

**REQUEST FOR COMMITTEE ACTION**

**HENDERSON COUNTY**

**TECHNICAL REVIEW COMMITTEE**

**MEETING: August 5, 2014**

**SUBJECT: Major Site Plan Review for RDMA Enterprises**

**PRESENTER: Toby Linville**

**ATTACHMENTS: Staff Report**

**SUMMARY OF REQUEST: Major site plan review for vehicle restoration business**

**SUGGESTED MOTION: I move that the TRC approve the major site plan for RDMA Enterprises**



## Henderson County, North Carolina Code Enforcement Services

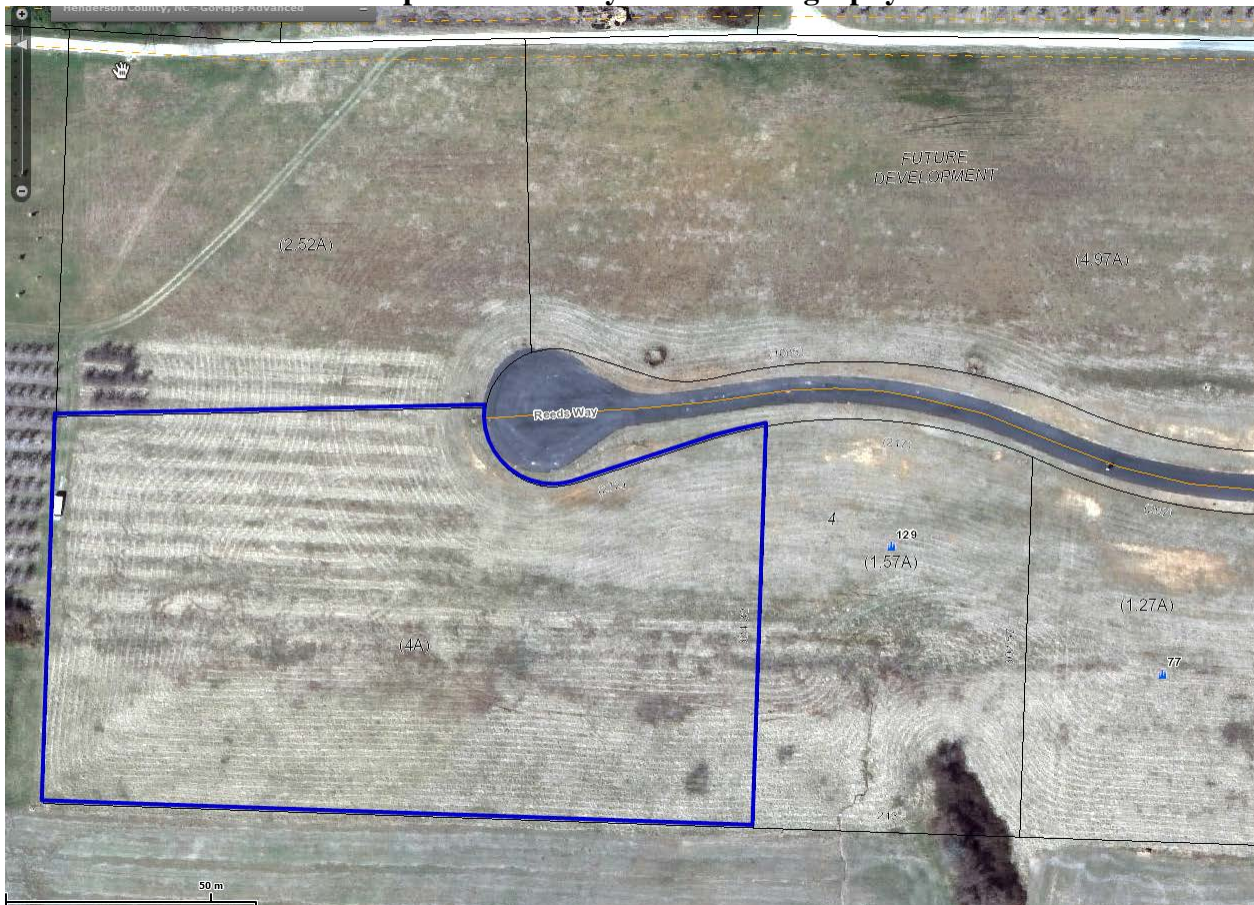
### 1. Committee Request

- 1.1. **Applicant:** Ronald Mitchell
- 1.2. **Request:** Major Site Plan Approval
- 1.3. **PIN:** 9588244122
- 1.4. **Size:** 4.04 acres +/-
- 1.5. **Location:** Lot #4A on Reeds Way off McMurray Rd
- 1.6. **Supplemental Requirements:**

#### **SR 10.7. Machining and Assembly 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 affects to adjacent properties.

**Map A: Pictometry/Aerial Photography**





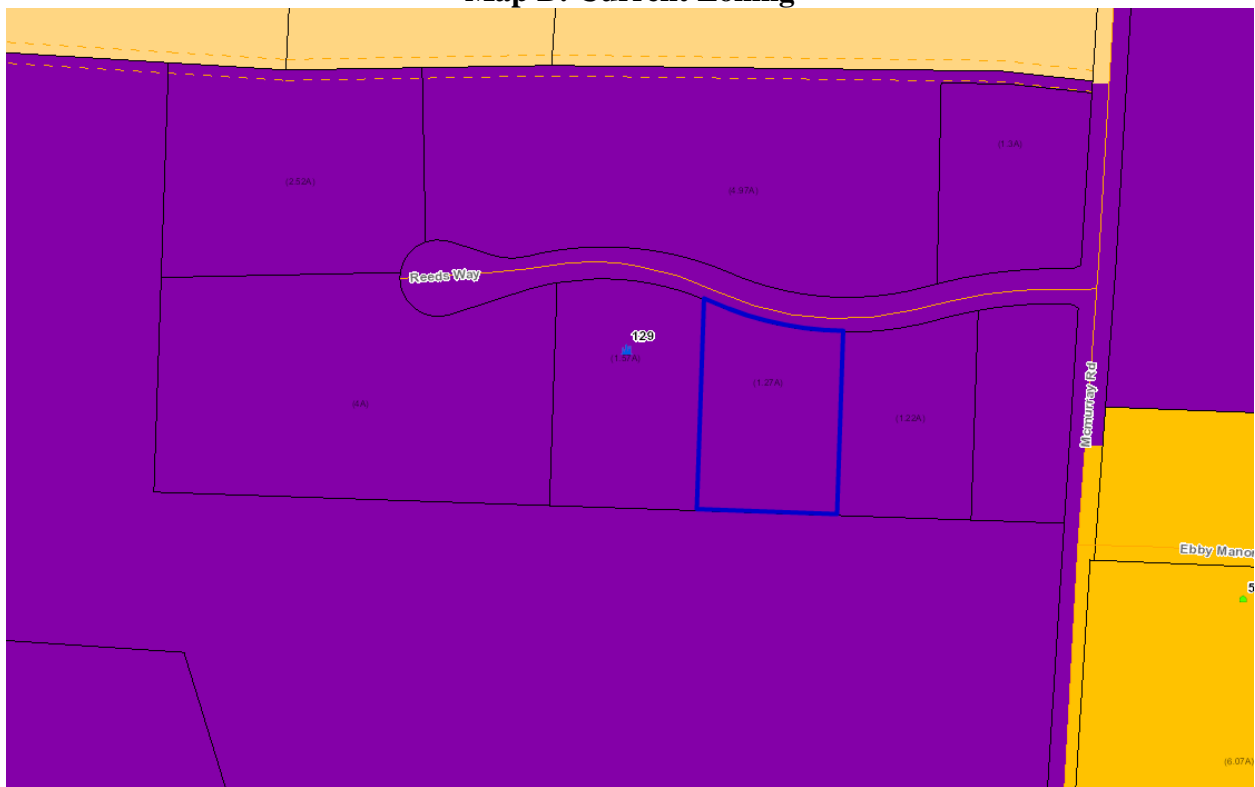
2. **Current Conditions**

**Current Use:** This parcel is currently vacant.

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

**Zoning:** The surrounding property to the north, south, east and west is zoned Industrial (I).

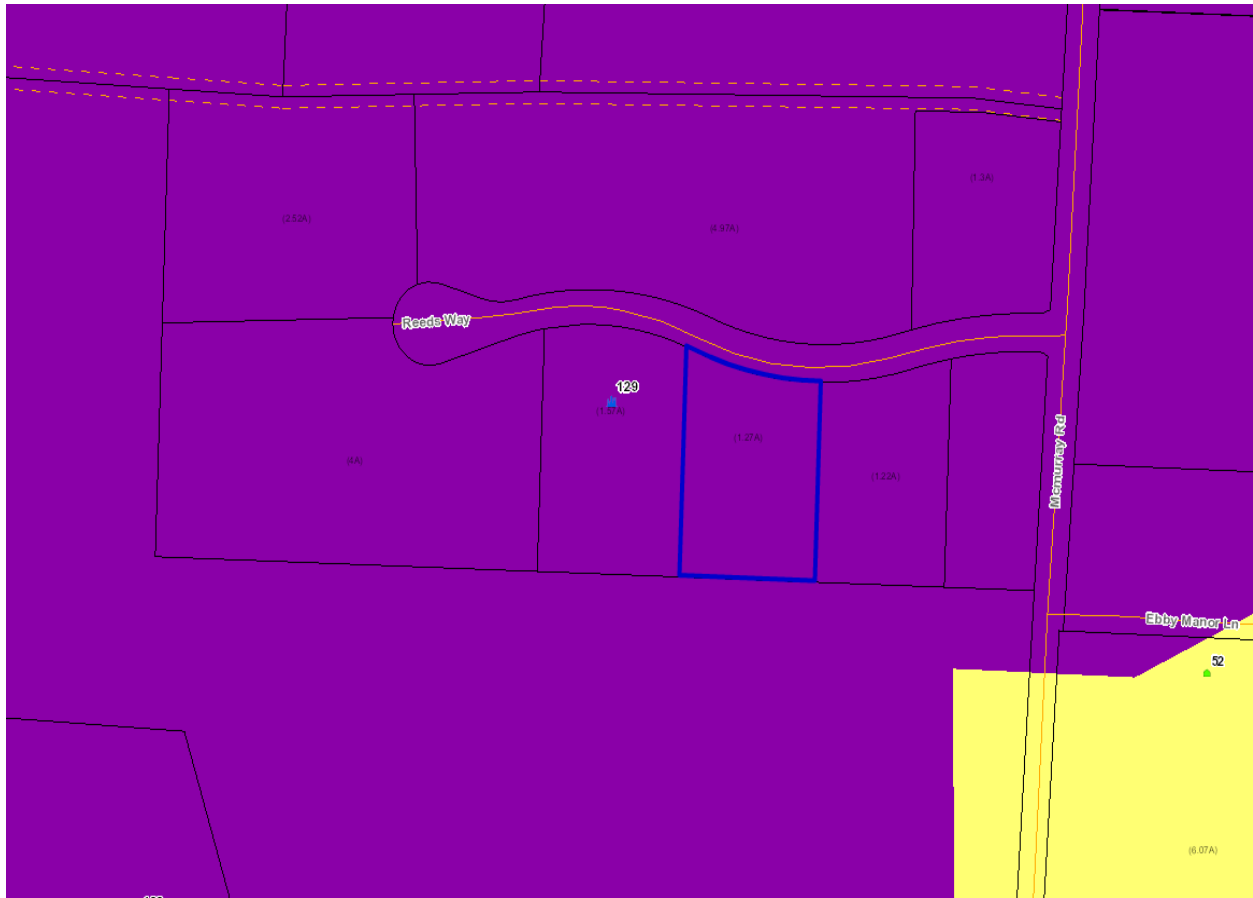
**Map B: Current Zoning**





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**

Flowers Baking  
Company of Morrisdon, LLC  
Distribution Center









