

REQUEST FOR BOARD ACTION

HENDERSONCOUNTY BOARD OF COMMISSIONERS

MEETING DATE: Monday November 4, 2019

SUBJECT: Set Public Hearing for Conditional Rezoning Application #R-2019-05-C Sirocco Properties, LLC

PRESENTER: Matt Champion, Project Development Planner

ATTACHMENTS: 1. Current Aerial Map
2. Site Plan

SUMMARY OF REQUEST:

Rezoning Application #R-2019-05-C, revised on October 1, requests that the County conditionally rezone approximately 7.77 acres of land from Residential One (R1) to Regional Commercial Conditional District (RC-CD). The acreage consists of a portion of the parcel (PIN: 9652-86-3577) located at the intersection of Howard Gap Road and Jackson Road in the Fletcher area. The property owner is Sirocco Properties, LLC.

The applicant is proposing an outdoor storage use with a new 10,000 square foot covered storage area on the existing infrastructure left intact after a temporary use permit for the Duke Energy laydown yard. The attached site plan shows that the area being considered for rezoning is only the gravel area enclosed by a security fence.

The Planning Board reviewed this application on October 24, 2019 and voted 7 – 0 to send forth a favorable recommendation for approval with the following conditions:

- 10' maximum low eave height on covered storage area
- B1 buffer along Jackson Rd.

BOARD ACTION REQUESTED:

Before taking action on the rezoning request, the Board of Commissioners must hold a public hearing. Planning Staff recommends that the Board of Commissioners schedule the public hearing.

Suggested Motion:

I move that the Board schedule a public hearing for conditional rezoning application #R-2019-05-C, Sirocco Properties, LLC for Monday December 2, 2019, at 5:30 PM.




Rezoning Application R - 2019 - 05 - C
Applicant: Sirocco Properties, LLC
Total Area: 7.77 acres
Current Zoning: R1



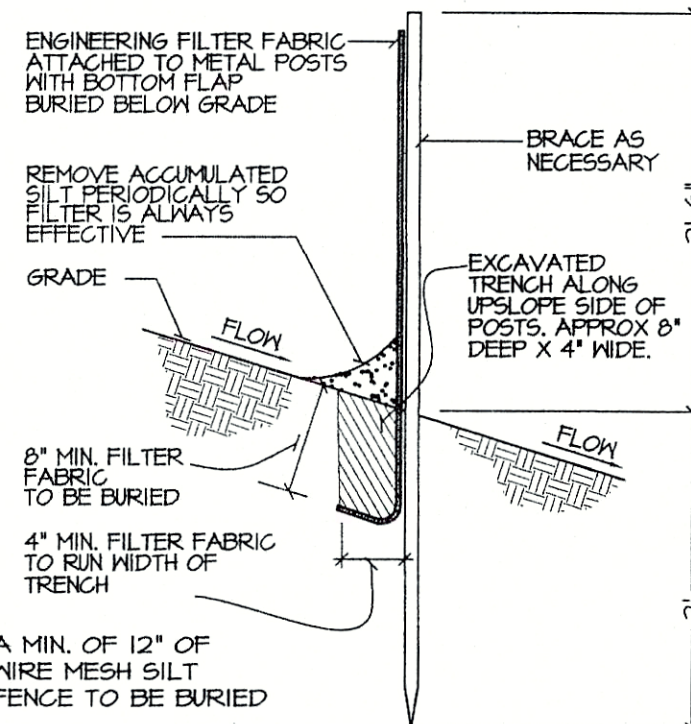
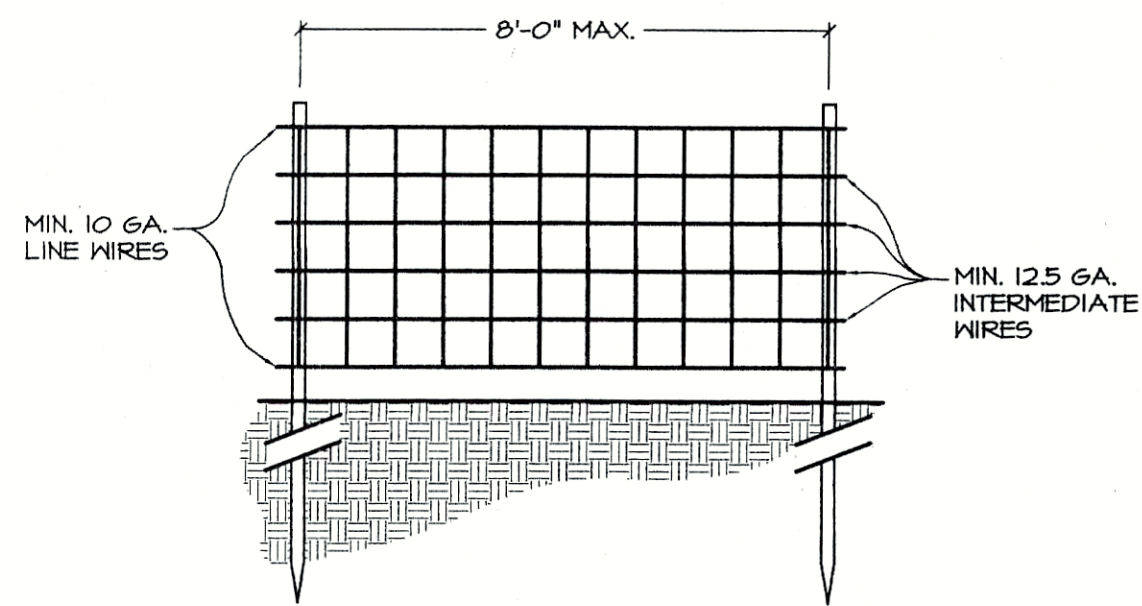
0 75 150 300 450 600
Feet

This map is prepared from the inventory of real property found within this jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained in this map. Henderson County and the mapping company

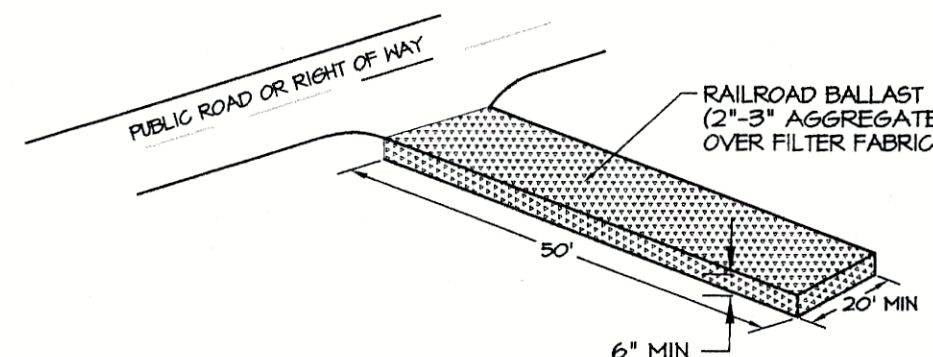


-  Subject Area
-  Streets
-  Parcels

NOTE:
BRACE AS NECESSARY
REMOVE ACCUMULATED SILT PERIODICALLY
SO FILTER IS ALWAYS EFFECTIVE

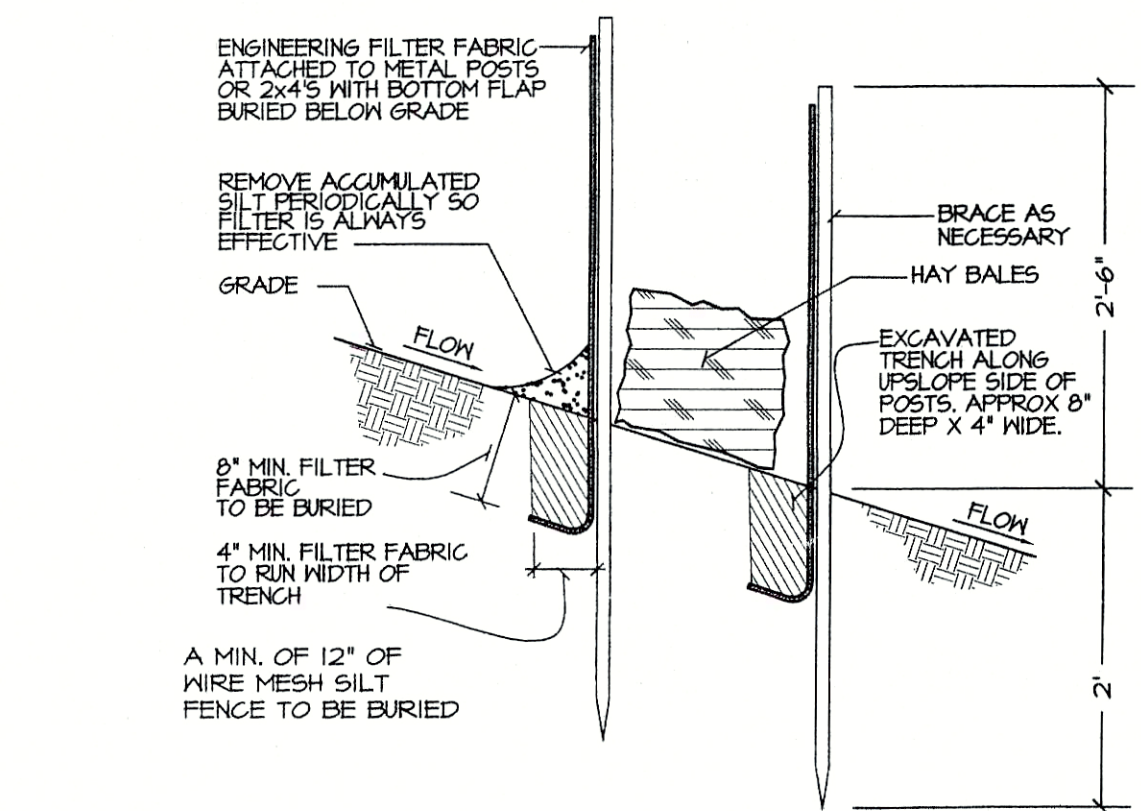
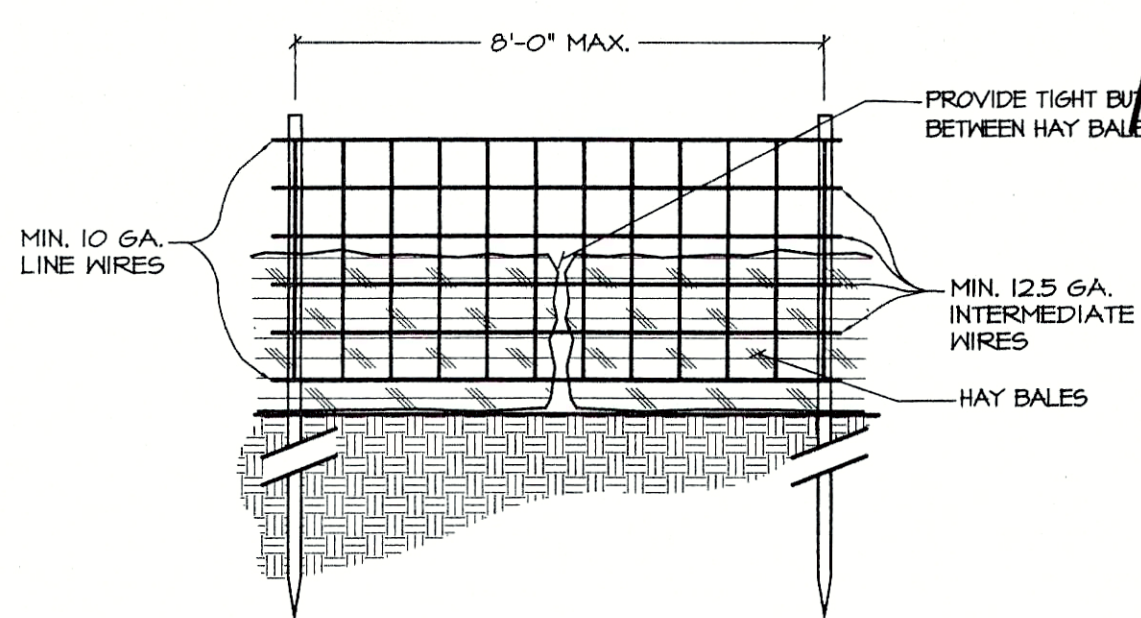


1 SILT FENCE
Not to Scale



2 MUD MAT DETAIL
Not to Scale

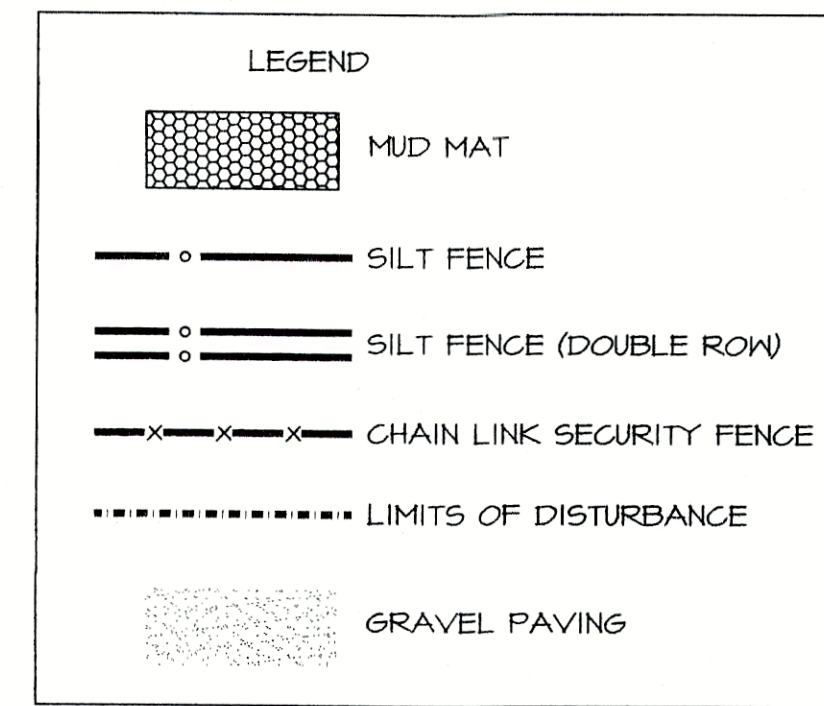
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3 DOUBLE SILT FENCE W/ HAY BALES
Not to Scale

TEMPORARY SEEDING SCHEDULE	
Seeding mixture:	Rate (lb/acre)
Species: Ryegrass	120
Seeding dates:	
Months: Aug. 15 - Dec. 15	Coastal Plain and Piedmont - Aug. 15 - Dec. 30
Seeding mixture:	Rate (lb/acre)
Species: Ryegrass	120
Annual lespedeza (Kobe in Piedmont and Coastal Plain, Korean in Mountains)	50
Seeding dates:	
Months: Above 2500 ft. Feb. 15 - May 15	Below 2500 ft. Feb. 1 - May 1
Piedmont - Coastal Plain - Dec. 1 - April 15	
Seeding mixture:	Rate (lb/acre)
Species: German millet	40
Seeding dates:	
Months: May 15 - Aug. 15	Piedmont - May 1 - Aug. 15
Coastal Plain - April 15 - April 15	
Soil Amendments:	
In the Piedmont and Mountains, a small-stemmed sodgrass may be substituted at a rate of 50 lb/acre.	
Follow recommendation of soil tests or apply 2000 lb/acre ground agricultural limestone and 100 lb/acre 10-10-10 fertilizer.	
Mud: Apply 4000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or 16 mesh anchoring tool. A disk with blades set nearly straight can be used as a mud anchoring tool.	
Maintenance: Reroll if growth is not fully adequate. Reroll, refertilize and mulch immediately following erosion or other damage.	
Notes: If application of seeding mixture is by hydroseeding, substitute wood cellulose fiber mulch @ 2000 lb/acre for grain straw mulch and asphalt tacking, tacking, raving or netting. Lime shall be blown onto slopes in dry form or mixed with water and applied in a slurry to be sprayed uniformly.	

PERMANENT SEEDING SCHEDULE (GRASED AREAS UP TO 3:1 SLOPE)	
Seeding mixture:	Rate (lb/acre)
Species: Tall fescue blend (equal parts of KY-31 & Rebel 2)	200-250
Seeding dates:	
Best:	
Below 2500 ft.:	Aug. 15 - Sept. 1 Mar. 1 - Apr. 1
Possible:	July 25 - Sept. 15 Mar. 1 - May 10
Above 2500 ft.:	July 25 - Aug. 15 Mar. 20 - Apr. 20
July 15 - Aug. 30 Mar. 5 - May 15	
Soil Amendments:	
Apply lime and fertilizer according to soil tests, or apply 4000 lb/acre ground agricultural limestone and 1200 lb/acre 10-10-10 fertilizer.	
Mud: Apply 3000-4000 lb/acre grain straw or equivalent cover of another suitable mulch. Anchor mulch by tacking with asphalt, raving or netting, or by rolling and watering.	
Maintenance: The bunch-type habit of tall fescue restricts its spread into damaged areas. Reroll bare spots in the fall. Refertilize annually in late winter and again in fall. Reroll, fertilize, and mulch damaged areas immediately.	
Notes: If application of seeding mixture is by hydroseeding, substitute wood cellulose fiber mulch @ 2000 lb/acre for grain straw mulch and asphalt tacking, tacking, raving or netting. Lime shall be blown onto slopes in dry form or mixed with water and applied in a slurry to be sprayed uniformly.	



PROJECT SUMMARY

PIN NUMBER:
4652-06-3538

PROJECT ADDRESS:
25 Jackson Road
Fletcher, NC 28752

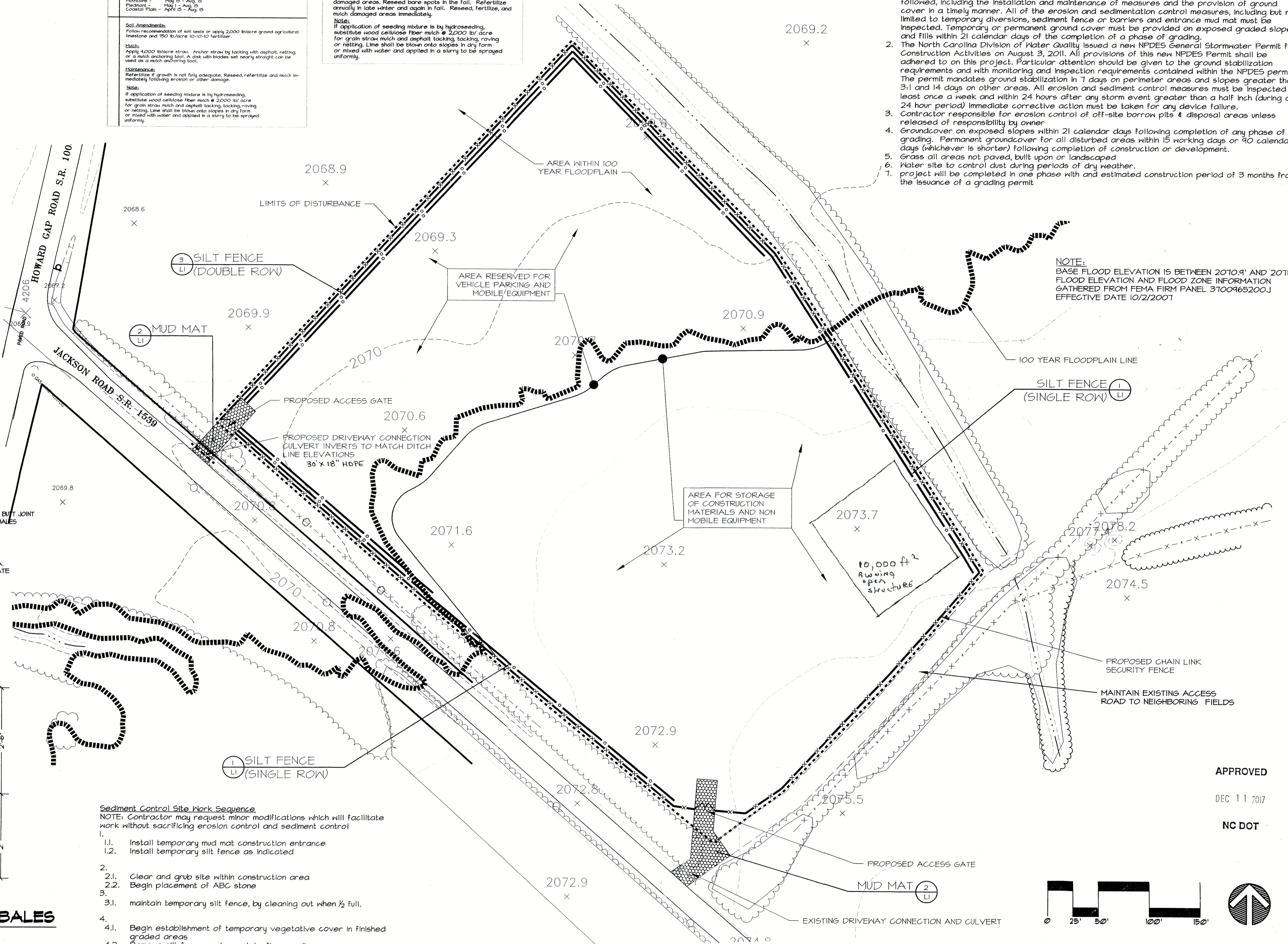
PROJECT INFORMATION:
Total size = 30.44 AC +/-
Disturbed Area = 7.00 AC +/-

OWNER / CONTACT:
SIRGOCO PROPERTIES LP
PO BOX 188
Fletcher, NC 28752
Charles D Owen IV

LANDSCAPE ARCHITECT:
Mr. Clay Mooney
Design Associates
1245 Hendersonville Rd.
Asheville, NC 28803
(828) 271-7410 / 271-7413 fax

VICINITY MAP

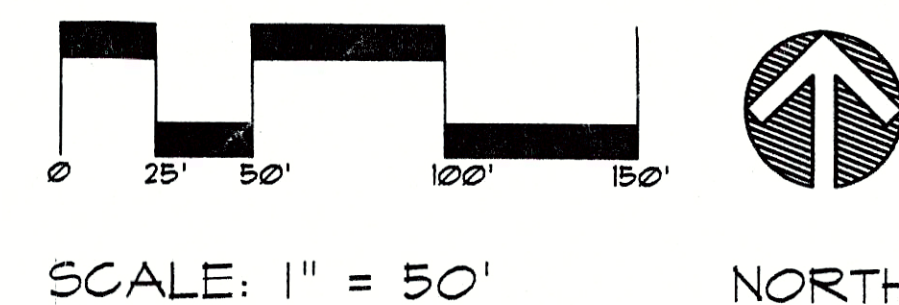
- Notes:**
- Effective October 1, 2010, persons conducting land-disturbing activities larger than one acre must inspect their project after each phase of the project, and document the inspection in writing. The financially responsible party, landowner or their agent may conduct the inspection. The purpose is to make sure that the approved erosion and sedimentation control plan is being followed, including the installation and maintenance of measures and the provision of ground cover in a timely manner. All of the erosion and sedimentation control measures, including but not limited to temporary diversions, sediment fence or barriers and entrance mud mat must be inspected. Temporary or permanent ground cover must be provided on exposed graded slopes and fills within 21 calendar days of the completion of a phase of grading.
 - The North Carolina Division of Water Quality issued a new NPDES General Stormwater Permit for Construction Activities on August 3, 2011. All provisions of this new NPDES Permit shall be adhered to on this project. Particular attention should be given to the ground stabilization requirements and with monitoring and inspection requirements contained within the NPDES permit. The permit mandates ground stabilization in 7 days on perimeter areas and slopes greater than 3:1 and 14 days on other areas. All erosion and sediment control measures must be inspected at least once a week and within 24 hours after any storm event greater than a half inch (during a 24 hour period) immediate corrective action must be taken for any device failure.
 - Contractor responsible for erosion control of off-site borrow pits & disposal areas unless released of responsibility by owner.
 - Groundcover on exposed slopes within 21 calendar days following completion of any phase of grading. Permanent groundcover for all disturbed areas within 15 working days or 90 calendar days (whichever is shorter) following completion of construction or development.
 - Grass all areas not paved, built upon or landscaped.
 - Water site to control dust during periods of dry weather.
 - Project will be completed in one phase with an estimated construction period of 3 months from the issuance of a grading permit.



NOTE:
BASE FLOOD ELEVATION IS BETWEEN 2070.4' AND 2071.4'
FLOOD ELEVATION AND FLOOD ZONE INFORMATION
GATHERED FROM FEMA FIRM PANEL 3700465200J
EFFECTIVE DATE 10/2/2007

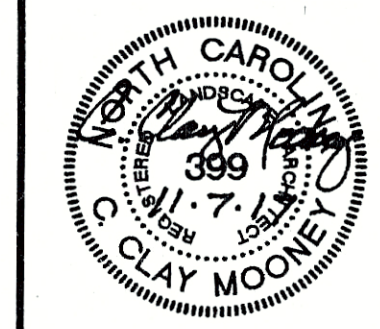
- Sediment Control Site Work Sequence**
- NOTE: Contractor may request minor modifications which will facilitate work without sacrificing erosion control and sediment control
- 1.1. Install temporary mud mat construction entrance
 - 1.2. Install temporary silt fence as indicated
 - 2.1. Clear and grub site within construction area
 - 2.2. Begin placement of ABC stone
 - 3.1. maintain temporary silt fence, by cleaning out when 1/2 full.
 - 4.1. Begin establishment of temporary vegetative cover in finished graded areas
 - 4.2. Remove silt fence and complete fine grading
 - 4.3. Complete permanent vegetative cover.

APPROVED
DEC 11 2017
NC DOT



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Suite 21
Asheville, NC 28803
828-277-7410
Fax: 828-277-7413

DESIGN ASSOCIATES
LANDSCAPE ARCHITECTS & LAND PLANNERS



Duke Energy Temporary Parking & Storage Lot
25 Jackson Road
Fletcher, NC

Erosion Control Plan

REVISIONS:

11-6-17	REVISED
12-6-17	REVISED

L1
10-13-17