

**HENDERSON COUNTY
BOARD OF COMMISSIONERS**

MEETING DATE: May 21, 2008

SUBJECT: Review Special Intensity Allocation application WS-2008-05-01
(Village Green at Mills River)

ATTACHMENTS:

1. Staff Memorandum
2. Planning Staff Memorandum
3. Mills River Staff Memorandum
4. Applicant Information, narrative and plan

SUMMARY OF REQUEST:

Leroy Brown, Buyer, submitted an application on property owned by E K S Morley, for approval of a proposed warehouse and office building (9,600 square feet) with associated parking and driveway access (10,334 square feet) on February 13, 2008. The application has a proposed impervious surface of 46.0 percent. This exceeds the 24 percent allowed by right. A Special Intensity Allocation permit would be required. The PIN for the property is 9631-31-8953 and is approximately 1.00 acre in size. The property is currently a vacant parcel of land. This parcel of land is located in the Town of Mills River.

Normally these types of applications would be under staff review using category 1 allocation for Lower Mills River (Asheville) Balance of Watershed (WS-III). On November 2, 2006, category 1 was exhausted of allocation. The Henderson County Land Development Code (LDC) Section 200A-322.D (Special Intensity Allocation staff/formal review) requires applicants submit is reviewed by the Henderson County Board of Commissioners for any proposed nonresidential development once Category 1 has been exhausted. On December 19, 2007, the Board of Commissioners approved criteria for each applicant to meet.

Category 3 has a total of 30.736 acres, this application removes 1.00 acre from the total if approved. This would leave 29.736 acres for future projects located in the WS-III Balance of Watershed district.

BOARD ACTION REQUESTED: The Watershed Administrator recommends approval of project as submitted.

Suggested Motion: I move that the Board approve the application for Carolina Flooring Contractors Special Intensity Allocation (WS-III Balance of Watershed) subject to the applicant satisfying all recommendations of the Watershed Administrator, Senior Planner, Mills River staff and the Board.

MEMORANDUM

TO: Natalie J. Berry, Watershed Administrator & Erosion Control Division Chief

FROM: Planning Staff

DATE: May 8, 2008

SUBJECT: Staff review & recommendation for Category 3 SIA application #WS 2008-05-01 – Village Green of Mills River, LLC.

Staff has reviewed application #WS 2008-05-01 submitted by Village Green of Mills River, LLC for a Category 3 Special Intensity Allocation (SIA) on approximately 2.626 acres. Based on the Board of Commissioners criteria for evaluating category 3 SIA's, Staff has provided the following comments and recommendations for the Boards consideration:

1. **The proposed use of the property, size of the proposed use, and size of the property.** The applicant is proposing two commercial buildings for office and retail uses. The proposed structures account for approximately 20,000 square feet (0.46 acres) of impervious surface (approximately 10,000 square feet (0.23 acres) for each building). The development will have approximately 41,550 square feet (0.95 acres) in "concrete" (parking/drives/sidewalks/etc.). The property is approximately 114,388.55 square feet (2.626 acres) in size and the applicant is proposing to cover the property with 61,400 square feet (1.41 acres) of impervious surface (54 percent of the property).
2. **The proposed use shall be developed in such a manner as to:**
 - a. **Comply with all applicable local, state and federal statutes, ordinance and regulations.** The Town of Mills River has provided a waiver of zoning compliance and will review the proposed project site plan before issuing a zoning permit. The project site is zoned MR-NC (Neighborhood Commercial).
 - b. **Be in accordance with the Henderson County 2020 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.** The Town of Mills River has not indicated compliance with any specific municipal plans. The Henderson County 2020 Comprehensive Plan (CCP) Future Land Use Map identifies the property being located in the Urban Service Area (USA) and a portion of the property as appropriate for Industrial development. The CCP states that the USA will contain considerable commercial development at a mixture of scales.
 - 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.** The surrounding properties are also zoned MR-NC (Neighborhood Commercial). The use of the property does not indicate any unexpected noise, glare, dust or odor would be generated, however, the applicant should indicate if these are anticipated.

- d. **Minimize environmental impacts on the neighborhood including the following groundwater, surface water, wetlands, endangered/threatened species, archeological sites, historic preservation sites and unique natural areas.** The proposed use of the property does not suggest any environmental impacts to groundwater, surface water, wetlands, endangered/threatened species, archeological sites, historic preservation sites or unique natural areas. The applicant is proposing public water and sewer services.
 - e. **Minimize built upon area.** The applicant is not seeking to maximize built upon area. The applicant is requesting 54 percent built upon area. The applicant may be able to reduce impervious surface by the removal of one of the proposed driveway access points onto Banner Farm Road. Staff does recommend the two proposed entrances remain for access purposes unless required by the NC DOT.
 - f. **Direct stormwater runoff away from surface waters.** The nearest surface water is Brandy Branch to the south of the project site. The applicant has indicated that stormwater runoff will be directed with standard measures to include, but not limited to, a permanent bio-swale ditch, several storm outfalls with rip-rap aprons, a stormwater collection system, and a temporary sediment basin.
3. **Provisions/Arrangements have been made concerning:**
- a. **Ingress and egress to property and proposed structures thereon (with particular reference to automotive/pedestrian safety/convenience and traffic flow/control).** The applicant has proposed two entrances/exits to the property from Banner Farm Road and closing an existing access driveway off N.C. 191. The applicant has also proposed sidewalks which connect the proposed parking areas and entrance.
 - b. **Off-street parking and loading areas.** The applicant is proposing to provide parking area with 118 spaces (67 spaces for office use and 100 spaces for retail use). Parking standards should be reviewed in accordance with the Town of Mills River Zoning Ordinance at the time of the final site plan submittal.
 - c. **Utilities (with particular reference to locations, availability and compatibility).** The applicant has indicated that public water and sewer will be provided to the project. The applicant has not indicated location/ availability/ compatibility of the proposed utilities.
 - d. **Buffering and landscaping (with particular reference to type, location and dimensions).** The applicant has not indicated buffering and landscaping are proposed. Landscaping requirements should be reviewed in accordance with the Town of Mills River zoning ordinance at the time of the final site plan submittal.
 - e. **Structures (with particular reference to location, size and use).** The applicant is proposing to locate the structures centrally on the site with parking surrounding three sides of the structures.

Staff recommends that the Board approve the Category 3 SIA application #WS 2008-05-01 for Village Green of Mills River, LLC subject to the applicant satisfying conditions which may result from: the comments of Planning Staff, recommendations of the Watershed Administrator, and Board of Commissioners' discussion.



Town of Mills River Staff Review Report

May 9, 2008

TO: Natalie Berry, CFM, CPESC, CPSWQ

FROM: Jaime Adrignola, AICP, Town Manager

SUBJECT: WS-2008-05-01 Village Green at Mills River

Review Summary

This project appears to comply with all applicable Town of Mills River ordinances and policies as well as those applicable Henderson County ordinances and policies related to watershed allocations.

Project Description

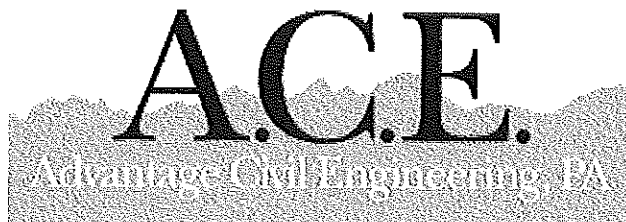
Village Green at Mills River has applied for approval of two buildings totaling 19,850 square feet in the Mills River Neighborhood Commercial (MR-NC) Zoning district for a commercial floor covering operation. The proposed project would cover 54% of the 2.626 acre parcel with impervious surface.

Mills River staff comments on criteria

This project's use is consistent with the Mills River Zoning Ordinance and will be required to comply with parking, landscaping and signage requirements at development. It is also consistent with the goals as outlined in the Mills River Comprehensive Land Use Plan as well as in the Henderson County Comprehensive 2020 Plan. This project is also consistent with the Comprehensive Transportation Plan with easy access to NC 191, for the purposes of commerce.

The watershed protection ordinance was designed to protect the drinking water supply and to protect water quality. This project does not appear to impose unnecessary noise, glare, odor, dust or impede solar access to those living and working in the area or in such a way that would impact water quality for the community.

This project appears to have minimal environmental impacts with measures taken such as stormwater runoff control. This project also meets the built upon restrictions listed in the watershed ordinance for Special Intensity Allocation approval.



204 Charlotte Highway
 Suite F
 Asheville, NC 28803
 828-398-0978
 www.aceasheville.com

Date: April 30, 2008
 Project: 0813 – Village Green at Mills River-PhII

To: ATTN: Natalie Berry
 Henderson County Zoning

Via: Mail Overnight Hand Delivered FAX Pick-up @ ACE Office

Number of pages sent by FAX (including this transmittal):

Copies	Date	
1 set	4-30-08	Preliminary Plans
1	4-30-08	SIA Application
1	4-30-08	\$250 Check for application fee
1	4-30-08	Preliminary approval letter from Town of Mills River

Remarks:

Request for review and approval of SIA Submittal Enclosed.

By: Mike Lovoy, PE *MDL*



WATERSHED ONLY
TOWN OF MILLS RIVER
Waiver of Zoning Compliance

DATE: 4/30/08

APPLICANT: Village Green at Mills River, LLC/ Robert Scheiderich

ADDRESS: 4140 Haywood Rd

Mills River, NC 28759

PHONE: 828-891-6640 FAX: _____

ADDRESS OF PROPERTY: 4140 Haywood Rd PIN # 9631836963

PRIMARY ZONING DISTRICT: MR-NC Commercial-Office/Retail

PROPERTY OWNER: Village Green at Mills River, LLC

Zoning Compliance Permit not required for the following reason(s):
This permit is for watershed purposes only. The uses shown are consistent with those permitted in MR-NC. The parking space numbers and landscaping will be reviewed before issuing a zoning permit to proceed with building.

Patricia A. Christie
Zoning Administrator

4/30/08
Date

Zoning Administrator

Date

**Henderson County
Special Intensity Allocation (SIA)
Application Form**

Date 4-30-08 File No. _____

Owner's Name VILLAGE GREEN AT MILLS RIVER, LLC

Applicant's Name VILLAGE GREEN AT MILLS RIVER, LLC

Mailing Address 4140 HAYWOOD RD

Phone Number 828-891-6640

Project Location CORNER OF BANNER FARM RD &
HAYWOOD RD (TOWN OF MILLS RIVER) PIN 9031-83-6963

Project Description 2 Commercial Buildings w/required
parking

Applicant's Signature H.W. Alwan 5-1-08
(Date)

*****Official Use*****

Date Received 5-1-2008 Plans Attached YES

Fee Paid ^{\$} 250.00

Previous Applications NO File No. _____

Disposition _____

Total Project Area 2.624 acres(s)

Percent Built Upon 54% %

Staff Review _____

Comments BOC approval Required

Planning Board Review _____

Planning Board Recommendations _____

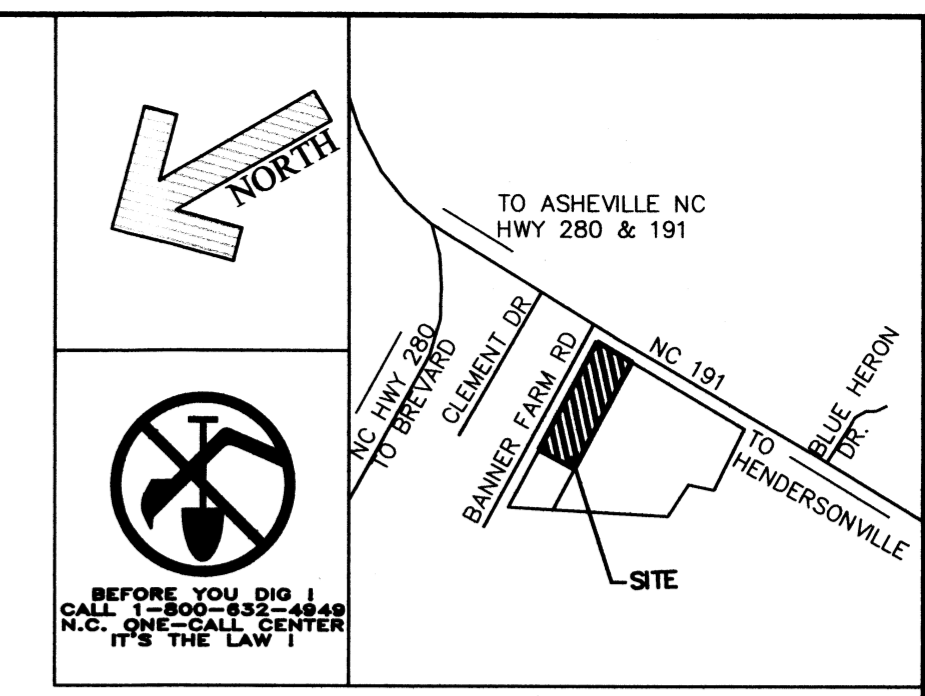
Board of Commissioners Review _____

Board of Commissioners Action _____

Total Acreage to Date in Special Intensity Allocation (SIA):

_____ acres

PROJECT TEAM INFORMATION	
OWNER/DEVELOPER:	VILLAGE GREEN AT MILLS RIVER 4140 HAYWOOD ROAD MILLS RIVER, NC 28759 CONTACT: SKIP DUNN (828) 778-6643
CIVIL ENGINEER:	ADVANTAGE CIVIL ENGINEERING, PA 204 CHARLOTTE HWY. SUITE F ASHEVILLE, NC 28803 CONTACT: MICHAEL D. LOVOY, P.E. (828) 398-0978
SURVEYOR:	WAGGONER AND RHODES LAND SURVEYING, INC. 545 OLD SPARTANBURG RD. HENDERSONVILLE, NC 28792 CONTACT: STEVE WAGGONER 828-693-1022
LANDSCAPE ARCHITECT/ LAND PLANNER:	LUTHER E. SMITH AND ASSOCIATES, P.A. 129 3RD AVE HENDERSONVILLE, NC 28792 CONTACT: ANNE VALENTINE 828-697-2307



ACE
Advantage Civil Engineering, PA
MICHAEL D. LOVOY, P.E. (828) 398-0978
mlvoy@accashville.com www.accashville.com

VILLAGE GREEN AT MILLS RIVER - PHASE II

TOWN OF MILLS RIVER, NORTH CAROLINA

APRIL 30, 2008

PROJECT FOR:
VILLAGE GREEN AT MILLS RIVER, LLC
4140 HAYWOOD ROAD
MILLS RIVER, NC 28759
SKIP DUNN
(828) 778-6643

PRELIMINARY
NOT FOR
CONSTRUCTION

VILLAGE GREEN AT MILLS RIVER
PHASE II
COVER

TOWN OF MILLS RIVER, HENDERSON COUNTY, NC

INDEX OF SHEETS	
SHEET #	SHEET TITLE
CVR	COVER
S1	SITE PLAN (BY OTHERS)
C1	LANDSCAPE PLAN
C2	GRADING, EROSION CONTROL, AND STORM DRAINAGE PLAN

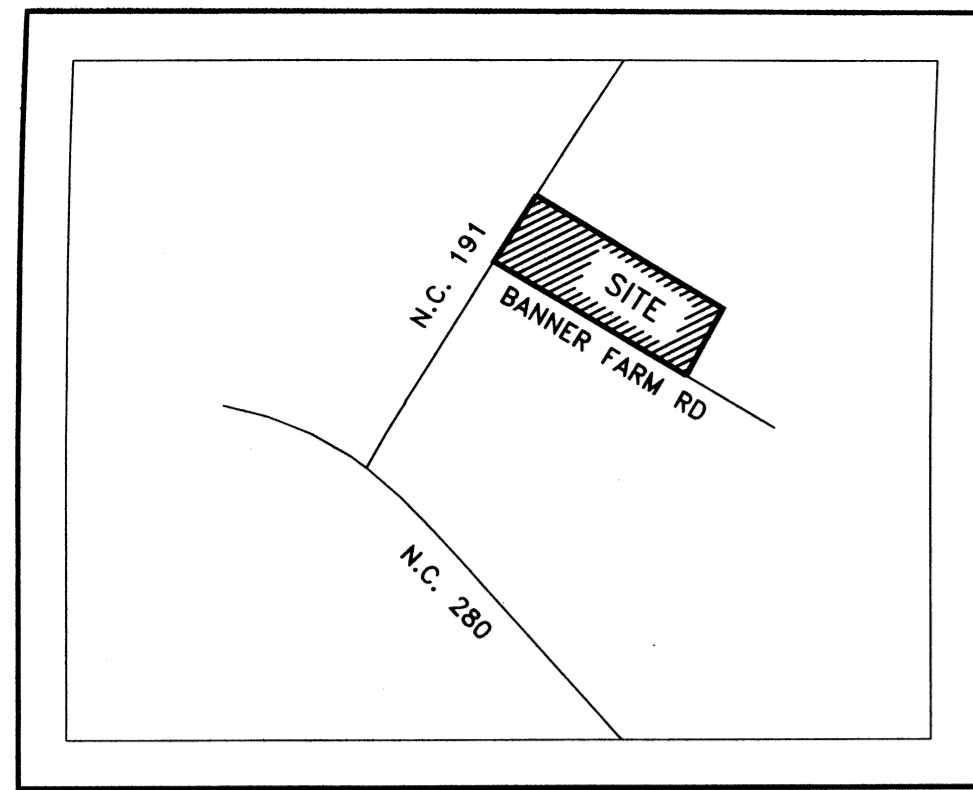
BEFORE YOU DIG
CALL 1-800-632-4949
N.C. ONE CALL CENTER
IT'S THE LAW!

REVISION #	DATE	DESCRIPTION
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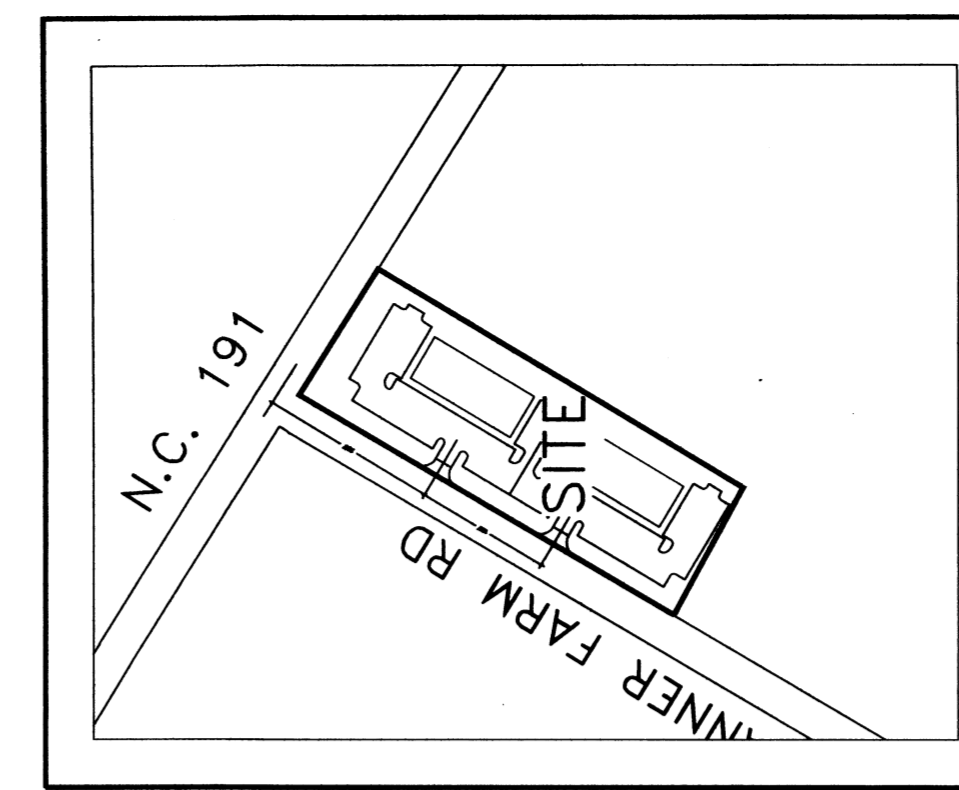
PROJECT NO.: 0613
DRAWN BY: MDL
DATE: 4-30-08

CVR
COVER SHEET

COVER



VICINITY MAP 1"=500'



PROJECT MAP Not to Scale

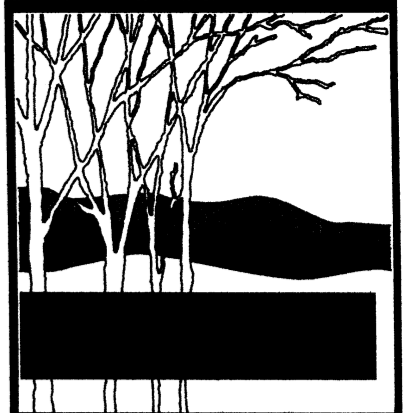
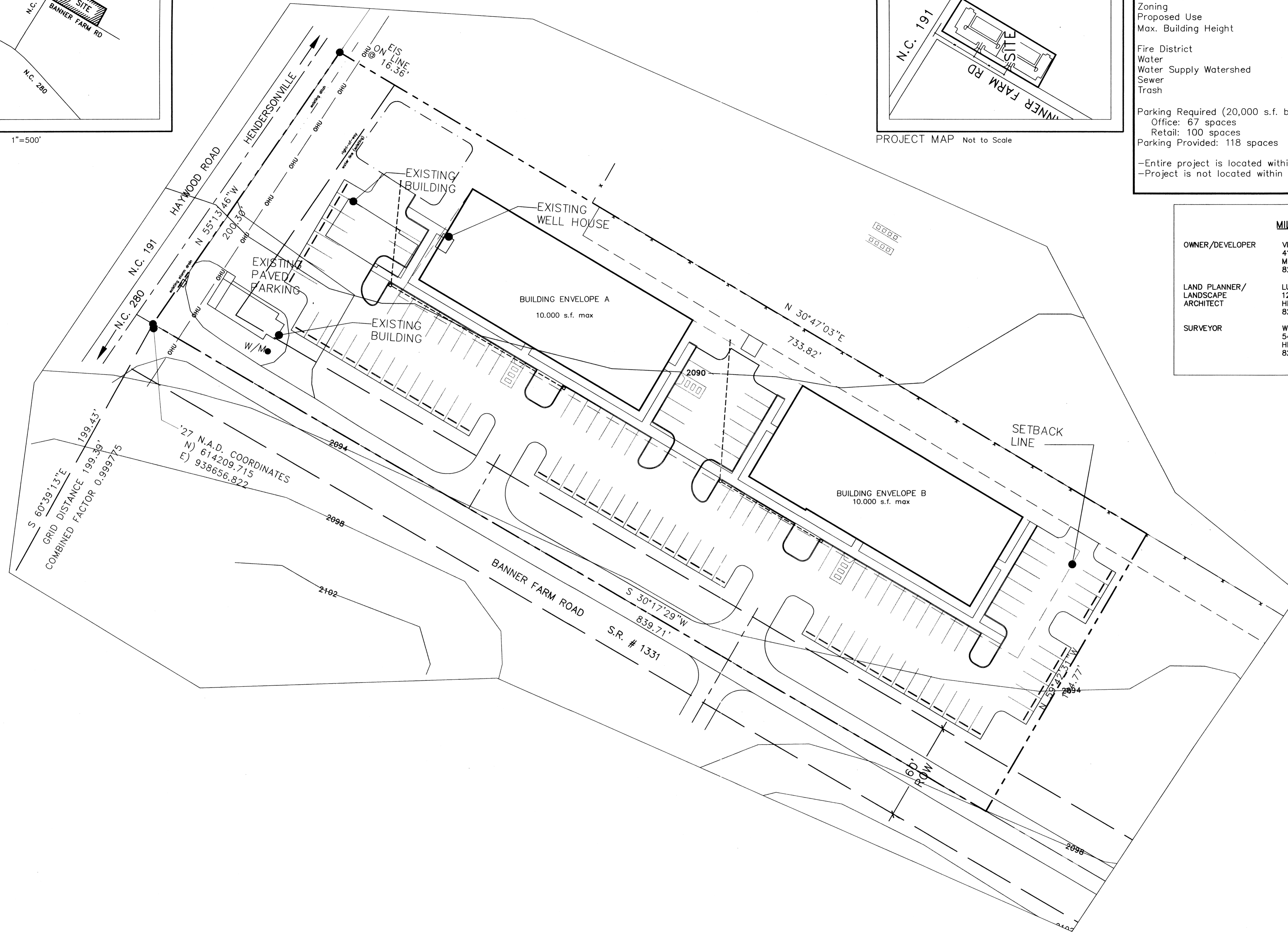
PROJECT SUMMARY

Total Project Area	2.626 Acres
PIN No.	9631-83-6963
DB/Pg	1259/495
Zoning	MR-Neighborhood Commercial
Proposed Use	Commercial
Max. Building Height	50'
Fire District	Mills River
Water	Public
Water Supply Watershed	WS III
Sewer	Public
Trash	Private
Parking Required (20,000 s.f. building max.)	
Office: 67 spaces	
Retail: 100 spaces	
Parking Provided: 118 spaces	

-Entire project is located within the Town of Mills River.
 -Project is not located within the 100 year flood plain.

MILLS RIVER REALTY

OWNER/DEVELOPER	VILLAGE GREEN AT MILLS RIVER, LLC 4140 HAYWOOD RD. MILLS RIVER, NC 28742 828 891-6640
LAND PLANNER/ LANDSCAPE ARCHITECT	LUTHER E. SMITH & ASSOCIATES, P.A. 129 3RD AVENUE WEST HENDERSONVILLE, NC 28792 828 697-2307
SURVEYOR	WAGGONER & RHODES 545 OLD SPARTANBURG ROAD HENDERSONVILLE, NC 28792 828 693-1022

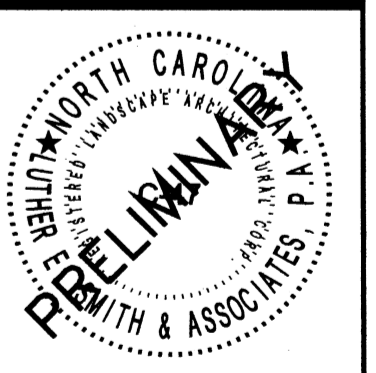
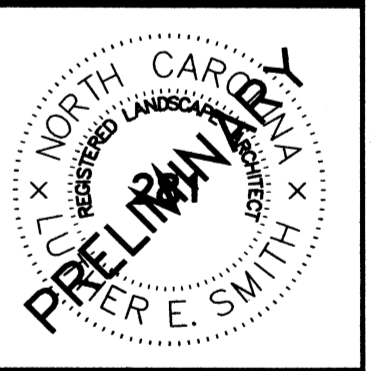


Luther E. Smith
& Associates, P.A.
LAND PLANNING
LANDSCAPE ARCHITECTURE
129 Third Avenue West
Hendersonville, NC 28792
(828) 697-2307
(828) 697-8438 Fax
lads@eggs@bellsouth.net

VILLAGE GREEN AT MILLS RIVER

NORTH CAROLINA

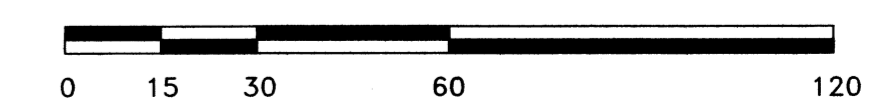
MILLS RIVER



Date:	Drawn By:
02-19-2008	LSA
Job No:	Checked By:
08C606	LES
Revisions	

DRIVEWAY ENCROACHMENT PLAN
Scale 1"=30'-0"

Scale 1"=30'-0"



Submitted to the Town of Mills River
for Master Plan Approval 3.25.08

MASTER PLAN

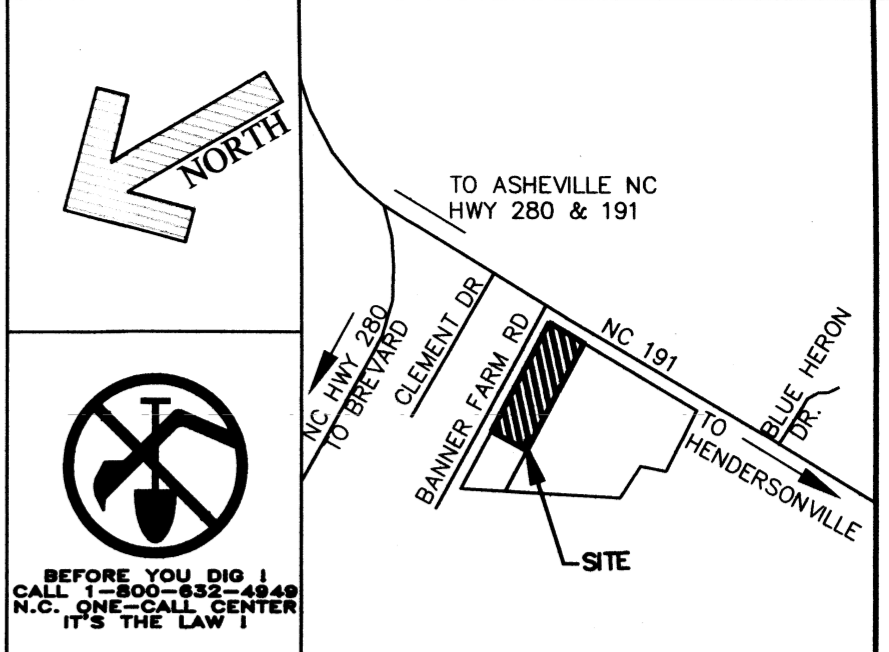
S-1

OF - 1

PROJECT TEAM INFORMATION	
OWNER/DEVELOPER:	VILLAGE GREEN AT MILLS RIVER 4140 HAYWOOD ROAD MILLS RIVER, NC 28759
CONTACT:	SKIP DUNN (828) 778-6643
CIVIL ENGINEER:	ADVANTAGE CIVIL ENGINEERING, PA 204 CHARLOTTE HWY. SUITE F ASHEVILLE, NC 28903
CONTACT:	MICHAEL D. LOVOY, P.E. (828) 398-0978
SURVEYOR:	WAGGONER AND RHODES LAND SURVEYING, INC. 545 OLD SPARTANBURG RD. HENDERSONVILLE, NC 28792
CONTACT:	STEVE WAGGONER 828-693-1022
LANDSCAPE ARCHITECT/ LAND PLANNER:	LUTHER E. SMITH AND ASSOCIATES, P.A. 129 3RD AVE HENDERSONVILLE, NC 28792
CONTACT:	ANNE VALENTINE 828-697-2307

EXISTING (PRE-CONSTRUCTION)		PROPOSED (POST-CONSTRUCTION)	
PERVIOUS TOTAL	443,913 SF (92%)	PERVIOUS TOTAL	52,989 SF (46%)
IMPERVIOUS TOTAL	9000 SF (8.0%)	IMPERVIOUS PAVEMENT CONCRETE BUILDINGS TOTAL	±38,000 SF (33%) ±3550 SF (3%) ±19,850 SF (18%) 61,400 SF (54%)

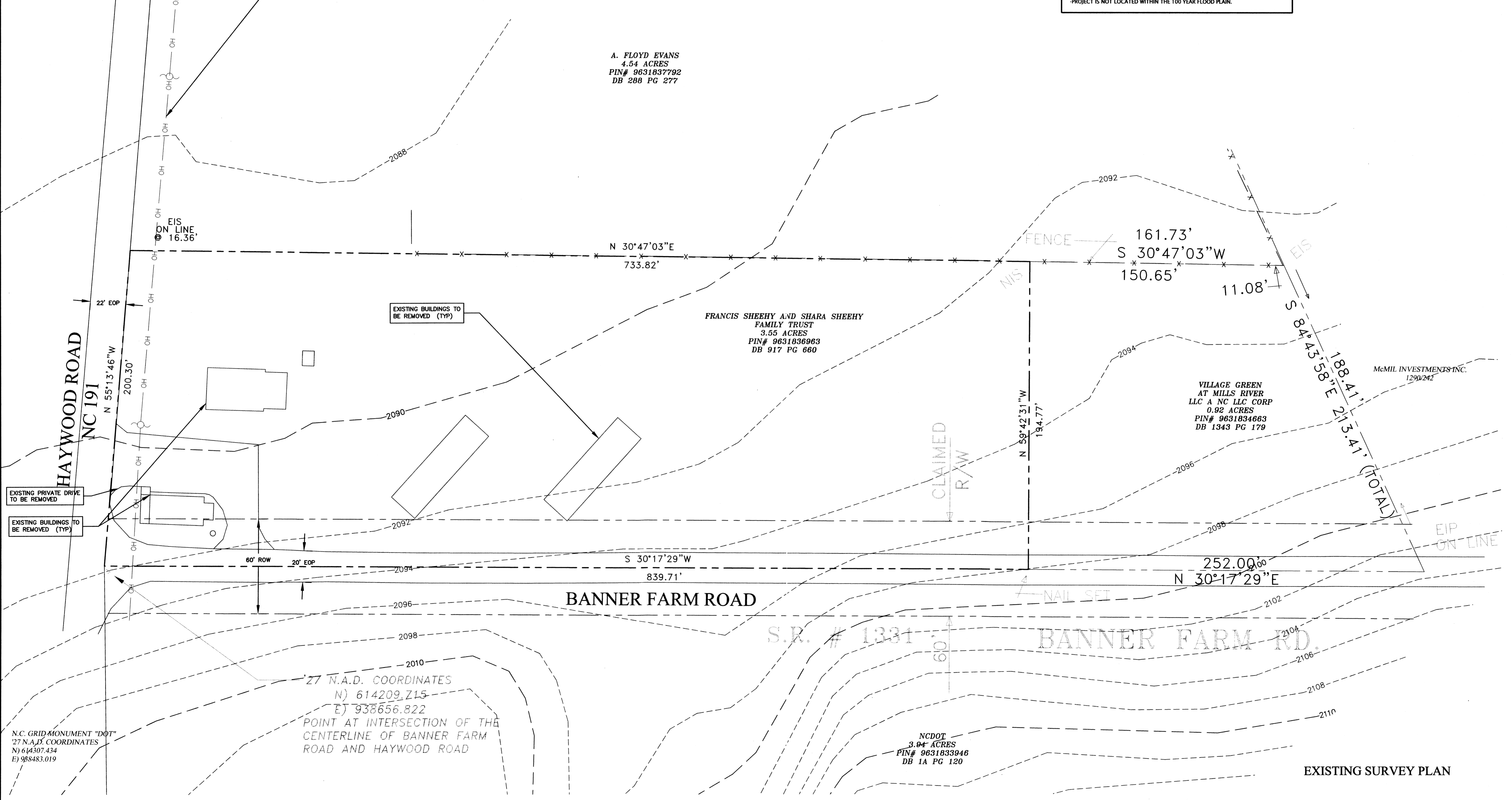
SITE INFORMATION	
ADDRESS	4140 HAYWOOD ROAD MILLS RIVER, NC 28759
TOTAL PROJECT AREA	2.626 ACRES
PIN NO.	9631-83-6963
D8/PG	1259/495
ZONING	MR-NEIGHBORHOOD COMMERCIAL
PROPOSED USE	COMMERCIAL
MAX. BUILDING HEIGHT	50'
FIRE DISTRICT	MILLS RIVER
WATER	PUBLIC
WATER SUPPLY WATERSHED	WS III
SEWER	PUBLIC
TRASH	PRIVATE
PARKING REQUIRED (20,000 S.F. BUILDING MAX.)	OFFICE: 67 SPACES RETAIL: 100 SPACES
PARKING PROVIDED:	118 SPACES
-ENTIRE PROJECT IS LOCATED WITHIN THE TOWN OF MILLS RIVER. -PROJECT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.	



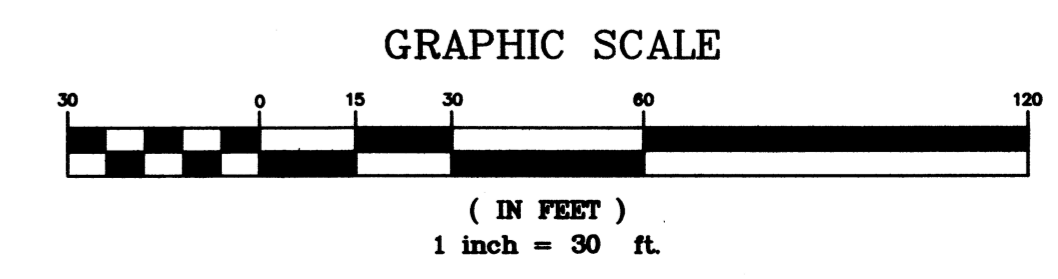
ACE
Advantage Civil Engineering, PA
Michael D. Loyoy, P.E.
304 Charlotte Hwy.
Asheville, NC 28903
(828) 398-0978
www.aceasheville.com

PRELIMINARY NOT FOR CONSTRUCTION

VILLAGE GREEN AT MILLS RIVER PHASE II EXISTING SURVEY PLAN
TOWN OF MILLS RIVER, HENDERSON COUNTY, NC



EXISTING SURVEY PLAN



REVISION #	DATE	DESCRIPTION
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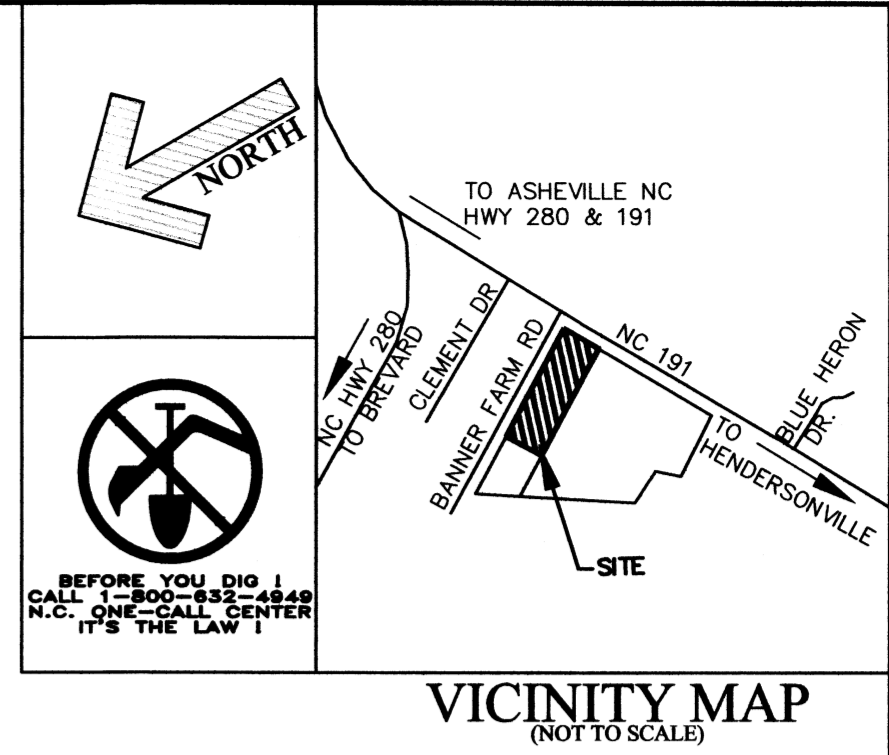
PROJECT NO.: 0813
DRAWN BY: MDL
DATE: 4-30-08

C1
SHEET

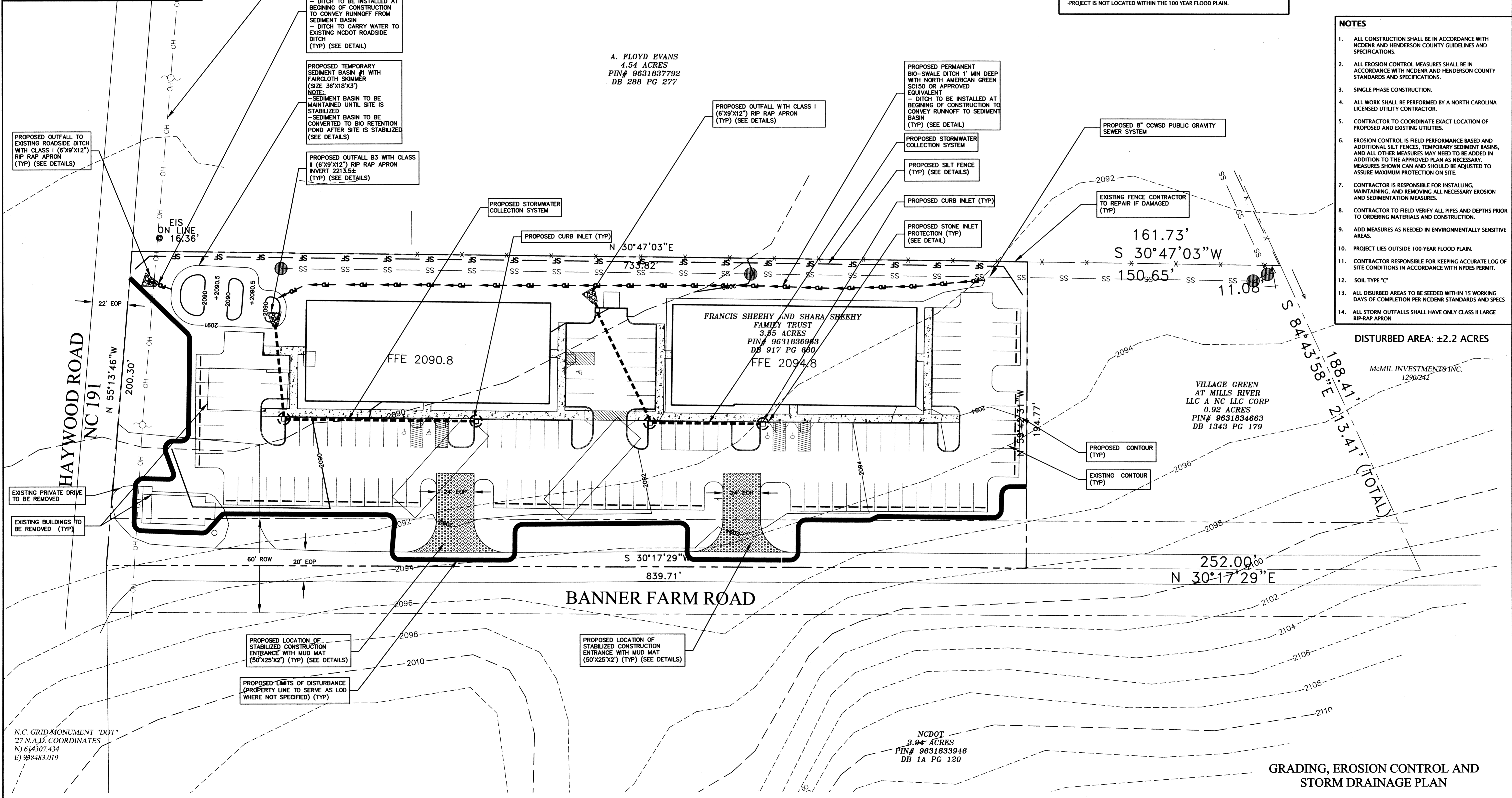
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SURVEYOR:	WAGGONER AND RHODES LAND SURVEYING, INC. 545 OLD SPARTANBURG RD. HENDERSONVILLE, NC 28792 CONTACT: STEVE WAGGONER 828-693-1022
LANDSCAPE ARCHITECT/ LAND PLANNER:	LUTHER E. SMITH AND ASSOCIATES, P.A. 129 3RD AVE HENDERSONVILLE, NC 28792 CONTACT: ANNE VALENTINE 828-697-2307

EXISTING (PRE-CONSTRUCTION)		PROPOSED (POST-CONSTRUCTION)	
PERVIOUS TOTAL	443,913 SF (92%)	PERVIOUS TOTAL	52,989 SF (46%)
IMPERVIOUS TOTAL	9000 SF (8.0%)	IMPERVIOUS PAVEMENT	±38,000 SF (33%)
		CONCRETE BUILDINGS	±19,850 SF (18%)
		TOTAL	61,400 SF (54%)

SITE INFORMATION	
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TOTAL PROJECT AREA	2.626 ACRES
PIN NO.	9631-83-6963
DB/PG	1259/495
ZONING	MR-NEIGHBORHOOD COMMERCIAL
PROPOSED USE	COMMERCIAL
MAX. BUILDING HEIGHT	50'
FIRE DISTRICT	MILLS RIVER
WATER SUPPLY WATERSHED	WS III
SEWER	PUBLIC
TRASH	PRIVATE
PARKING REQUIRED (20,000 S.F. BUILDING MAX.)	OFFICE: 67 SPACES
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ACE
Advancing Civil Engineering, PA
Michael D. Loyoy, P.E.
904 Charlotte Hwy.
Asheville, NC 28803
(828) 398-0978
www.acecivil.com



- NOTES**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NCDENR AND HENDERSON COUNTY GUIDELINES AND SPECIFICATIONS.
 2. ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH NCDENR AND HENDERSON COUNTY STANDARDS AND SPECIFICATIONS.
 3. SINGLE PHASE CONSTRUCTION.
 4. ALL WORK SHALL BE PERFORMED BY A NORTH CAROLINA LICENSED UTILITY CONTRACTOR.
 5. CONTRACTOR TO COORDINATE EXACT LOCATION OF PROPOSED AND EXISTING UTILITIES.
 6. EROSION CONTROL IS FIELD PERFORMANCE BASED AND ADDITIONAL SILT FENCES, TEMPORARY SEDIMENT BASINS, AND ALL OTHER MEASURES MAY NEED TO BE ADDED IN ADDITION TO THE APPROVED PLAN AS NECESSARY. MEASURES SHOWN CAN AND SHOULD BE ADJUSTED TO ASSURE MAXIMUM PROTECTION ON SITE.
 7. CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MAINTAINING, AND REMOVING ALL NECESSARY EROSION AND SEDIMENTATION MEASURES.
 8. CONTRACTOR TO FIELD VERIFY ALL PIPES AND DEPTHS PRIOR TO ORDERING MATERIALS AND CONSTRUCTION.
 9. ADD MEASURES AS NEEDED IN ENVIRONMENTALLY SENSITIVE AREAS.
 10. PROJECT LIES OUTSIDE 100-YEAR FLOOD PLAIN.
 11. CONTRACTOR RESPONSIBLE FOR KEEPING ACCURATE LOG OF SITE CONDITIONS IN ACCORDANCE WITH NPDES PERMIT.
 12. SOIL TYPE "C"
 13. ALL DISBURSED AREAS TO BE SEEDDED WITHIN 15 WORKING DAYS OF COMPLETION PER NCDENR STANDARDS AND SPECS
 14. ALL STORM OUTFALLS SHALL HAVE ONLY CLASS II LARGE RIP-RAP APRON

PRELIMINARY NOT FOR CONSTRUCTION

VILLAGE GREEN AT MILLS RIVER PHASE II
GRADING, EROSION CONTROL, AND STORM DRAINAGE PLAN
TOWN OF MILLS RIVER, HENDERSON COUNTY, NC

REVISION #	DATE	DESCRIPTION
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PROJECT NO.: 0813
DRAWN BY: BAM
DATE: 4-30-08

GRADING, EROSION CONTROL AND STORM DRAINAGE PLAN
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

MEMORANDUM

TO: Henderson County Board of Commissioners

FROM: Natalie J. Berry, Water Supply Watershed Administrator

DATE: May 9, 2008

SUBJECT: Staff review & recommendations or Category 3 SIA application
WS-2008-05-01 (Green Village at Mills River Phase II)

I, Water Supply Watershed Administrator, have reviewed application WS-2008-05-01 submitted by Village of Mills River, LLC (Robert Scheiderich), owner of the property owned for a category 3 Special Intensity Allocation (SIA) Permit. This project is located in the Town of Mills River. The total acreage for the parcel is 2.626.

Based on the Water Supply Watershed Ordinance and the criteria set by the Board of Commissioners at their December 19, 2007 meeting, as well as the recommendations from the Planning Department and the Town of Mills River staff, I have provided the following comments and recommendations for the Boards consideration:

1. **The proposed use of the property, size of the proposed use, and size of the property.** The applicant is proposing two commercial buildings for office and retail uses. The proposed structures account for approximately 20,000 square feet (0.46 acres) of impervious surface (approximately 10,000 square feet (0.23 acres) for each building). The development will have approximately 41,550 square feet (0.95 acres) in "concrete" (parking/drives/sidewalks/etc.). The property is approximately 114,388.55 square feet (2.626 acres) in size and the applicant is proposing to cover the property with 61,400 square feet (1.41 acres) of impervious surface (54 percent of the property).
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dust or odor would be generated, however, the applicant should indicate if these are anticipated. Applicant will revise the drawing to address these issues prior to a SIA permit issuance if approved.

- d. **Minimize environmental impacts on the neighborhood including the following groundwater, surface water, wetlands, endangered/threatened species, archeological sites, historic preservation sites and unique natural areas.** The proposed use of the property does not suggest any environmental impacts to groundwater, surface water, wetlands, endangered/threatened species, archeological sites, historic preservation sites or unique natural areas. The applicant is proposing public water and sewer services.
 - e. **Minimize built upon area.** The applicant is not seeking to maximize built upon area. The applicant is requesting 54 percent built upon area. The applicant may be able to reduce impervious surface by the removal of one of the proposed driveway access points onto Banner Farm Road. Planning Staff does recommend the two proposed entrances remain for access purposes unless required by the NC DOT to remove.
 - f. **Direct stormwater runoff away from surface waters.** The nearest surface water is Brandy Branch to the south of the project site. The applicant has indicated that stormwater runoff will be directed with standard measures to include, but not limited to, a permanent bio-swale ditch, several storm outfalls with rip-rap aprons, a stormwater collection system, and a temporary sediment basin.
3. **Provisions/Arrangements have been made concerning:**
- a. **Ingress and egress to property and proposed structures thereon (with particular reference to automotive/pedestrian safety/convenience and traffic flow/control).** The applicant has proposed two entrances/exits to the property from Banner Farm Road and closing an existing access driveway off N.C. 191. The applicant has also proposed sidewalks which connect the proposed parking areas and entrance.
 - b. **Off-street parking and loading areas.** The applicant is proposing to provide parking area with 118 spaces (67 spaces for office use and 100 spaces for retail use). Parking standards should be reviewed in accordance with the Town of Mills River Zoning Ordinance at the time of the final site plan submittal. Applicant will revise the drawing to address these issues prior to a SIA permit issuance if approved.
 - c. **Utilities (with particular reference to locations, availability and compatibility).** The applicant has indicated that public water and sewer will be provided to the project. The applicant has not indicated location/ availability/ compatibility of the proposed utilities. Applicant will revise the drawing to address these issues prior to a SIA permit issuance if approved.
 - d. **Buffering and landscaping (with particular reference to type, location and dimensions).** The applicant has not indicated buffering and landscaping are proposed. Landscaping requirements should be reviewed in accordance with the Town of Mills River zoning ordinance at the time of the final site plan submittal. Applicant will revise the drawing to address these issues prior to a SIA permit issuance if approved.
 - e. **Structures (with particular reference to location, size and use).** The applicant is proposing to locate the structures centrally on the site with parking surrounding three sides of the structures.

Staff recommends that the Board approve the Category 3 SIA application WS 2008-05-01 for the Village Green at Mills River (Robert Scheiderich), subject to the applicant satisfying conditions stated above.



HENDERSON COUNTY EROSION CONTROL DIVISION
 CREATED 5/14/2008 BY NJ BERRY
 VILLAGE GREEN AT MILLS RIVER - PHASE II

Legend

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