

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: November 21, 2017

SUBJECT: Major Site Plan Review for Jennings Building Supply Addition

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 Jennings Building Supply



Henderson County, North Carolina Code Enforcement Services

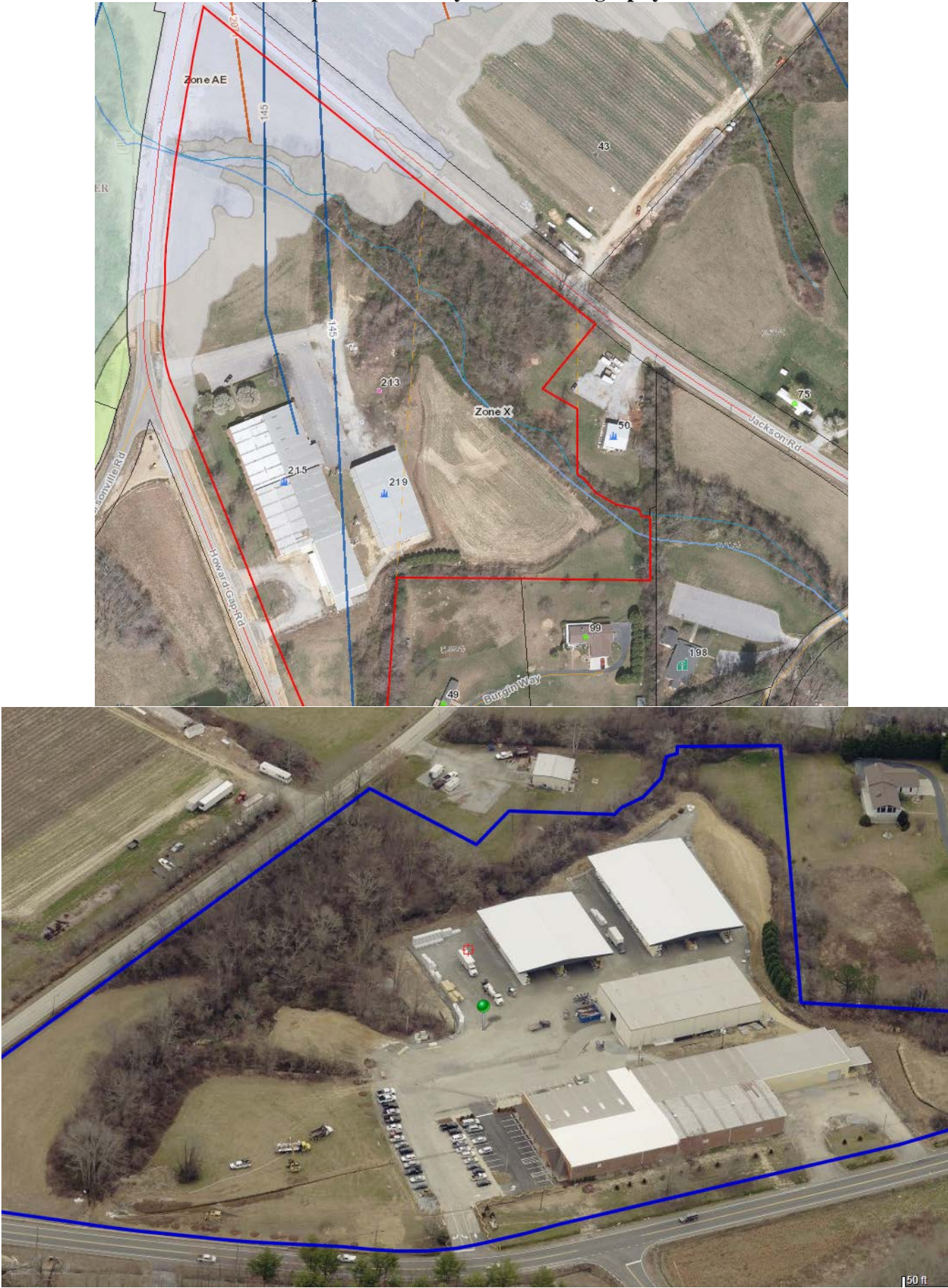
1. Committee Request

- 1.1. **Applicant:** Jennings Building Supply
- 1.2. **Request:** Major Site Plan Approval
- 1.3. **PIN:** 9652758599
- 1.4. **Size:** 13.31 acres +/-
- 1.5. **Location:** Howard Gap Rd near Jackson Rd
- 1.6. **Supplemental Requirements:**

SR 8.1. Wholesale Trade

- (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, travel ways* and/or parking areas shall be treated to prevent dust from adverse effects to adjacent properties.
- (4) Separation. A *wholesale trade structure* or storage area shall not be constructed or newly located within 100 feet of an existing *dwelling unit* (located in a *residential zoning district* and not located on the same property as the *use*).

Map A: Pictometry/Aerial Photography



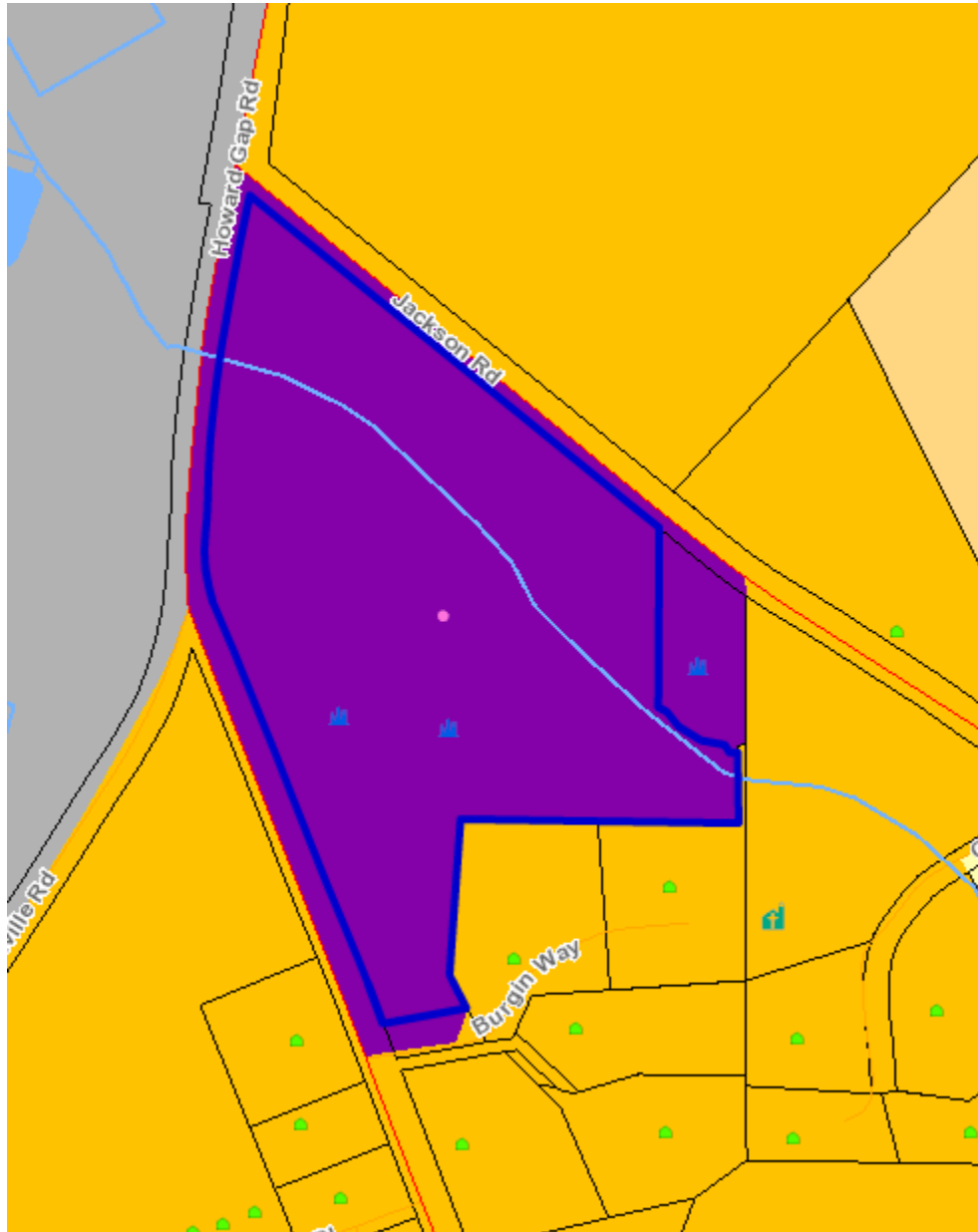
2. **Current Conditions**

Current Use: This parcel was formerly TDM Corporation

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

Zoning: The surrounding properties to the north, south and east are Residential 1. Property west across Howard Gap Rd is Fletcher Manufacturing-1.

Map B: Current Zoning



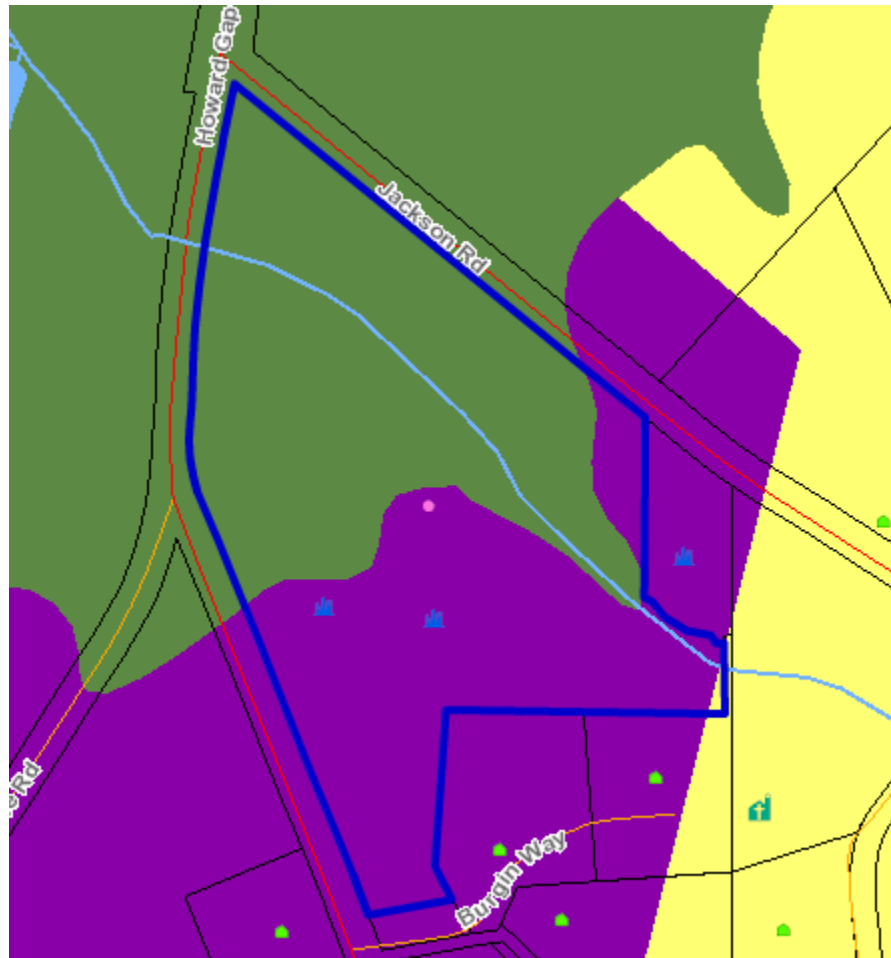
3. **Floodplain /Watershed Protection** The property is partially located in a Special Flood Hazard Area but the buildings are not. The property is not in a Water Supply Watershed district.

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 and Conservation Areas. 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.

Conservation: This category includes land areas that are intended to remain largely in their natural state, with only limited development. Such areas should be targeted for protection through regulations and incentives. Conservation areas are lands that generally exhibit any of the following characteristics:

1. Sensitive natural areas such as steep slopes, floodplains, major wetlands, forest reserves and wildlife conservation areas, and key watersheds
2. Areas of historic and archeological significance
3. Local, state or federally-managed natural areas
4. Areas managed for agricultural or forestry land uses
5. Other areas yet to be defined

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







11.07.2017

Henderson County, NC
Planning Department
ATTN: Mr. Toby Linville
100 N. King Street
Hendersonville NC 28792

RE: Jennings Builders Supply Expansion – Site Plan Submittal

Dear Toby,

As per our previous conversations, we have prepared a Site Plan for the proposed expansion of the existing use of the Jennings Builders Supply, at their property located at 215 Howard Gap Rd, Fletcher, NC. The zoning district is Industrial, and the proposed uses are additional warehouse and commercial square footage in separate buildings north of the existing buildings on site. Attached is the Site Plan submittal, which includes the overall and detail plans and the site plan application.

I will be the main point of contact for this work and will be directly responsible for the completion of the work. If there are any questions related, please do not hesitate to contact me.

Sincerely,

Lance Hartland
High Country Engineering, PC



**HENDERSON COUNTY
MAJOR SITE PLAN REVIEW APPLICATION**

CONTACT INFORMATION

Property Owner:

Name: R+E Land Holdings, LLC Phone: 828-884-9663
Complete Address: PO Box 1459, Cashiers, NC 28717

Applicant:

Name: Same as above Phone: _____
Complete Address: _____

Agent:

Name: N/A Phone: _____
Complete Address: _____
Agent Form (Circle One): Yes No

Plan Preparer:

Name: High Country Engineering, PC Phone: 512-284-0131(c)
Complete Address: 41 Clayton Street, Asheville, NC 28801
~~828-230-4544 (o)~~

GENERAL INFORMATION

Date of Application: 11/07/2017

Site Plan Attached (Circle One): Yes No

PARCEL INFORMATION

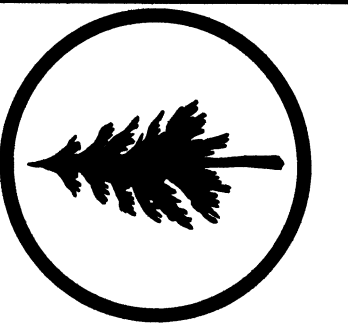
PIN: <u>9652758599</u>	Tract Size (Acres): <u>13.31</u>
Zoning District: <u>Industrial</u>	Fire District: <u>Fletcher</u>
Supplemental Requirement# _____	Watershed: <u>Cane Creek</u>
Permitted by Right <u>Yes</u>	Floodplain: <u>100yr/500yr</u>
Special Use Permit <u>No</u>	

Location / Property to be developed: 215 Howard Gap Rd, Fletcher, NC 28732

NC Access Permit not required. Use existing access.

County Use Only

Fee: \$ _____ Paid: _____ Method: _____ Received by: _____



HIGH COUNTRY ENGINEERING, P.C.
41 CLAYTON STREET, SUITE 300
ASHEVILLE, NORTH CAROLINA 28801
T: 828.230.4511
F: 828.348.5040
NC FIRM NO.: C-3347



CONSTRUCTION PLANS FOR
**Jennings Builders Supply
Expansion
for
Jennings Building Supply**
Henderson County, North Carolina

REVISION DESCRIPTION	DATE	BY
Issue 1 - Submitted to County for Review	11/07/2017	A

PROJECT NAME:
**Jennings Builders
Supply Expansion**
215 Howard Gap Road
Fletcher, NC 28732
Henderson County, NC

SHEET TITLE:
**OVERALL
SITE PLAN**

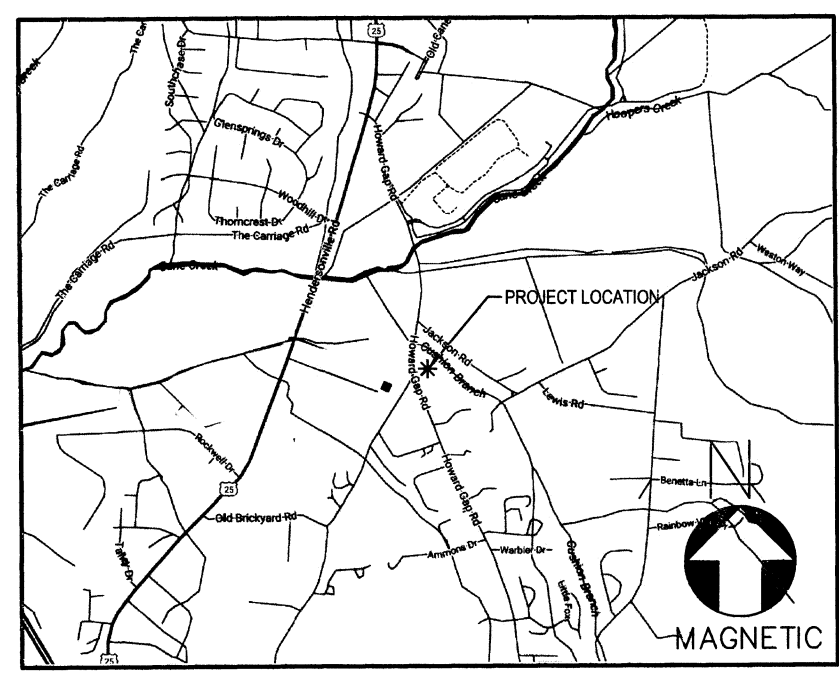
PROJECT NO.
AND001

DATE:
11/07/17

ISSUE NO. A-1

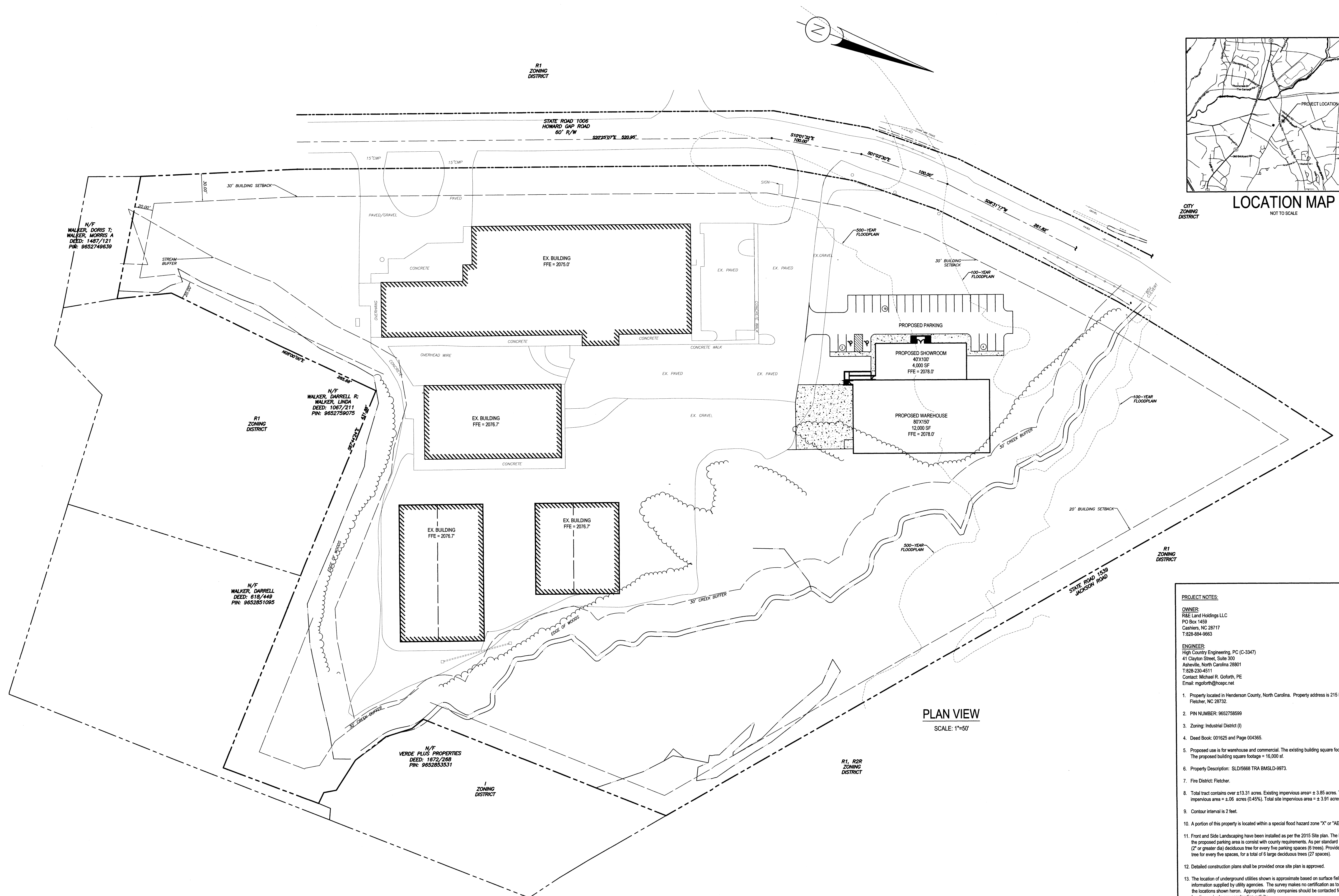
SHEET NO.
S-1

of 2



LOCATION MAP
NOT TO SCALE

CITY
ZONING
DISTRICT

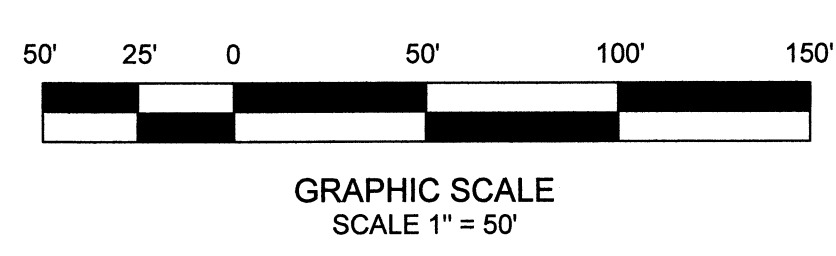


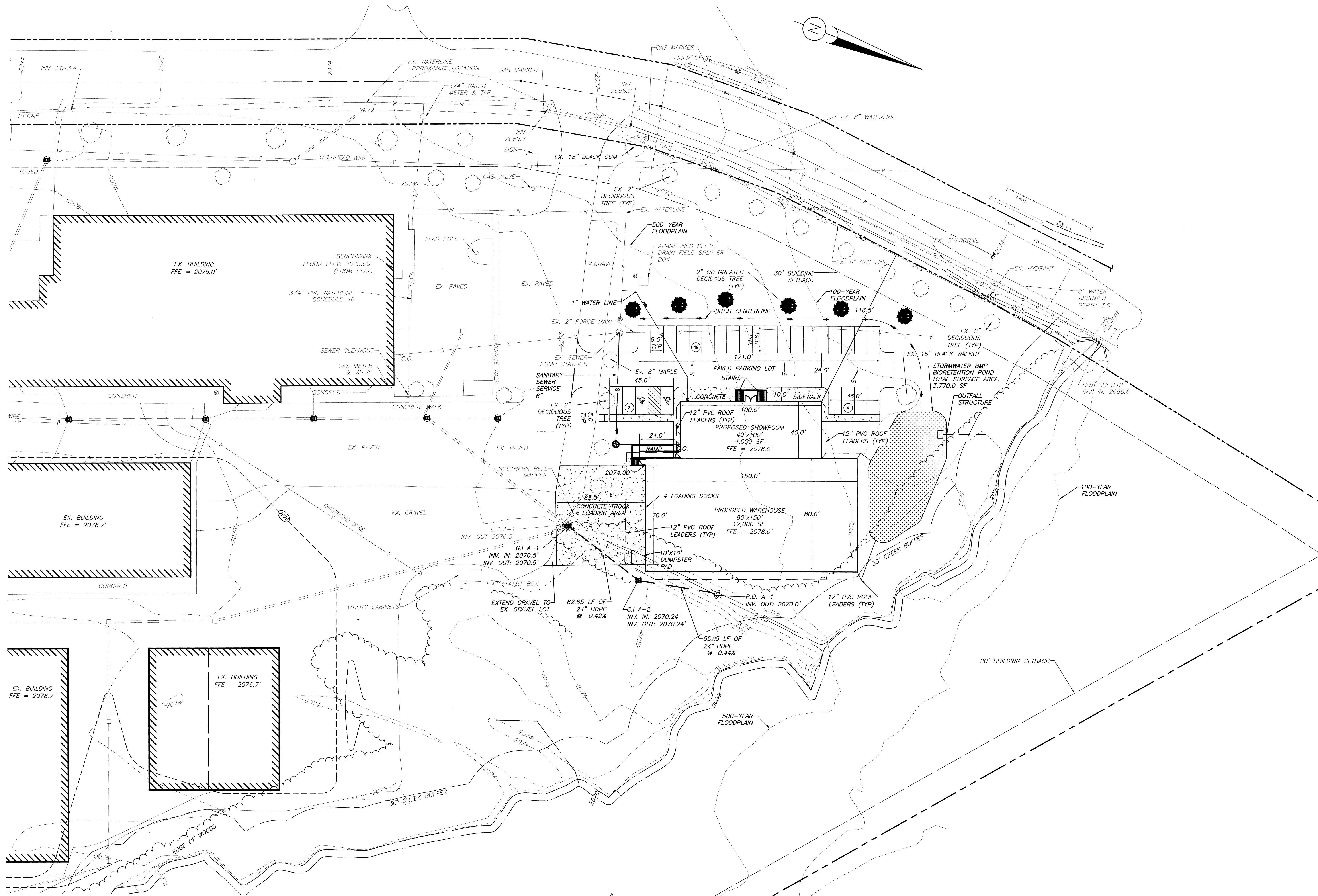
PLAN VIEW
SCALE: 1"=50'

- PROJECT NOTES:**
- OWNER:**
R&E Land Holdings LLC
PO Box 1459
Cashiers, NC 28717
T:828-884-9683
- ENGINEER:**
High Country Engineering, PC (C-3347)
41 Clayton Street, Suite 300
Asheville, North Carolina 28801
T:828-230-4511
Contact: Michael R. Goforth, PE
Email: mgoforth@hcepc.net
- Property located in Henderson County, North Carolina. Property address is 215 Howard Gap Road, Fletcher, NC 28732.
 - PIN NUMBER: 9652758599
 - Zoning: Industrial District (I)
 - Deed Book: 001625 and Page 004365.
 - Proposed use is for warehouse and commercial. The existing building square footage is 68,200 sf. The proposed building square footage is 16,000 sf.
 - Property Description: SLD5668 TRA BMSLD-9973.
 - Fire District: Fletcher.
 - Total tract contains over ±13.31 acres. Existing impervious area= ± 3.85 acres. Total new impervious area = ±.06 acres (0.45%). Total site impervious area = ± 3.91 acres (29.38%). Contour interval is 2 feet.
 - A portion of this property is located within a special flood hazard zone "X" or "AE".
 - Front and Side Landscaping have been installed as per the 2015 Site plan. The landscape buffer for the proposed parking area is consistent with county requirements. As per standard 200A-172: 1 large (2" or greater dia) deciduous tree for every five parking spaces (6 trees). Provided 1 large deciduous tree for every five spaces, for a total of 6 large deciduous trees (27 spaces).
 - Detailed construction plans shall be provided once site plan is approved.
 - The location of underground utilities shown is approximate based on surface field evidence and information supplied by utility agencies. The survey makes no certification as to the completeness of the locations shown herein. Appropriate utility companies should be contacted for verification of locations prior to any construction activity.
 - The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.
 - Contractor shall notify the engineer and owner/developer of any information found in the field that is different from what is shown on these design plans.

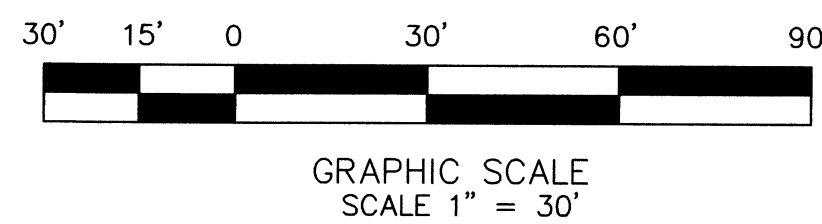
<u>PARKING DATA:</u>				
REQUIRED:				
Commercial	4,000 s.f.	1 space /500 s.f.	8	spaces
Warehouse	12,000 s.f.	1 space /4,000 s.f.	3	spaces
TOTAL MINIMUM PARKING REQUIRED			11	spaces
PROVIDED:				
Regular	(8' x 19')		25	spaces
Handicapped	(8' wide w/ 9' striping)		2	spaces
TOTAL PARKING PROVIDED			27	spaces

IF YOU DIG
NORTH CAROLINA
CALL US FIRST!
811
N.C. ONE CALL CENTER
IT'S THE LAW!

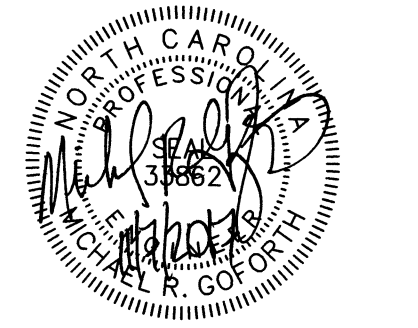




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Fletcher, NC 28732
Henderson County, NC

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**DETAILED
SITE PLAN**
PROJECT NO.:
AND001
DATE:
11/07/17
ISSUE No. A-1
SHEET NO.:
S-2
of 2