwater systems, convenance, and grading.

Roads and Parking:

- ☑ Existing and proposed street system, including the major points of access to the public right-of-way.
- ☑ Location and number of parking spaces, service areas, and loading areas.
- ☑ Show approved road names on plan. Contact the Addressing Coordinator for approval.
- ☑ Notation of the proposed ownership of the street system *(public or private).*

Perimeter and Adjacent Uses:

- ☑ Boundary lines of the proposed development, lot lines, and plot design.
- ☐ Proposed location and type of any screening buffers, privacy fences, landscaped berms, or other perimeter treatments.
- ☑ Information on adjacent lands: land use, zoning classifications, public facilities, and any unique natural features.

☐ **Additional Application Documents**:

- ☑ *Renderings:* For commercial structures, architectural renderings of all principal buildings, drawn to a known scale.
- ☑ *Fire Marshal Approval:* Documentation from the Buncombe County Fire Marshal indicating the adequacy of the development's facilities for emergency medical and fire services.
- ☐ *Utility Availability:* Public systems: Water and Sewer Availability/Allocation Letters; Private systems: Soil investigation report, septic test, or other documentation showing the site can support the proposed development.
- ☐ *Retaining Walls:* Elevation renderings showing the anticipated scale of any walls which exceed 10 feet in height after grading, including proposed landscaping, vegetative screening, and top and bottom of the wall at grade.
- ☑ *Business Plans:* One page letter containing the following information:
  - Statement of present and proposed ownership.
  - Development schedule indicating approximate beginning and completion dates, including any proposed stages.
  - Statement of the applicant's intentions regarding future sales and/or leasing of all or portions of the development.
  - Plan for maintenance of common areas, recreation areas, open spaces, streets and utilities.

G. BURDEN OF PROOF

The Board of Adjustment will approval or deny an application based on the facts and testimony offered in the public hearing. The burden of proof lies with the applicant to demonstrate that all requirements have been met. In the spaces provided below, indicate **the facts you intend to demonstrate** and **the arguments that you intend to make** to demonstrate to the Board that it can properly grant the Special Use Permit as provided for in *§78-677(g) Procedures for obtaining a Special Use Permit, Conditions for granting approval***,** and the Planned Unit Development Level 2 approval as provided for in *§78-678(b)(7) Special Use Standards, Planned Unit Developments, Level II (PUDII)***.**

Answers must be provided in the space below, do not submit answers on a separate form. Where applicable, indicate if a requirement does not apply and why. If this is a revision to a previously approved SUP and the answers to the statements below have not changed, indicate 'no change from previous approval'.

SPECIAL USE PERMIT STANDARDS:

1. Indicate how the proposed SUP will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed SUP:

APPLICANT NARRATIVE

This will be an expansion of an existing use and is located within a large forested property. No proposed uses will be visible from any adjacent properties.

2. Indicate how the proposed SUP will not be detrimental to the public welfare or injurious to property or public improvements in the neighborhood of the proposed SUP:

APPLICANT NARRATIVE

This will be an expansion of an existing use and is located within a large forested property. No proposed uses will be visible from any adjacent properties. There will be essentially no effect to the surrounding neighborhood except that they will have access to public recreational trails.

3. Indicate how the proposed SUP will not cause or have adverse effects on surrounding properties due to noise, vibration, odor, or glare effects:

APPLICANT NARRATIVE

There are no changes to the existing use of the property, therefore no impacts are proposed to surrounding neighborhood/property owners.

4. Indicate how satisfactory ingress and egress to the property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control have been provided or how the items listed are not applicable to the proposed SUP:

APPLICANT NARRATIVE

Existing ingress/egress roads will be improved to meet Buncombe County Fire Marshal approval. No change of use is proposed.

5. Indicate how off-street parking and loading areas are proposed to be provided, with particular attention to the items in §78-658 of the Buncombe County Zoning Ordinance or how the items listed are not applicable to the proposed SUP:

APPLICANT NARRATIVE

Adequate off-street parking improvements are proposed for the expanded camp elements. This includes regular parking spaces, ADA spaces, and bus/loading zones.

6. Indicate how adequate and proper utilities, with reference to locations, availability, and compatibility are to be provided or how the items listed are not applicable to the proposed SUP:

APPLICANT NARRATIVE

Adequate utility connections are available for the project. Electric service to be provided by Duke Energy, water provided from private wells, and on-site septic capabilities have been confirmed.

7. Indicate how buffering, with reference to type, locations, and dimensions will be provided or how it is not applicable to the proposed SUP:

APPLICANT NARRATIVE

The camp expansion is surrounded by expansive forested areas that will be in a Conservation Easement. No project improvements will be visible to adjacent properties.

8. Indicate how signs, if any, and proposed exterior lighting with reference to glare, traffic safety, and economic effect will be compatible and harmonious with properties in the area or how the items listed are not applicable to the proposed SUP:

APPLICANT NARRATIVE

No signage is proposed.
No exterior lighting is proposed.

9. Indicate what playgrounds, open spaces, yards, landscaping, access ways, and pedestrian ways are proposed, with reference to location, size, and suitability in relation to the proposed SUP or how the items listed are not applicable to the proposed SUP:

APPLICANT NARRATIVE

An expansive, public trail system is proposed throughout the Conservation Easement. Parking areas are provided for trail access.

10. Describe building(s) and structure(s) with reference to location, size, and use and how the proposed buildings would be compatible with the surrounding neighborhood or how the items listed are not applicable to the proposed SUP:

APPLICANT NARRATIVE

All new and expanded buildings are located in the heart of the large forested property. No improvements will be visible from adjacent properties. New buildings to include a Lodge/Commercial Training Kitchen, Outdoor Classrooms, Staff/Rental cabins, Boathouse, and Pavilion.

11. Describe the hours of operation of the proposed use and how those hours will protect and maintain the character of the surrounding neighborhood or how the hours of operation are not applicable to the proposed SUP:

APPLICANT NARRATIVE

WORX will operate as a day camp in coordination with Buncombe County and Asheville Schools. Rental cabins would be made availabe when day camp is not in session. A summer camp offering could be offered on a traditional weekly/bi-weekly schedule. All new offerings would be consistent with the existing use of the property as a camp facility.

PLANNED UNIT DEVELOPMENT STANDARDS:

12. Indicate ownership of the subject property. The land in a PUD shall be under single ownership or management by the applicant before final approval and/or construction, or proper assurances (legal title or execution of a binding sales agreement) shall be provided that the development can be successfully completed by the applicant.

APPLICANT NARRATIVE

The subject property will be under the ownership of Camp Grier.

13. Indicate all proposed uses. PUDIIs must include only non-residential uses.

APPLICANT NARRATIVE

Proposed use will remain as Camp/Resort.

14. Indicate the height of all structures. The normal maximum structure height may be waived for the PUDII, provided that unique elements of the development impose requirements for additional height that are not universal throughout the zoning district. Additionally, PUDIIs in excess of the normal maximum height require that the spirit and intent of this section are complied with in a total development plan, as determined by the Board of Adjustment. PUDIIs within the Blue Ridge Parkway Overlay District may not contain structures which exceed the maximum height allowed within the overlay district.

APPLICANT NARRATIVE

Maximum building height to be 30'

15. Indicate distances between buildings. The minimum distance between buildings shall be 20 feet or as otherwise specified by the Board of Adjustment to ensure adequate air, light, privacy, and space for emergency vehicles.

APPLICANT NARRATIVE

Minumum distance between buildings to be 20'0".

16. Indicate number of parking and loading spaces proposed. Parking requirements may be waived for the PUDII, provided that the spirit and intent of this section are complied with in a total development plan, as determined by the Board of Adjustment.

APPLICANT NARRATIVE

80 parking spaces are proposed, including ADA spaces, and bus/loading spaces.

H. CERTIFICATION

- I hereby certify that I am the owner, contractor, or authorized agent of the owner, and the above information is correct to the best of my knowledge and hereby make application for a Special Use Permit for a PUDII. Any information given that is incorrect will cause this application to become null and void.
- I acknowledge that withdrawal of this application after notice has been made will result in forfeiture of any application fees associated with said application.

Rob Dull

Signature of Petitioner

03	11	2024
Month	Day	Year