

REQUEST FOR COMMITTEE ACTION
HENDERSON COUNTY
TECHNICAL REVIEW COMMITTEE

MEETING: February 3, 2015

SUBJECT: Major Site Plan Review for Brunner and Lay, Inc

PRESENTER: Toby Linville

ATTACHMENTS: Staff Report

SUMMARY OF REQUEST: Major site plan review

SUGGESTED MOTION: I move that the TRC approve the major site plan for Brunner and Lay, Inc.



Henderson County, North Carolina Code Enforcement Services

1. Committee Request

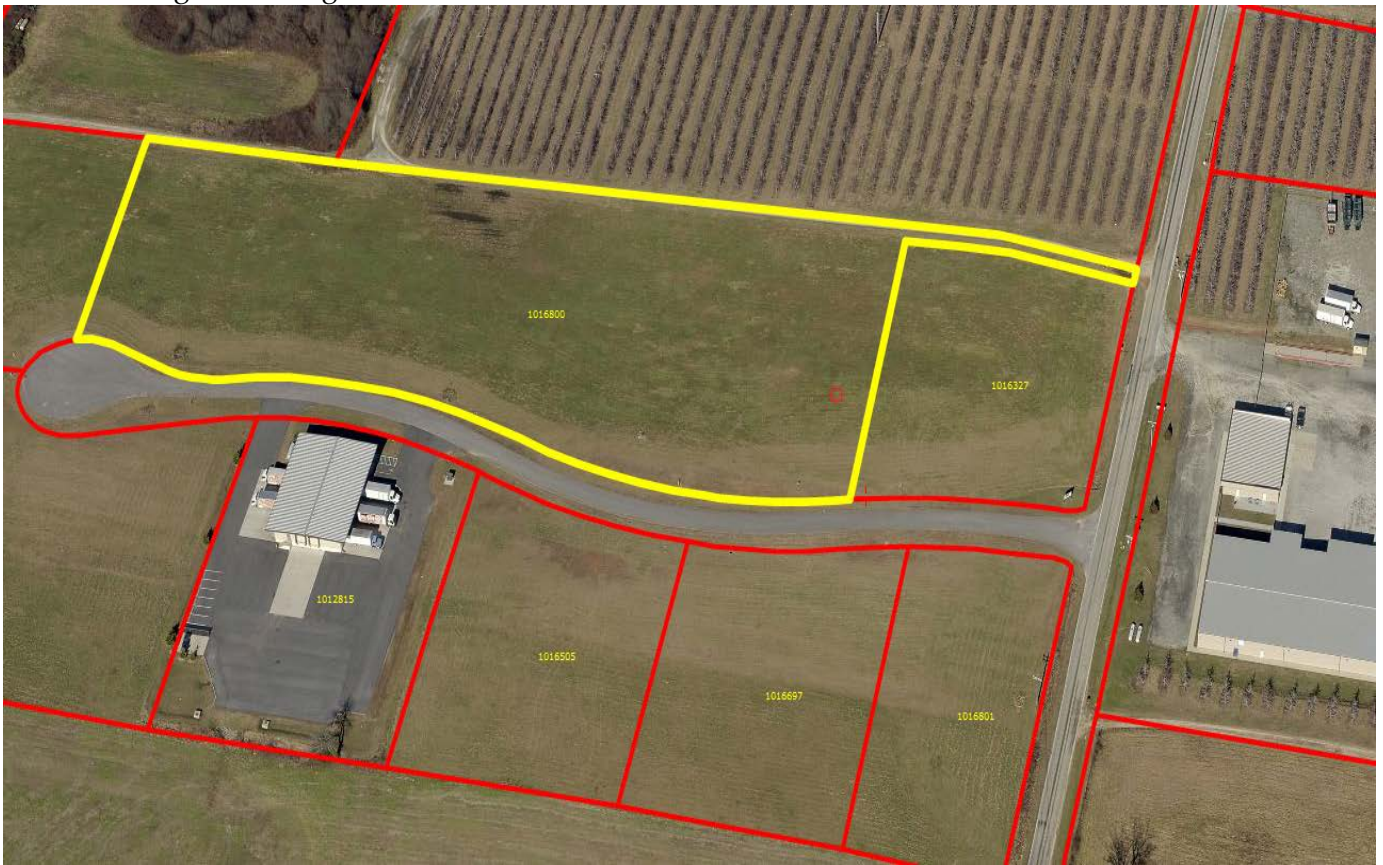
- 1.1. **Applicant:** Brunner and Lay, Inc.
- 1.2. **Request:** Major Site Plan Approval
- 1.3. **PIN:** 9588341319
- 1.4. **Size:** 2.34 acres +/-
- 1.5. **Location:** Lot #9 & 10 on Reeds Way off McMurray Rd
- 1.6. **Supplemental Requirements:**

SR 9.15. Warehousing and Storage (Excluding Warehousing of Hazardous Substances)

- (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) Dust Reduction. Unpaved *roads, travelways* and/or parking areas shall be treated to prevent dust from adverse effects to adjacent properties.

Map A: Pictometry/Aerial Photography





2. **Current Conditions**

Current Use: This parcel is currently vacant.

Adjacent Area Uses: The surrounding properties consist of residential, agricultural, and industrial uses.

Zoning: The surrounding properties to the north are zoned Residential 2 Rural (R2R) and properties to the south, east and west are zoned Industrial (I).

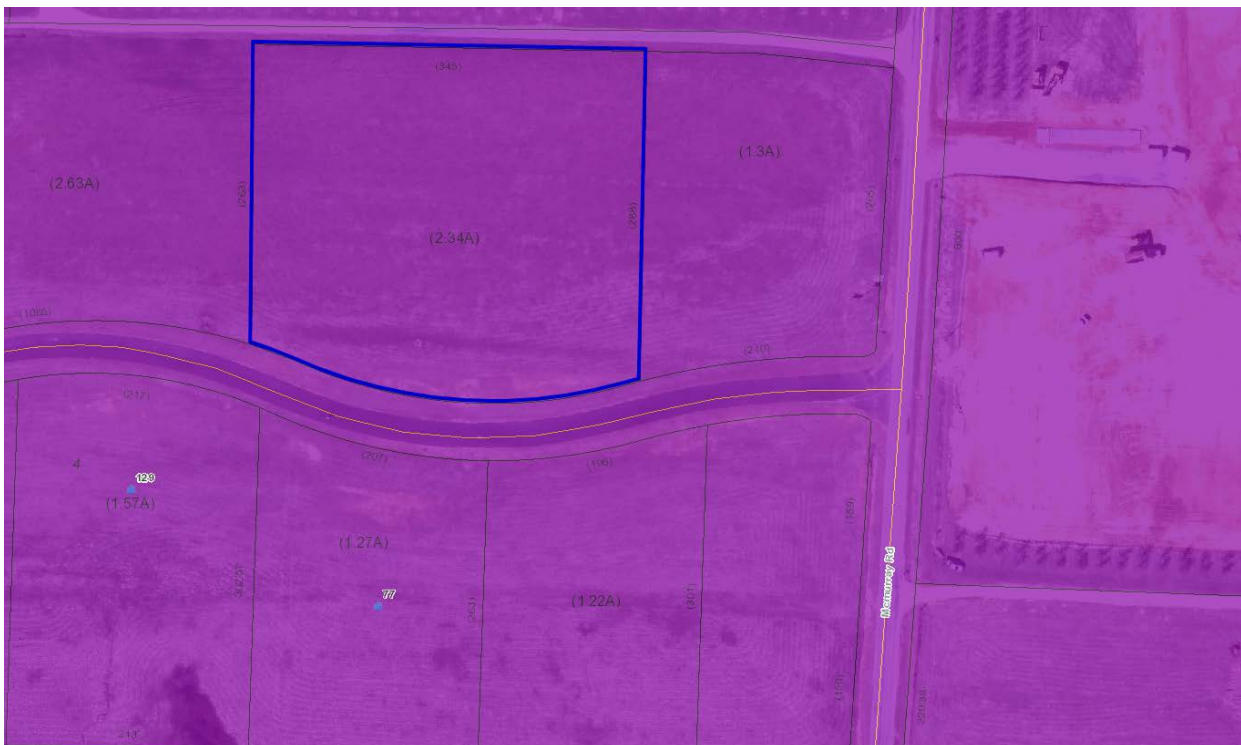
Map B: Current Zoning



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 public water and sewer.
Public Water: City of Hendersonville
Public Sewer: City of Hendersonville

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 Industrial Area. The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:

Industrial: Parcels containing facilities wherein raw or pre-processed resources, materials, substances, or components are mechanically, physically, chemically, or otherwise transformed into new products; waste materials are collected, treated, or disposed of; subsurface natural resources are extracted and/or processed; Livestock, cargo, merchandise, materials or hazardous substances are transferred, stored or warehoused for wholesale or other distribution; passengers or passenger vehicles are collected or transferred; water, fuel, or electricity is produced, processed, stored, transferred or transmitted.

Examples include, but are not limited to, the following: Quarries, oil and gas drilling/processing facilities, sand dredging operations; factories, plastic molding facilities, furniture manufacturing facilities, asphalt plants; commercial stockyards, warehouses, handling or storage facilities, freight storage facilities; recycling centers, public or private landfills, waste transfer stations; kennels; sawmill and kiln facilities, lumber yards, mulching operations; waste or potable water cleansing/processing facilities; hazardous chemicals processing; power generation facilities; automotive or engine repair establishments, welding shops, tire repair and mounting establishments; trucking terminals, commercial vehicle/contractor equipment parking facilities, service vehicle and equipment staging areas.

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**







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ADJACENT FARM ZONED R2R

WINDY HILL LANE 30' R/W PER DB 1367, PAGE 13 (EXISTING GRAVEL ROAD)

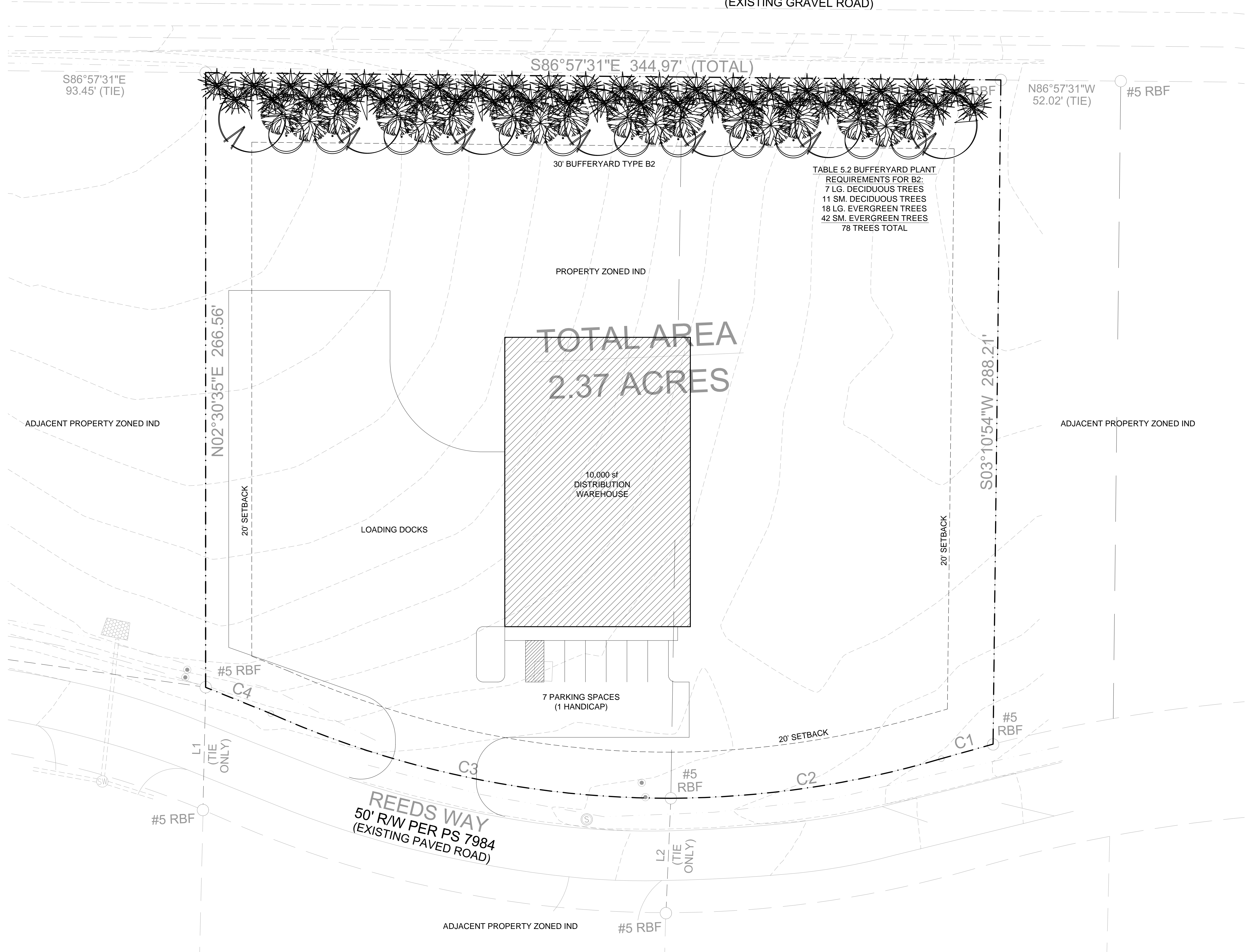


TABLE 5.2 BUFFERYARD PLANT REQUIREMENTS FOR B2:

7 LG. DECIDUOUS TREES
11 SM. DECIDUOUS TREES
18 LG. EVERGREEN TREES
42 SM. EVERGREEN TREES
78 TREES TOTAL

TOTAL AREA
2.37 ACRES

10,000 sf
DISTRIBUTION
WAREHOUSE

7 PARKING SPACES
(1 HANDICAP)

REEDS WAY
50' R/W PER PS 7984
(EXISTING PAVED ROAD)

SITE PLAN



NEW FACILITIES FOR:
BRUNNER & LAY, INC.
REEDS WAY
FLAT ROCK, NORTH CAROLINA



George Anderson III, AIA
828 989 5154
gaa@AitonAnderson.com

Issued for: REVIEW

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L101