

**REQUEST FOR COMMITTEE ACTION**  
**HENDERSON COUNTY**  
**TECHNICAL REVIEW COMMITTEE**

**MEETING: February 3, 2015**

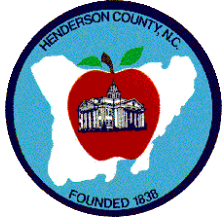
**SUBJECT: Major Site Plan Review for ICR Service Group**

**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 Ben Belue Holdings, LLC**



## Henderson County, North Carolina Code Enforcement Services

### 1. Committee Request

- 1.1. **Applicant:** Ben Belue/ ICR Service Group
- 1.2. **Request:** Major Site Plan Approval
- 1.3. **PIN:** 9588343389
- 1.4. **Size:** 1.3 acres +/-
- 1.5. **Location:** Lot #11 on Reeds Way off McMurray Rd
- 1.6. **Supplemental Requirements:**

#### **SR 10.8. *Manufacturing and Production Operations***

- (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.

#### 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







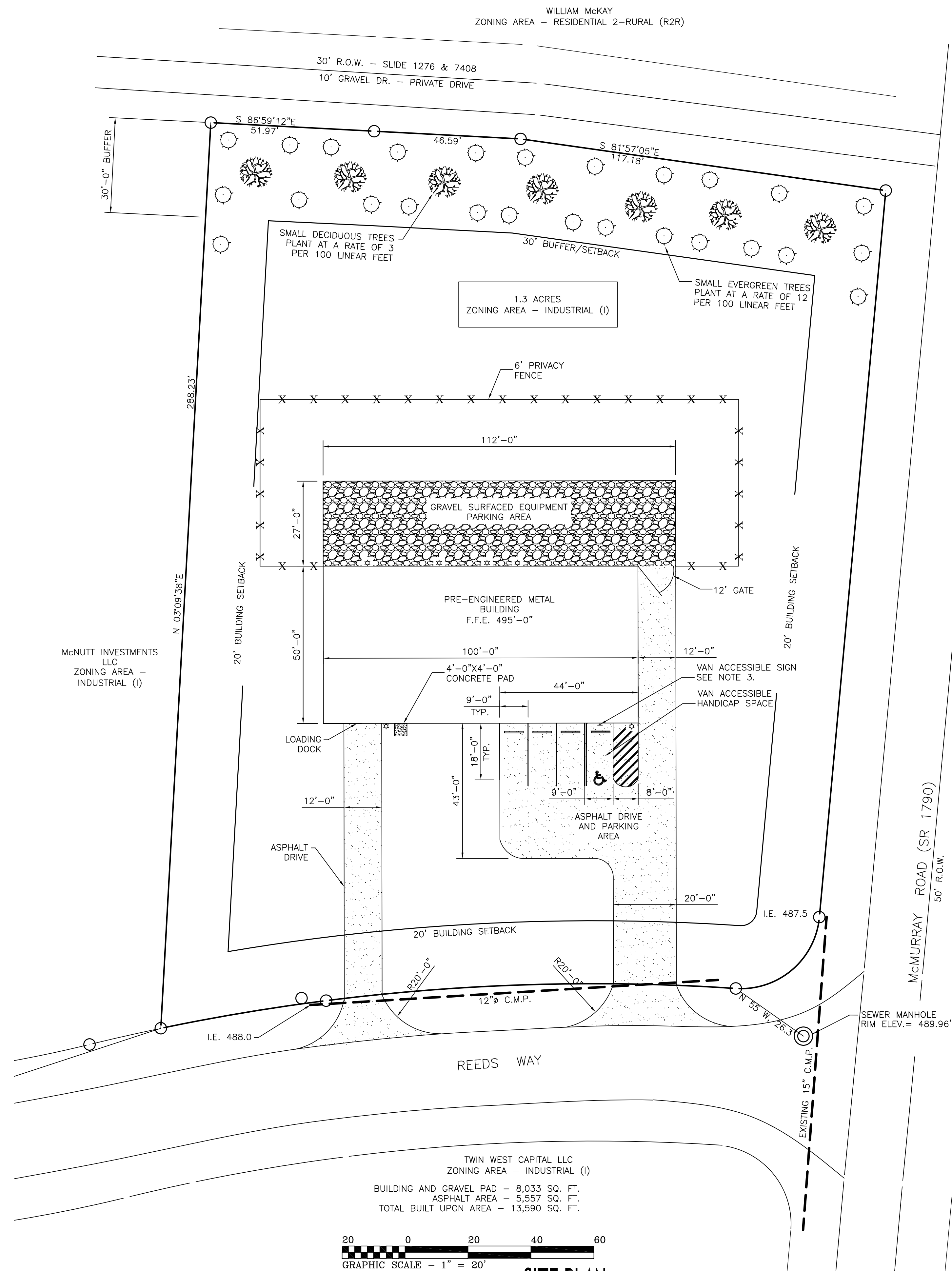
SPEED  
LIMIT  
50





COASTAL



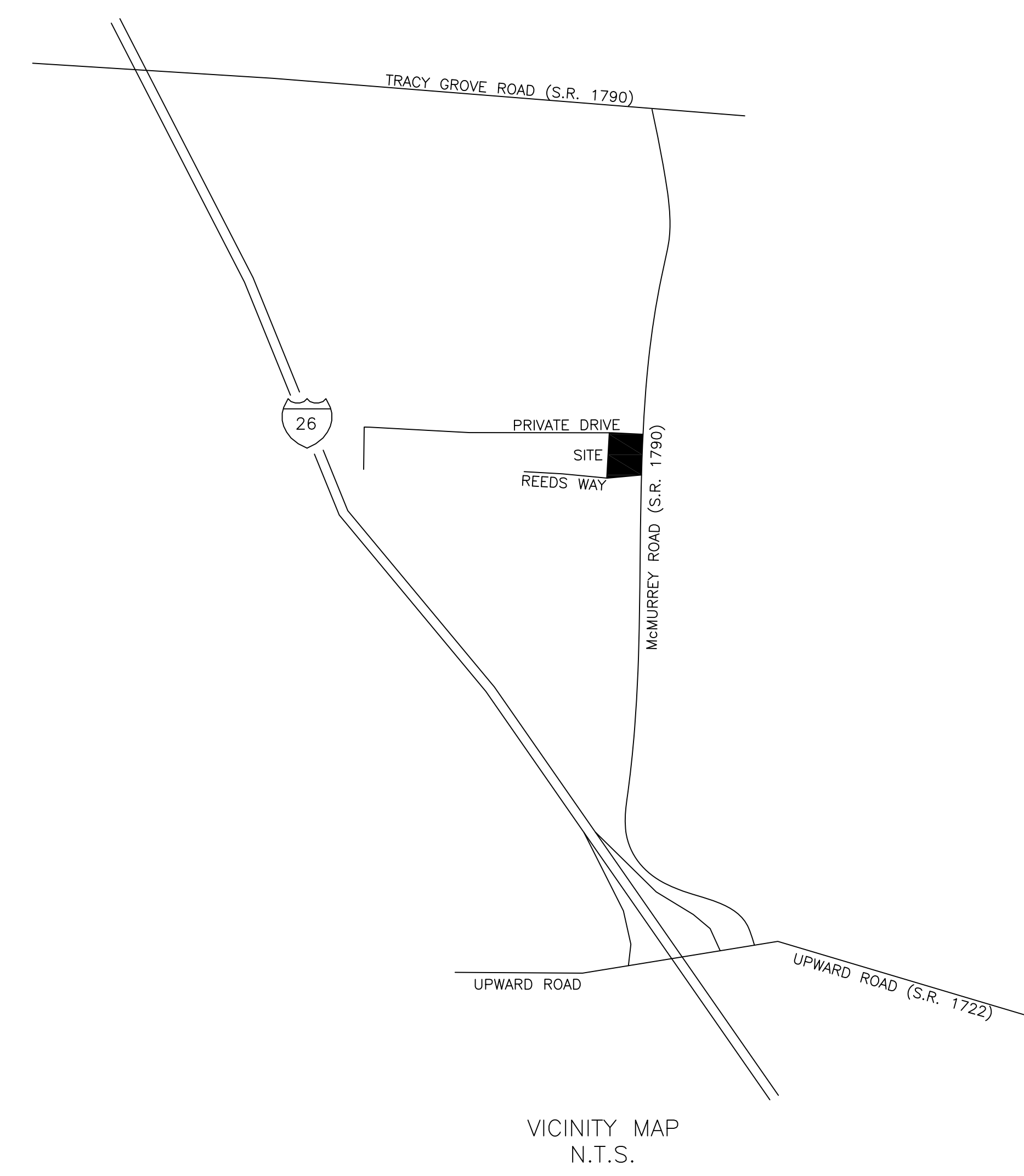


TWIN WEST CAPITAL LLC  
ZONING AREA - INDUSTRIAL (I)  
BUILDING AND GRAVEL PAD - 8,033 SQ. FT.  
ASPHALT AREA - 5,557 SQ. FT.  
TOTAL BUILT UPON AREA - 13,590 SQ. FT.

GRAPHIC SCALE - 1" = 20'

**SITE PLAN**

1" = 20'-0"

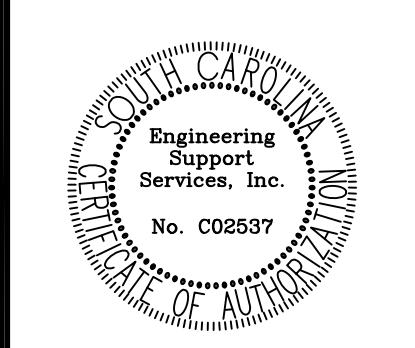


VICINITY MAP  
N.T.S.

- NOTES:
1. NO ADDITIONAL PHASES ARE PLANNED.
  2. SITE IS TO HAVE 4 CUBIC FEET DUMPSTER LOCATED INSIDE 6' PRIVACY FENCE AT REAR OF BUILDING.
  3. SIGN WITH "VAN ACCESSIBLE" AND THE INTERNATIONAL SYMBOL OF ACCESSIBILITY MOUNTED HIGH ENOUGH SO THE SIGN CAN BE SEEN WHEN A VEHICLE IS PARKED IN THE SPACE.
  4. 12' - OUTDOOR LIGHTING.
  5. ADDITIONAL PARKING FOR WAREHOUSE LOCATED IN PARKING AREA AT REAR OF BUILDING.



NO.	DESCRIPTION	DATE	BY
0	FOR PERMITTING & CONSTRUCTION	01-14-15	



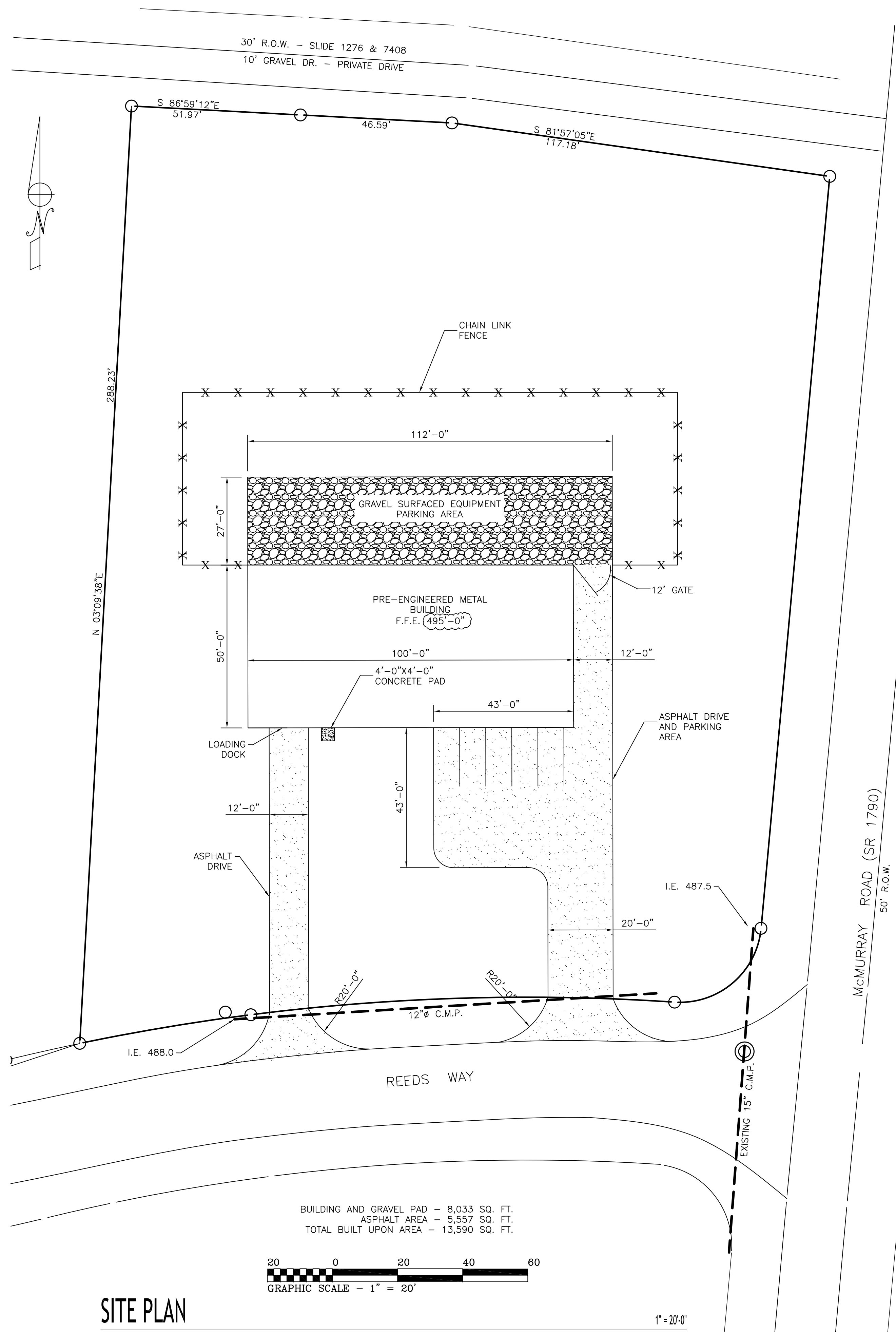
BEN BELUE HOLDINGS L.L.C.  
ICR WAREHOUSE BUILDING  
LOT 11 BLUE ROCK COMMERCE CENTER  
BLUE RIDGE TOWNSHIP, NORTH CAROLINA

DRAWING NUMBER  
**C-1R**  
Project No. 2147

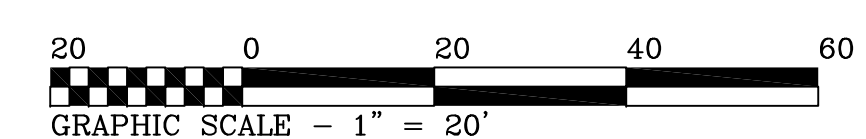
P.O. Box 4834  
Oneida, TN 37841  
423.663.7400

ENGINEERING Support Services, Inc.  
DRAWN BY: JRV | CHECKED BY: CMV  
DATE: 01-14-15

MAJOR SITE PLAN



BUILDING AND GRAVEL PAD - 8,033 SQ. FT.  
 ASPHALT AREA - 5,557 SQ. FT.  
 TOTAL BUILT UPON AREA - 13,590 SQ. FT.



SITE PLAN

1" = 20'-0"

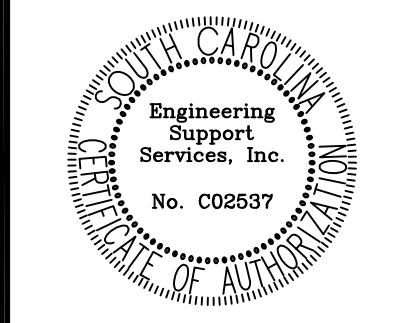


P.O. Box 4834  
 Oneida, TN 37841  
 423.663.7400

NO.	DATE	DESCRIPTION	BY
1	12-02-14	REVISED FINISH ELEVATION	
0	11-07-14	FOR PERMITTING & CONSTRUCTION	

REVISIONS

DRAWN BY: JRV | CHECKED BY: CMW



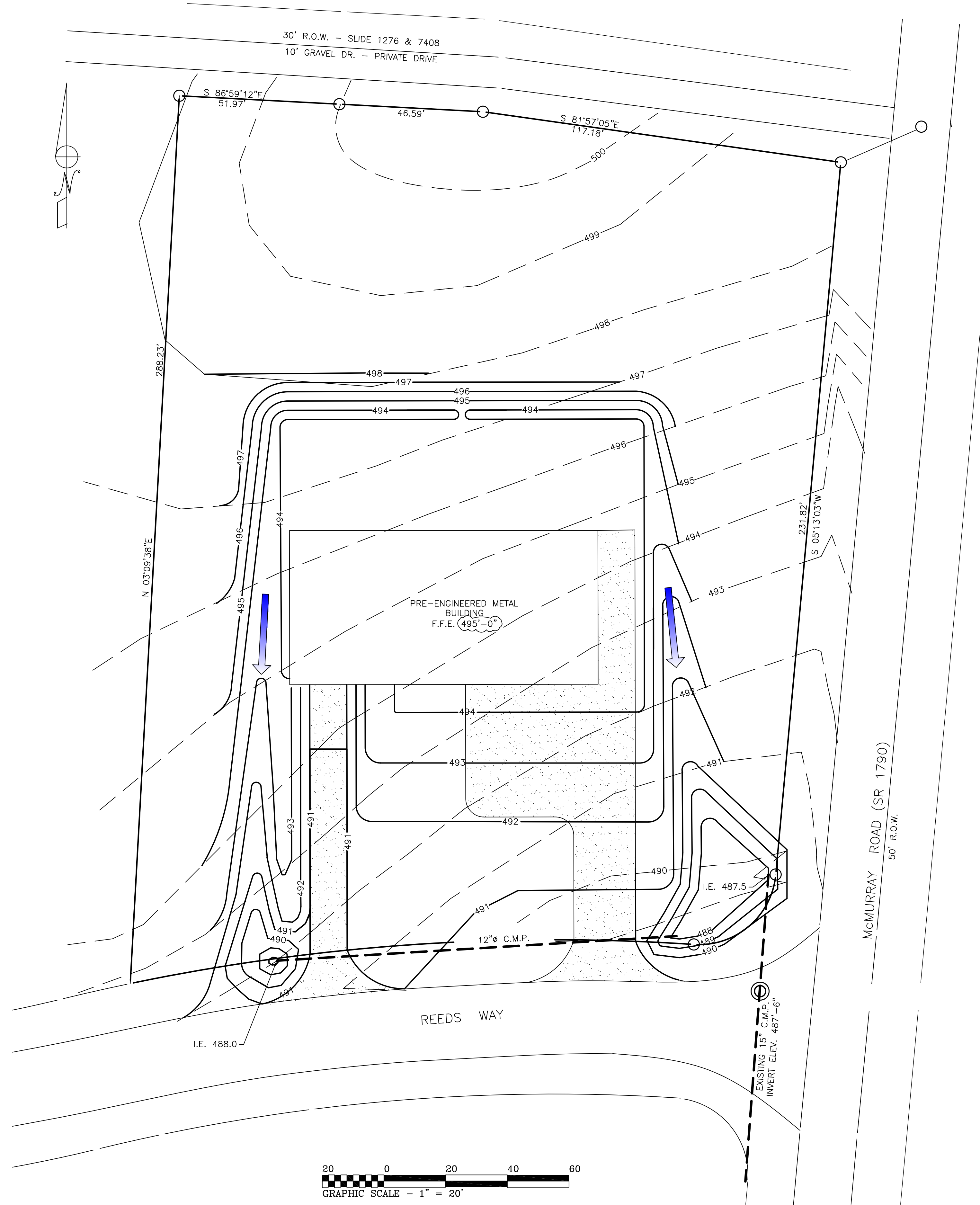
BEN BELUE HOLDINGS L.L.C.  
 ICR WAREHOUSE BUILDING  
 LOT 11 BLUE ROCK COMMERCE CENTER  
 BLUE RIDGE TOWNSHIP, NORTH CAROLINA

SITE PLAN

DRAWING NUMBER

C-1

Project No. 2147



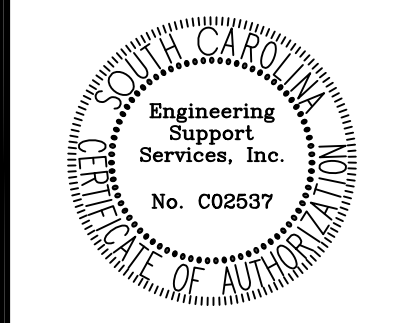
**GRADING PLAN**

1" = 20'-0"



P.O. Box 4834  
Oreidda, TN 37841  
423.663.7400

REVISIONS	
NO.	DESCRIPTION
1	REVISED FINISH FLOOR ELEVATION
0	FOR PERMITTING & CONSTRUCTION

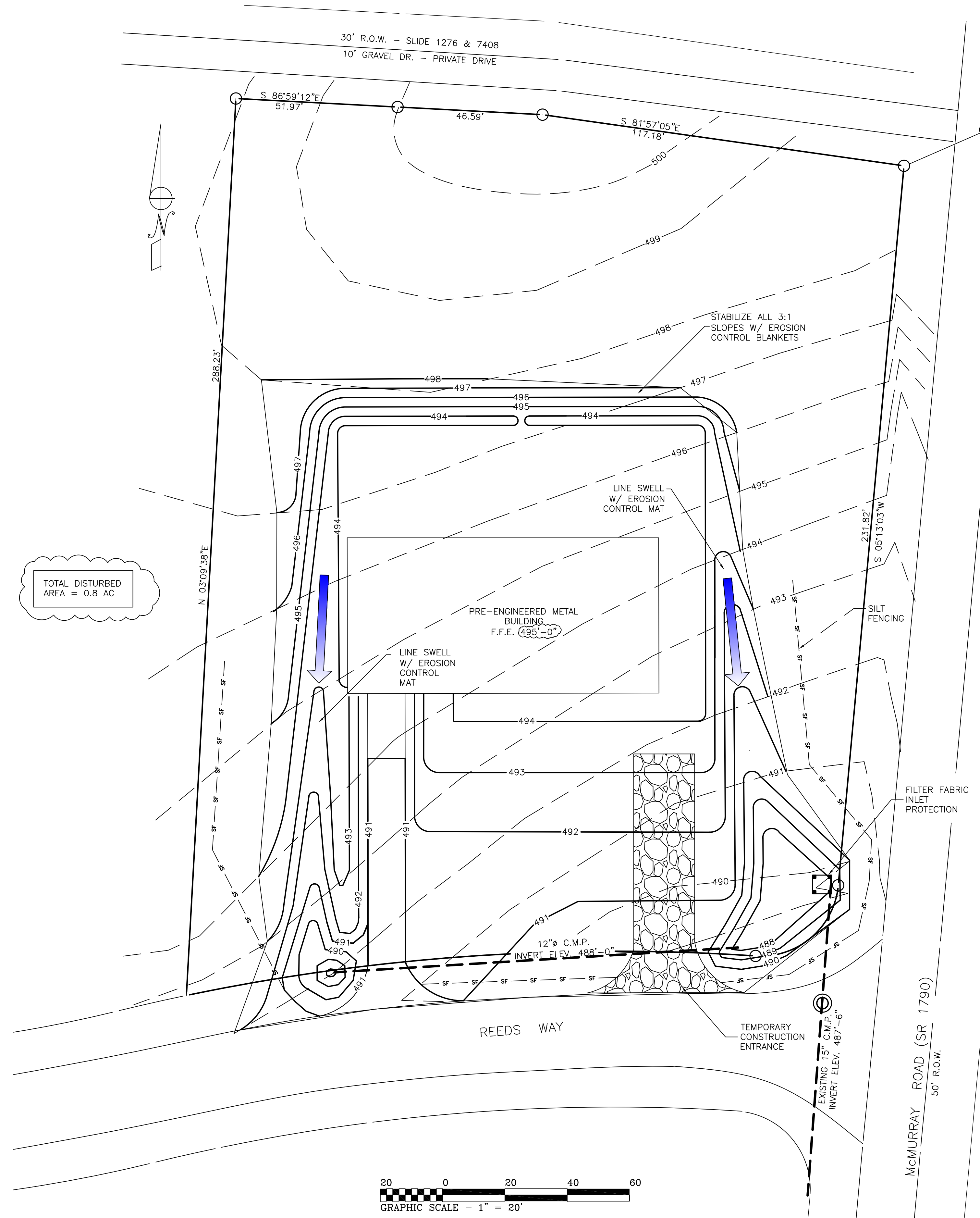


BEN BELUE HOLDINGS L.L.C.  
ICR WAREHOUSE BUILDING  
LOT 11 BLUE ROCK COMMERCE CENTER  
BLUE RIDGE TOWNSHIP, NORTH CAROLINA

DRAWING NUMBER  
**C-2**  
Project No. 2147

GRADING PLAN

DRAWN BY: JRW | CHECKED BY: CMW



**EROSION CONTROL PLAN**

1" = 20'-0"

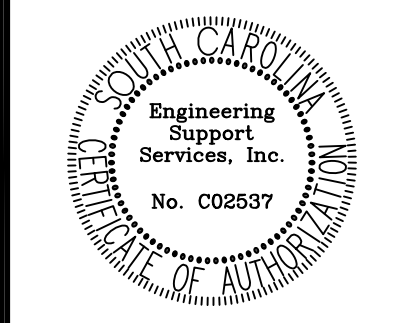


P.O. Box 4834  
Oneida, TN 37841  
423.663.7400

NO.	DATE	BY	DESCRIPTION
1	12-02-14		REVISED FLOOR ELEVATION AND ADDED DISTURBED AREA
0	11-07-14		FOR PERMITTING & CONSTRUCTION

REVISIONS

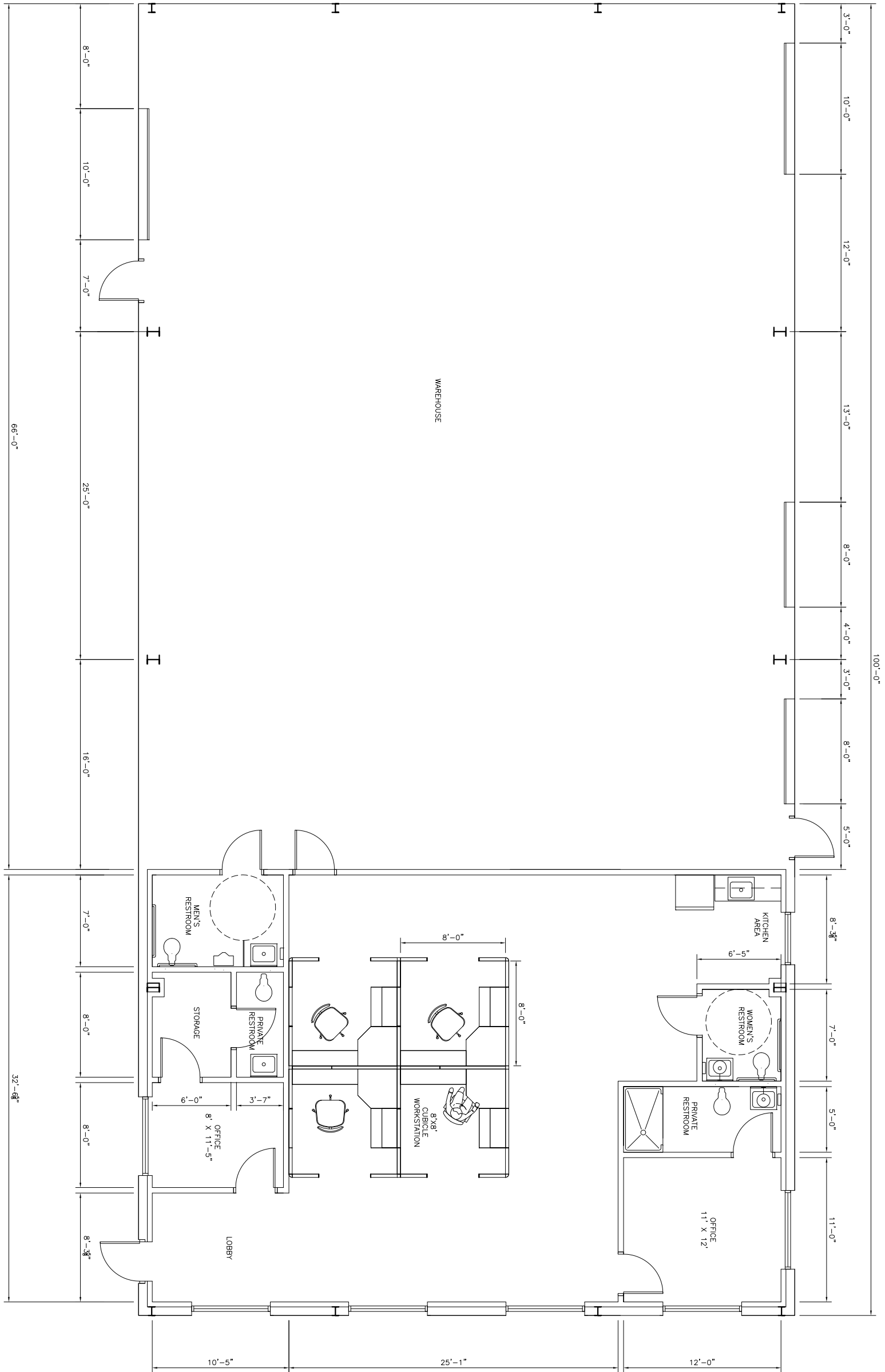
DRAWN BY: JRV | CHECKED BY: CMW



BEN BELUE HOLDINGS L.L.C.  
ICR WAREHOUSE BUILDING  
LOT 11 BLUE ROCK COMMERCE CENTER  
BLUE RIDGE TOWNSHIP, NORTH CAROLINA

EROSION CONTROL PLAN

DRAWING NUMBER  
**C-3**  
Project No. 2147



P.O. Box 4834  
Oneida, TN 37841  
423.663.7400

NO.	DESCRIPTION	DATE	BY
0	FOR PERMITTING & CONSTRUCTION	05-04-06	
REVISIONS			
DRAWN BY JRW		CHECKED BY KDM	

IRC SERVICE GROUP  
OFFICE FLOOR PLAN  
PRE-ENGINEERED BUILDING  
FLATROCK, NC  
FLOOR PLAN

DRAWING NUMBER  
**S-1**  
Project No. 2169