

**REQUEST FOR COMMITTEE ACTION**

**HENDERSON COUNTY**

**TECHNICAL REVIEW COMMITTEE**

**MEETING: December 6, 2016**

**SUBJECT: Major Site Plan**

**PRESENTER: Toby Linville**

**ATTACHMENTS: Staff Report**

**SUMMARY OF REQUEST: Major site plan review for self-storage warehousing**

**SUGGESTED MOTIONS:**

**I move to approve the major site plan for Miller Bros Storage.**



## Henderson County, North Carolina Code Enforcement Services

### 1. Committee Request

- 1.1. **Applicant:** MB NC Properties LLC/Jim Miller
- 1.2. **Request:** Major Site Plan Review
- 1.3. **PIN:** 9588603172, 9588606251 and 9588605359
- 1.4. **Size:** 1.76 acres +/-
- 1.5. **Location:** Corner of S Orchard Rd and Upward Rd
- 1.6. **Supplemental Requirements:**

#### **SR 9.7. Self-Storage Warehousing, Mini-Warehouses (for Commercial District)**

- (1) Site Plan. Major *Site Plan* required in accordance with §42-331 (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. Self-storage warehousing, mini-warehouses *structures* shall not be constructed within 100 feet of any adjacent existing *dwelling unit* (located in a *residential zoning district* and not located on the same property as the *use*).
- (4) Structure. Garage/storage bays shall be oriented away from the public *right-of-way* where possible.
- (5) Operations. The mini-warehouse units shall be used for “dead” storage only (no commercial enterprise can be conducted from an individual unit or units and no *wholesale trade* or retail sales shall be permitted).
- (6) Lighting. Exterior lighting shall not exceed ten (10) feet in height.
- (7) Street Trees. Street *trees* shall be provided in accordance with Article V. Landscape Design Standards, Subpart C. Street Tree Requirements (Major Subdivisions).
- (8) Outdoor Storage. Open storage of *recreational vehicles* and dry storage of pleasure boats shall constitute an *outdoor storage* (see SR 2.8 and SR 2.9-Outdoor Storage).







7. **Photographs**



2016/11/21  
17:17



S Orchard Rd

Orchards of Flat Rock

2016/11/21  
17:17

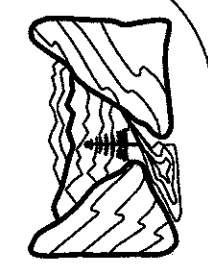




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DO NOT  
ENTER

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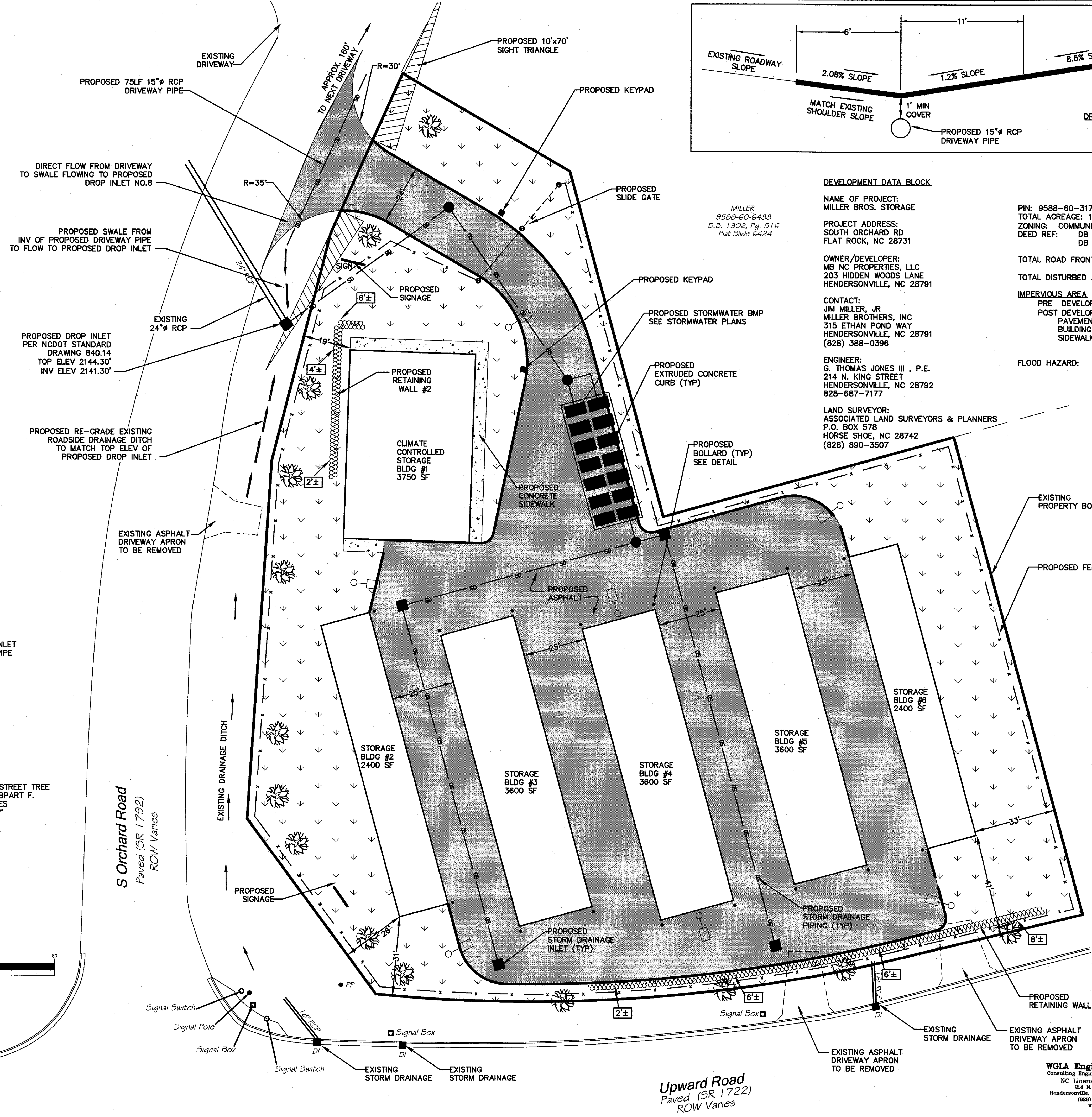
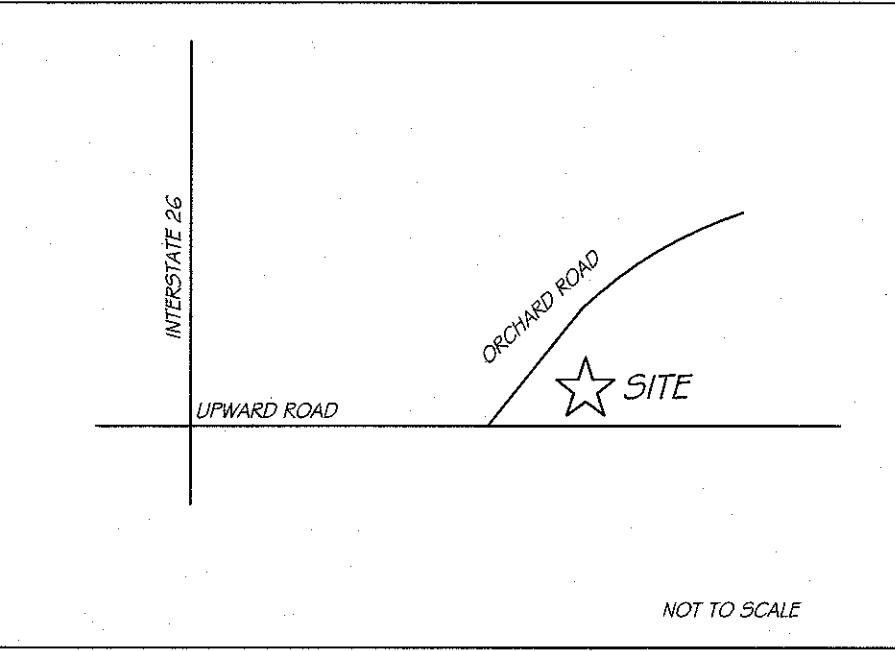
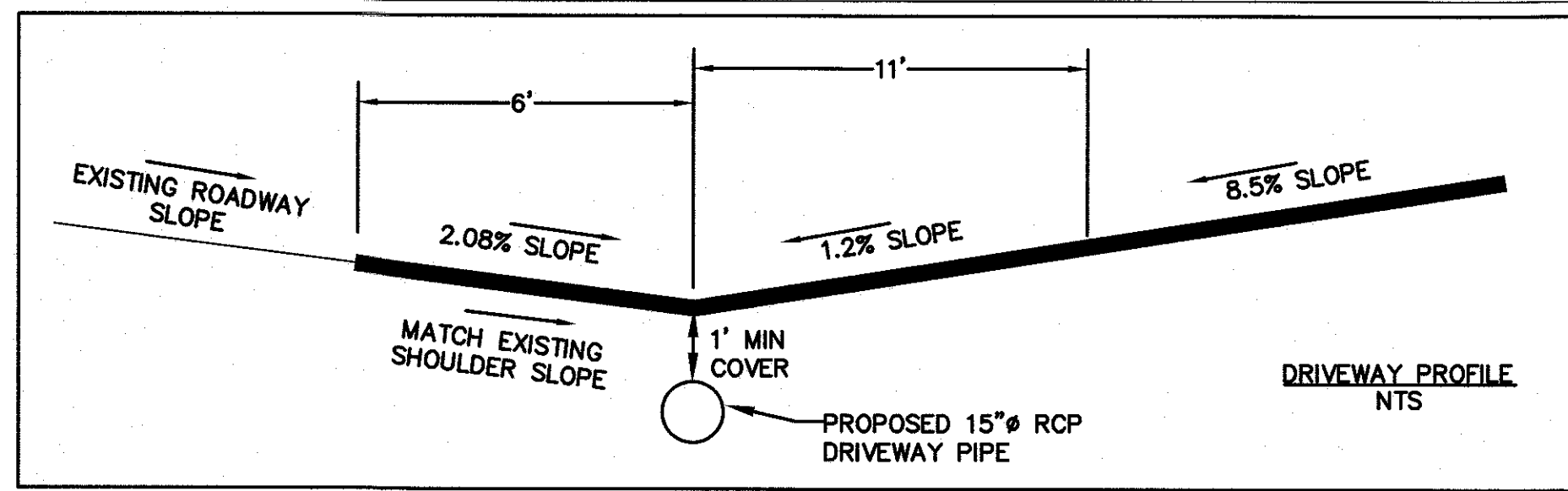


**WGLA Engineering, PLLC**  
CONSULTING ENGINEERS & LAND PLANNERS  
HENDERSONVILLE, NORTH CAROLINA

**MILLER BROS. STORAGE**  
HENDERSON COUNTY  
NORTH CAROLINA

**SITE DEVELOPMENT PLAN**

sheet  
C-200



**DEVELOPMENT DATA BLOCK**

**NAME OF PROJECT:** MILLER BROS. STORAGE  
**TOTAL ACREAGE:** 1.76 AC  
**ZONING:** COMMUNITY COMMERCIAL (HENDERSON COUNTY)  
**DEED REF:** DB 1608 PG 574  
 DB 1593 PG 052  
**TOTAL ROAD FRONTAGE:** 677ft±  
**TOTAL DISTURBED AREA:** 1.72 AC (98%)  
**IMPERVIOUS AREA**  
 PRE DEVELOPMENT: N/A (0%)  
 POST DEVELOPMENT: 0.96 AC (54.5%)  
 PAVEMENT: 21,589sqft  
 BUILDINGS: 19,350sqft  
 SIDEWALKS: 730sqft  
**FLOOD HAZARD:** THIS PROJECT IS NOT LOCATED WITHIN A 100yr FLOOD PLAIN HAZARD AREA PER NC FLOOD MAPPING (FEMA MAP NO. 3700958800J REV 10/02/2008 )

MILLER  
9588-GO-6488  
D.B. 1302, Pg. 516  
Plat Slide 6424

**OWNER/DEVELOPER:**  
MB NC PROPERTIES, LLC  
203 HIDDEN WOODS LANE  
HENDERSONVILLE, NC 28791

**CONTACT:**  
JIM MILLER, JR  
MILLER BROTHERS, INC  
315 ETHAN POND WAY  
HENDERSONVILLE, NC 28791  
(828) 388-0396

**ENGINEER:**  
G. THOMAS JONES III, P.E.  
214 N. KING STREET  
HENDERSONVILLE, NC 28792  
828-687-7177

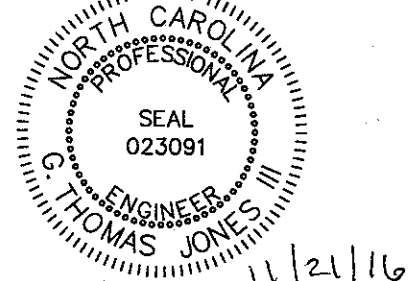
**LAND SURVEYOR:**  
ASSOCIATED LAND SURVEYORS & PLANNERS  
P.O. BOX 578  
HORSE SHOE, NC 28742  
(828) 890-3507

HOOTS  
9588-GO-72800  
D.B. 405, Pg. 107

- NOTES:**
1. PROPERTIES MUST BE RECOMBINED
  2. 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. EXTERIOR LIGHTING SHALL NOT EXCEED TEN (10) FEET IN HEIGHT.
  4. STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH HENDERSON COUNTY LAND DEVELOPMENT CODE, ARTICLE V. LANDSCAPE DESIGN STANDARDS, SUBPART C. STREET TREE REQUIREMENTS (MAJOR SUBDIVISIONS).



Know what's below.  
Call before you dig.



Revisions	
11/17/16	NC DOT COMMENTS
11/21/16	HC COMMENTS

date:10/11/16  
job: 16138  
drawn: MJF

**WGLA Engineering, PLLC**  
Consulting Engineers & Land Planners  
NC License No: P-1342  
214 N. King Street  
Hendersonville, North Carolina 28792  
(828) 687-7177  
wgl.com

- LEGEND:**
- SD ■ PROPOSED STORM DRAINAGE INLET
  - PROPOSED STORM DRAINAGE PIPE
  - PROPOSED OPEN SPACE
  - PROPOSED FENCE
  - PROPOSED WALL
  - PROPOSED BOLLARD
  - PROPOSED ASPHALT
  - PROPOSED EXTRUDED CURB
  - ○ PROPOSED LIGHT POLE
  - PROPOSED LARGE DECIDUOUS STREET TREE

SEE HC LDC - ARTICLE V, SUBPART F.  
FOR LIST OF APPROVED SPECIES  
TOTAL ROAD FRONTAGE = 677'  
REQUIRED = 1 TREE PER 50LF  
MIN. SPACING = 15'  
MAX. SPACING = 65'

