

REQUEST FOR COMMITTEE ACTION
HENDERSON COUNTY
TECHNICAL REVIEW COMMITTEE

MEETING: August 15, 2017

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 B&G Enterprises, LLC.



Henderson County, North Carolina Code Enforcement Services

1. Committee Request

- 1.1. **Applicant:** B&G Enterprises, LLC
- 1.2. **Request:** Major Site Plan Review
- 1.3. **PIN:** 9578962980
- 1.4. **Size:** 3.08 acres +/-
- 1.5. **Location:** 783 South Allen Rd. near Tracy Grove 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).

Map A: Pictometry/Aerial Photography



2. Current Conditions

Current Use: This parcel is currently vacant.

Adjacent Area Uses/Zoning: The surrounding properties are zoned Industrial (I).

Map B: Current Zoning



3. Floodplain /Watershed Protection The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.

4. Water and Sewer This property is served by a shared private well with Tracy Grove Business Center.

Public Water: N/A

Public Sewer: N/A

Map C: CCP Future Land Use Map



5. Comprehensive Plan

The 2020 CCP: The CCP Future Land Use Map places the Subject Area in the Community Service Centers. The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:

Community Service Centers are intended to be intensive, efficient, defined concentrations of mixed services that meet the needs of the surrounding community and defined service areas. Community Service Centers are appropriate for a mixture of commercial uses scaled to the service area in question; residential uses of varying densities depending upon available services; and Community Facilities such as schools, parks, community centers, and other similar Community Facilities. The mixture and intensity of land uses contained within Community Service Centers are intended to be appropriate within the context of the surrounding community and intended service area. Community Service Centers should also be properly controlled by appropriate aesthetic standards, access management standards, and other appropriate development control measures. (CCP, p.138)

6. Staff Recommendations

Staff's Position at this time, under the guidelines of current plans, policies and studies, is to approve the Major Site Plan because it is consistent with the current surrounding land uses and future land use recommendations.

7. Photographs





GRID NORTH
N.A.D. 83/2011

12
TRACY GROVE BUSINESS CENTER, LLC
D.B. 1230, PG. 237
SLIDE 874
9578-87-9183
ZONED I

1
GARY D. SALVAGGIO
D.B. 889, PG. 557
SLIDE 874
9578-86-8758
ZONED I

2
EQUITY BASED SERVICES, INC.
D.B. 1261, PG. 111
SLIDE 874
9578-86-8634
ZONED I

11
PSSJ, INC.
D.B. 1309, PG. 362
SLIDE 874
SLIDE 5370
SLIDE 6380
SLIDE 6970
9578-87-3125
ZONED I

9
SEMAT LLC
D.B. 1499, PG. 491
SLIDE 874
9578-96-4638
ZONED I

PROJECT SUMMARY:	
PROJECT NAME:	B & G ENTERPRISES, LLC STORAGE EXPANSION
PROJECT ADDRESS:	LOT 10 TRACY GRV BUS CNTR 783 SOUTH ALLEN STREET FLAT ROCK, NC 28731
PROPERTY OWNER:	R&M TAYLOR, INC. 100 LINDSLEY CT HENDERSONVILLE, NC 28792 828-606-0447
APPLICANT:	B & G ENTERPRISES, LLC 1584 AIRPORT ROAD HENDERSONVILLE, NC 28792 828-697-2864
DEVELOPER:	B & G ENTERPRISES, LLC 1584 AIRPORT ROAD HENDERSONVILLE, NC 28792 828-697-2864
PREPARER:	BART D. SALVAGGIO MAX TEC / M.T. INDUSTRIES, INC. N.C.G.C #66986 B & G ENTERPRISES, LLC HENDERSONVILLE, NC 28792 828-697-2864
ENGINEER:	WILLIAM R. BUJE, P.E. WGLA ENGINEERING, PLLC 214 N. KING STREET HENDERSONVILLE, NC 28792 828-687-7177
PIN #:	9578-96-2980
DB/PG:	889/552
ZONING:	I (INDUSTRIAL DISTRICT)
ACREAGE:	3.03 ACRES
# LOTS/UNITS:	1 LOT/228 UNITS
ACREAGE OVER 60%:	0.0%
WATER SYSTEM:	SHARED PRIVATE WELL WITH TRACY GROVE BUSINESS CENTER
SEWER SYSTEM:	N/A
BUILDING SETBACKS:	FRONT 60' SIDE 20' REAR 20'
MAX. IMPERVIOUS AREA ALLOWED:	80%
TOTAL PROPOSED IMPERVIOUS:	51%
MAXIMUM FLOOR AREA (SF):	UNLIMITED
PROPOSED FLOOR AREA (SF):	
PROPOSED BUILDING #1	12,800
PROPOSED BUILDING #2	9,000
PROPOSED BUILDING #3	6,600
FUTURE BUILDING #4	7,840
TOTAL	36,240
PROPOSED PAVED AREA (S.F.):	31,000
MAX. ALLOWABLE BUILDING HEIGHT:	72'
PROPOSED BUILDING HEIGHT:	14'
PARKING REQUIRED:	XX SPACES
PARKING PROVIDED:	0 4 SPACES

SYMBOL LEGEND	LEGEND
□ CABLE TV PEDESTAL	⊙ MONUMENT FOUND AS NOTED
□ ELECTRIC CABINET	○ MONUMENT SET AS NOTED
□ ELECTRIC PEDESTAL	○ POINT NOT STAKED
⊕ FIRE HYDRANT	CI- CURB INLET
⊕ GAS STUB	DI- DROP INLET
⊕ GAS TEST STATION	GEN- GENERATOR
⊕ JUNCTION BOX	HVAC- HEATING AND AIR UNIT
⊕ LIGHT POLE	INV- INVERT
⊕ PHONE PEDESTAL	JB- JUNCTION BOX
⊕ SEWER MANHOLE	P-PED - PHONE PEDESTAL
⊕ SIGN	PHP - PHONE POLE
⊕ TRANSFORMER	TRANS - TRANSFORMER
⊕ UG GAS MARKER	TV-PED - CABLE TV PEDESTAL
⊕ UG PHONE MARKER	UP - UTILITY POLE
⊕ UG UTILITY BOX	YI- YARD INLET
⊕ WATER METER	WM - WATER METER
⊕ WATER VALVE	WV - WATER VALVE

B&G ENTERPRISES, LLC
BEING LOT 10
TRACY GROVE BUSINESS CENTER
HENDERSONVILLE TOWNSHIP
HENDERSON COUNTY
NORTH CAROLINA

SCALE: 1" = 30'
JULY 13th, 2017



DEED REFERENCES: D.B. 889, PG. 552 SLIDE 874	PREPARED: 07/31/2017 BART D. SALVAGGIO B & G ENTERPRISES, LLC	SURVEY BY HILL AND ASSOCIATES SURVEYORS, P.A. LICENSE NUMBER: C-1991 DAVID H. HILL N.C.P.L.S. 3863 403 WEST BLUE RIDGE ROAD EAST FLAT ROCK, NORTH CAROLINA 28726 (828) 693-1409
TAX REFERENCES: 9578-96-2980	DATE: JULY 13th, 2017	
PARTY CHIEF: DHH	CHECKED BY: DHH	DRAWING: 2017070
REVISIONS:	DRAWN BY: DHH	FILE: 2017070