

**REQUEST FOR COMMITTEE ACTION**

**HENDERSON COUNTY**

**TECHNICAL REVIEW COMMITTEE**

**MEETING: March 4, 2014**

**SUBJECT: Major Site Plan Review Mona Lisa Foods**

**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 Mona Lisa Foods**



## Henderson County, North Carolina Code Enforcement Services

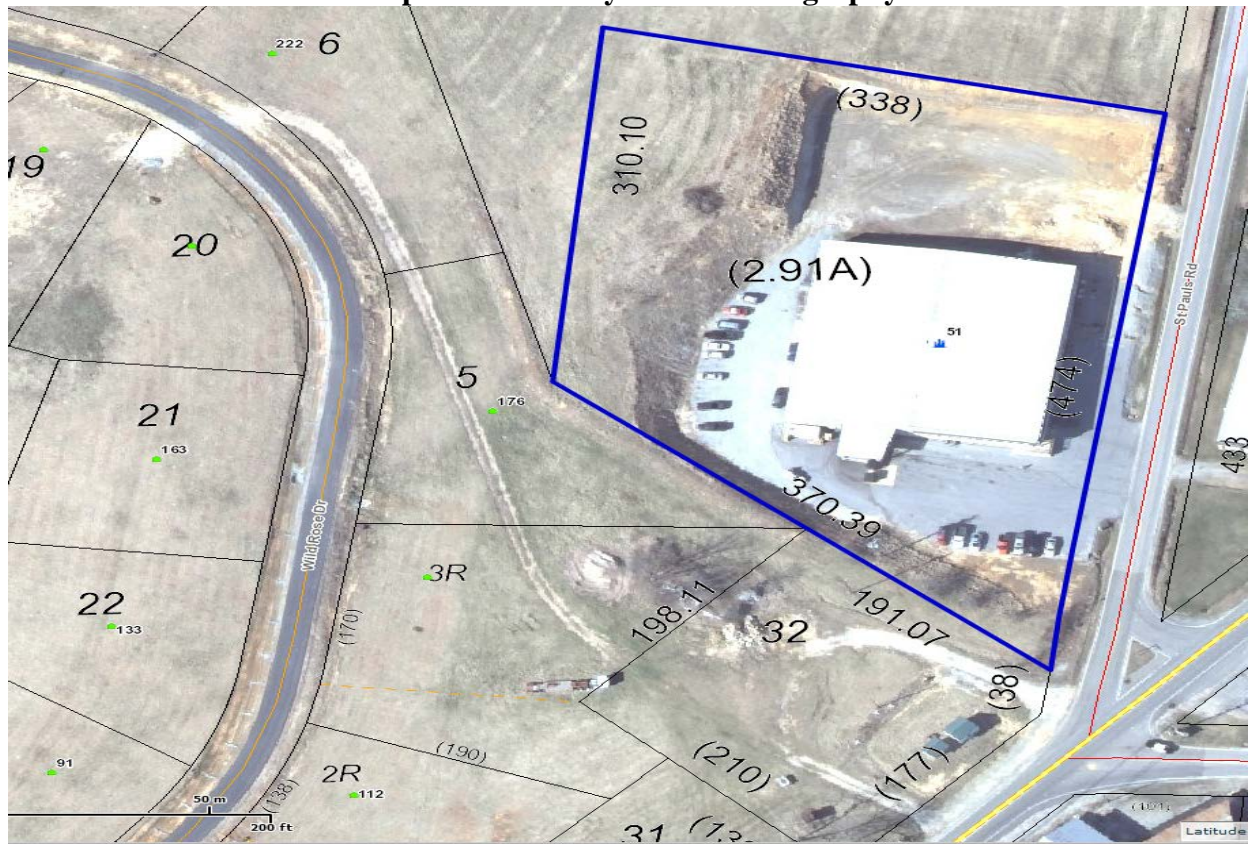
### 1. Committee Request

- 1.1. **Applicant:** Mona Lisa Foods/Peter Thom
- 1.2. **Request:** Major Site Plan Approval-Special Use Permit
- 1.3. **PIN:** 0601346635
- 1.4. **Size:** 4.3 acres +/-
- 1.5. **Location:** The subject area is located at the intersection of Chimney Rock Rd and St. Pauls Rd.
- 1.6. **Supplemental Requirements:**

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

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-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



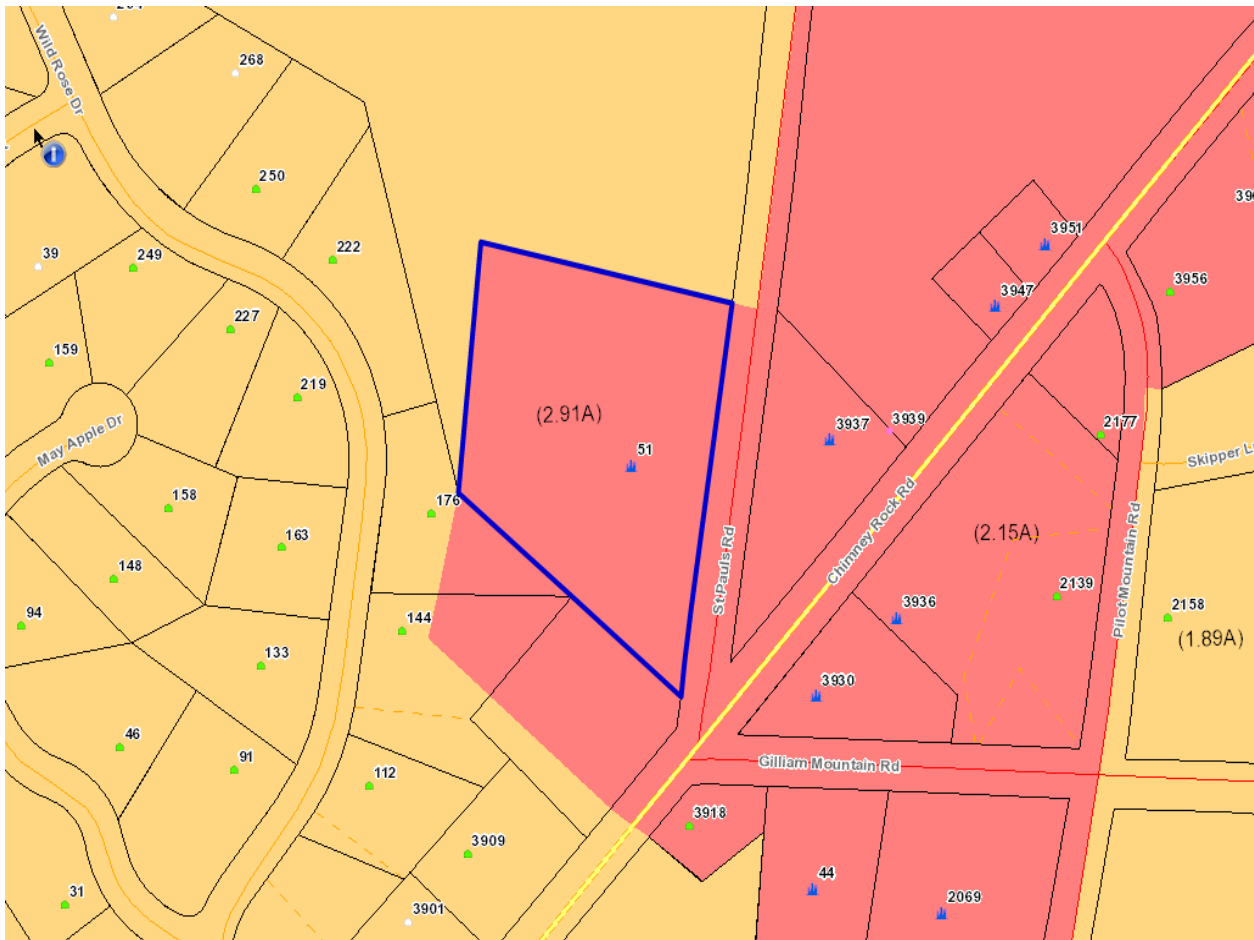
2. **Current Conditions**

**Current Use:** This parcel is currently in manufacturing use.

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

**Zoning:** The surrounding property to the north and west is zoned Residential 2 (R2) and to the south and east is zoned Local Commercial (LC).

**Map B: Current Zoning**



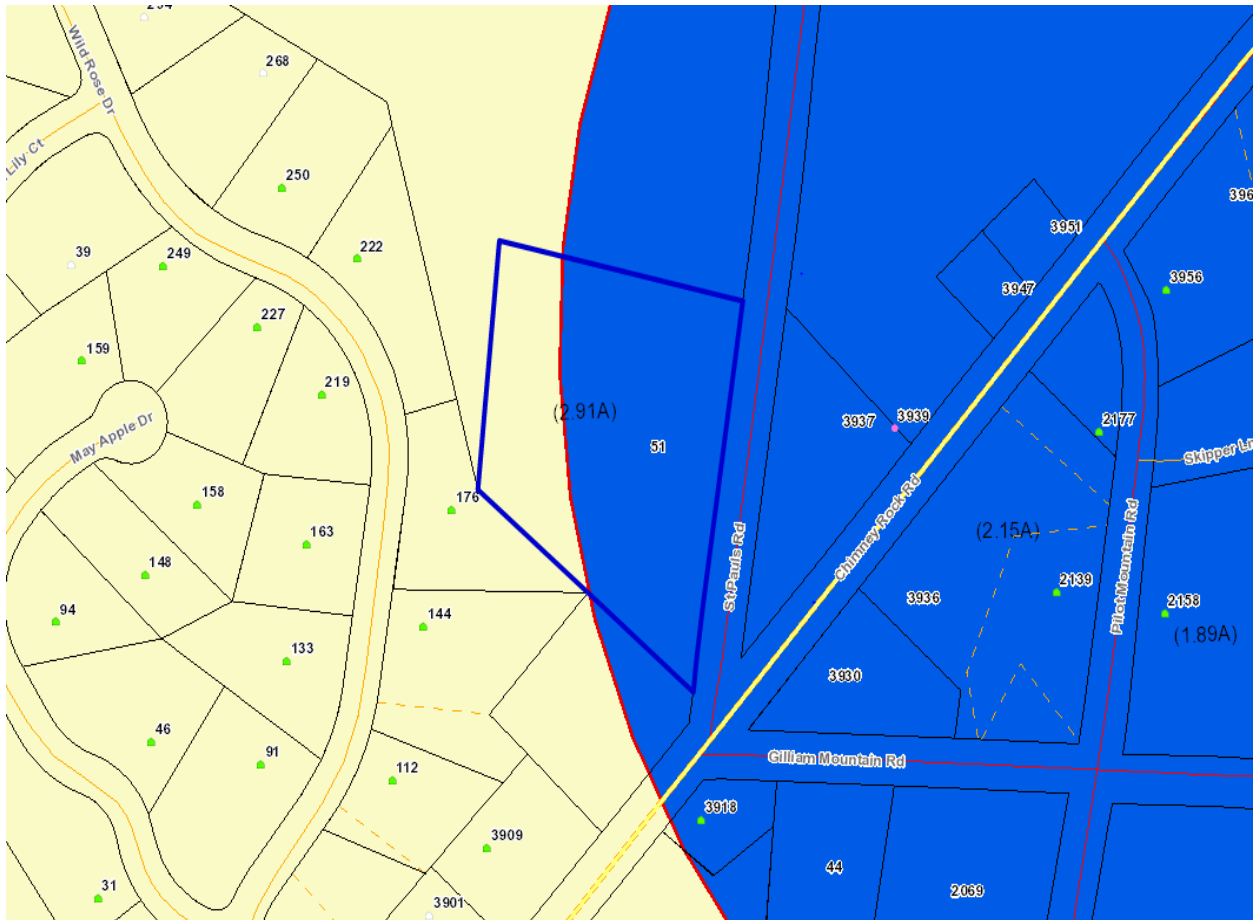
3. **Floodplain /Watershed Protection** The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.

4. **Water and Sewer** This property will be served by public water and private septic.

**Public Water:** City of Hendersonville

**Public Sewer:** not available

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

1. 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.
2. The Rural / Urban Transition Area (RTA) is currently rural in character, with existing pockets of limited higher density residential and commercial development. Slopes vary across the RTA, although the area can be considered to be generally developable. The primary factor preventing urban development in the RTA is the absence of sewer and water service. The RTA will continue to experience extensive development over the operational timeframe of this Comprehensive Plan.

**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 and recommend approval to the Zoning Board of Adjustment because it is consistent with the current surrounding land uses and future land use recommendations.

**7. Photographs**

Looking NE along St Pauls Rd



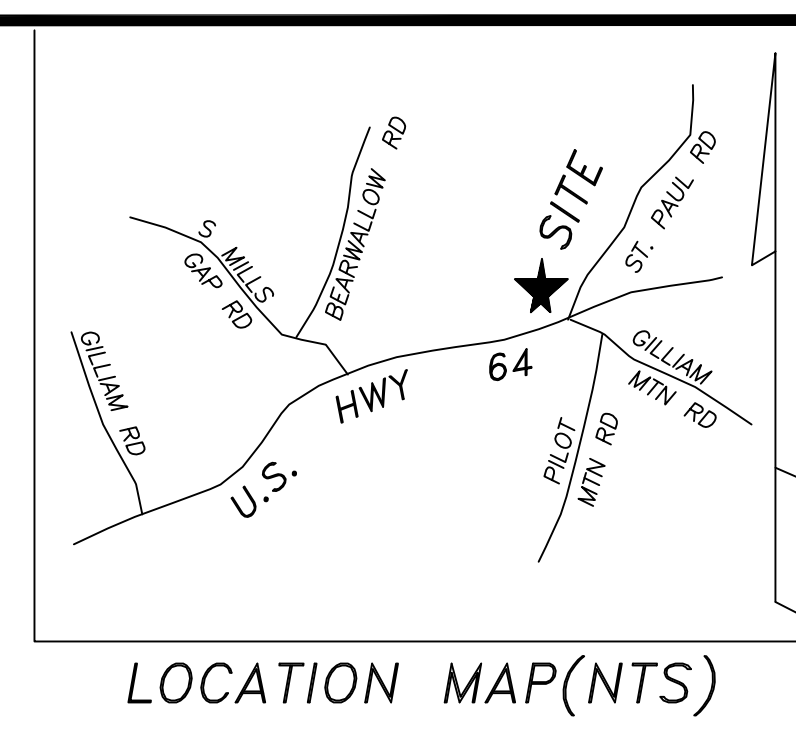
Looking West into existing Building



Looking North into existing building

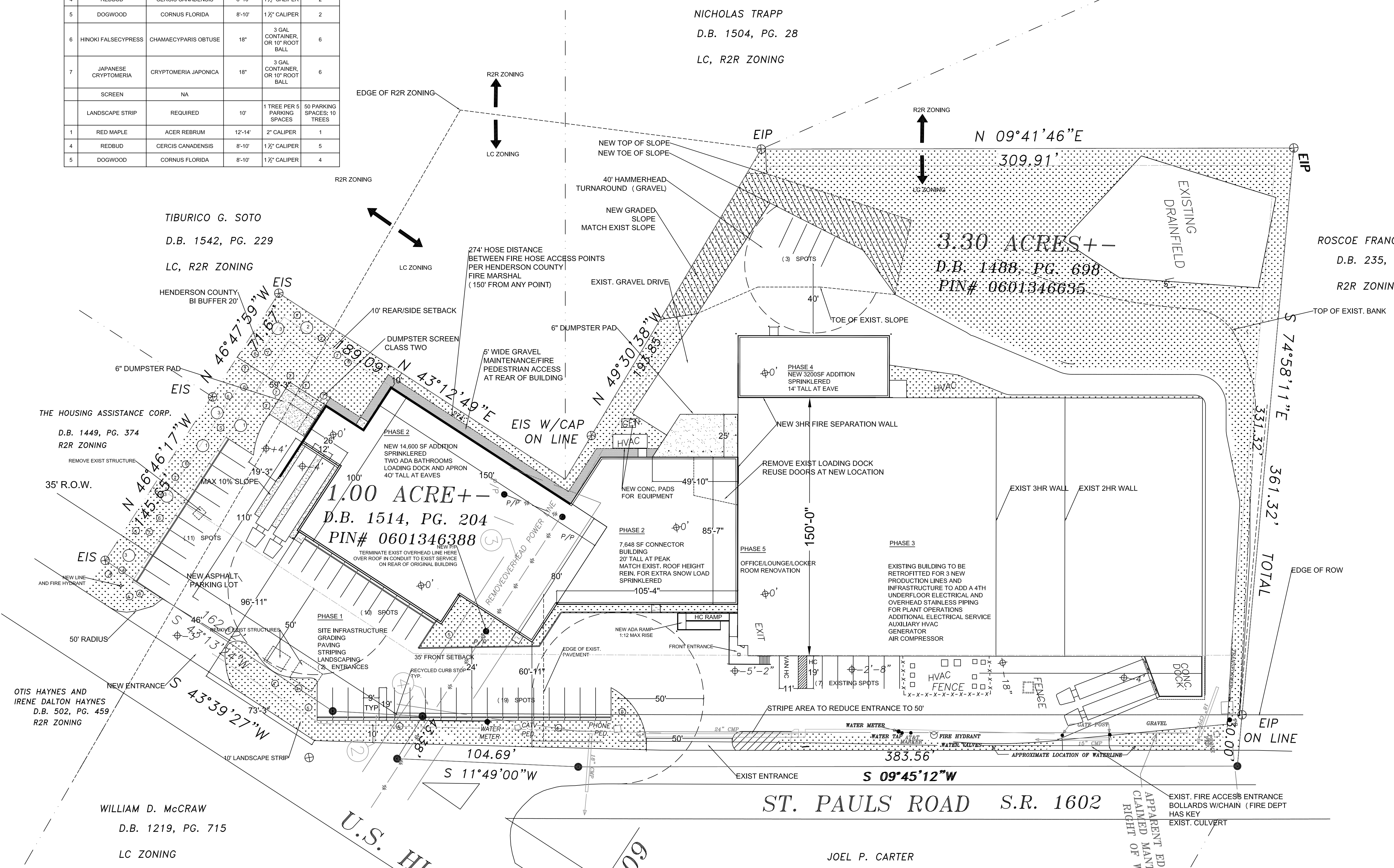


LANDSCAPE KEY					
BUFFER B1	REQUIRED	20'			
MK	COMMON NAME	LATIN NAME	HGT. (AT PLANTING)	CALIPER (AT PLANTING)	AMOUNT
1	RED MAPLE	ACER REBRUM	12'-14'	2" CALIPER	1
2	FRUITLESS SWEETGUM	LIQUIDAMBAR ROTUNDIFOLIA	12'-14'	2" CALIPER	1
3	WHITE PINE	PINUS STROBUS	6'	-	4
4	REDBUD	CERCIS CANADENSIS	8'-10'	1 1/2" CALIPER	2
5	DOGWOOD	CORNUS FLORIDA	8'-10'	1 1/2" CALIPER	2
6	HINOKI FALSECYPRESS	CHAMAECYPARIS OBTUSE	18"	3 GAL. CONTAINER, OR 10" ROOT BALL	6
7	JAPANESE CRYPTOMERIA	CRYPTOMERIA JAPONICA	18"	3 GAL. CONTAINER, OR 10" ROOT BALL	6
	SCREEN	NA			
	LANDSCAPE STRIP	REQUIRED	10'	1 TREE PER 5 PARKING SPACES	50 PARKING SPACES; 10 TREES
1	RED MAPLE	ACER REBRUM	12'-14'	2" CALIPER	1
4	REDBUD	CERCIS CANADENSIS	8'-10'	1 1/2" CALIPER	5
5	DOGWOOD	CORNUS FLORIDA	8'-10'	1 1/2" CALIPER	4



TAMARA PEACOCK, P.E.  
LICENSE NO. 12289

DATE: 2.18.14  
REV: 1 TRC



SITE STATISTICS	
PROPERTY OWNER	BARRY CALLEBAUT USA
ADDRESS	51 ST PAULS RD, HENDERSONVILLE, NC
CONTACT	MARC GARRETT 828.214.3705
ARCHITECT	THE TAMARA PEACOCK COMPANY ARCHITECTS
ADDRESS	104 E 1ST AVE SUITE A, HENDERSONVILLE, NC
CONTACT	TAMARA PEACOCK 828.696.4000
ADJOINING PROPERTY OWNERS NAMES	LISTED ON PLAN
SCALE	ON PLAN
NORTH ARROW	ON PLAN
ZONING	ON PLAN
SITE AREA	4.3 ACRES
AREA DISTURBED	1.2 ACRES
AREA IMPERVIOUS	2.89 ACRES
BUILDING AREA EXIST/NEW, SF	28,495 / 25,448
BUILDING AREA TOTAL, SF	53,943
NEW BUILDING	21,800 SF BUILDING (40' HEIGHT AND 20' HEIGHT) 3,200 SF REAR ADDITION (18' HEIGHT)
FRONT OF PROPERTY WATERSHED DISTRICT	ST PAULS RD, HWY 64
PROPERTY LINE INFO	NONE
BUILDING DIM. TO PROPERTY LINES	NOT COMPLETE
COMMON AREA	UPPER BANK AREA
PROPOSED LOT LINES	NA
TOPO INFORMATION	NONE
LENGTH OF ROAD FRONTAGE	700'-0"
BUFFER	ON PLAN
PARKING REQ.	1 PER 4000SF = 14 SPOTS
PARKING ACTUAL	50
ADA PARKING REQ.	2
ADA PARKING ACTUAL	1 VAN, 1 CAR (2)
DRIVEWAYS	1 EXIST., 1 NEW (ON 64)
PARKING SPACE SIZE	ON PLAN 9'X19' TYP.
LANDSCAPING	ON PLAN
STREETS, SIDEWALKS, BIKE LANES	NA
WASTEWATER	SEPTIC
WATER SERVICE	HENDERSONVILLE
FLOOD ZONE	NONE
FIRE DISTRICT	EDNYVILLE FIRE AND RESCUE
STORMWATER CONTROL	

**The Tamara Peacock Company**  
*Architects*

104 East 1st Avenue, Suite A  
Hendersonville, NC 28792  
828.696.4000 828.696.4952(f)

**MONA LISA FOODS WAREHOUSE EXPANSION**  
51 ST. PAULS RD  
HENDERSONVILLE, N.C.

**PRELIMINARY SITE PLAN**

SHEET NAME: SP-1  
DWG NO. 1402  
DATE: 2.18.14

WILLIAM D. McCRAW  
D.B. 1219, PG. 715  
LC ZONING

CALL TABLE		
COURSE	BEARING	DISTANCE
1	N 49°30'38"W	28.80'
2	S 12°56'29"W	52.32'
3	S 49°30'38"E	176.61'
4	S 49°30'38"E	14.58'

**MAJOR SITE PLAN**



STATE OF NORTH CAROLINA  
D.B. 897, PG. 145  
LC ZONING

JOEL P. CARTER  
LUDWIK R. BOCHYNEK  
D.B. 1118, PG. 167  
LC ZONING

ST. PAULS ROAD S.R. 1602

U.S. HIGHWAY 64

NOTE: ALL EXTERIOR LIGHTING FIXTURES TO BE FULL CUT-OFF