

**REQUEST FOR COMMITTEE ACTION**

HENDERSON COUNTY  
Technical Review Committee

**MEETING DATE:** TRC 02-02-21

**SUBJECT:** Major Site Plan Review for Laughter Manufacturing Facility

**PRESENTER:** Jacob Compher, Planner

**ATTACHMENTS:**

1. Staff Report
2. Photographs
3. Application
4. Site Plan

**SUMMARY OF REQUEST:**

Staff requests that the TRC review and take the appropriate action on the application.

**Suggested Motion:**

**I move that the TRC approve/deny the major site plan for the Laughter Manufacturing Facility**



## Henderson County, North Carolina Code Enforcement Services

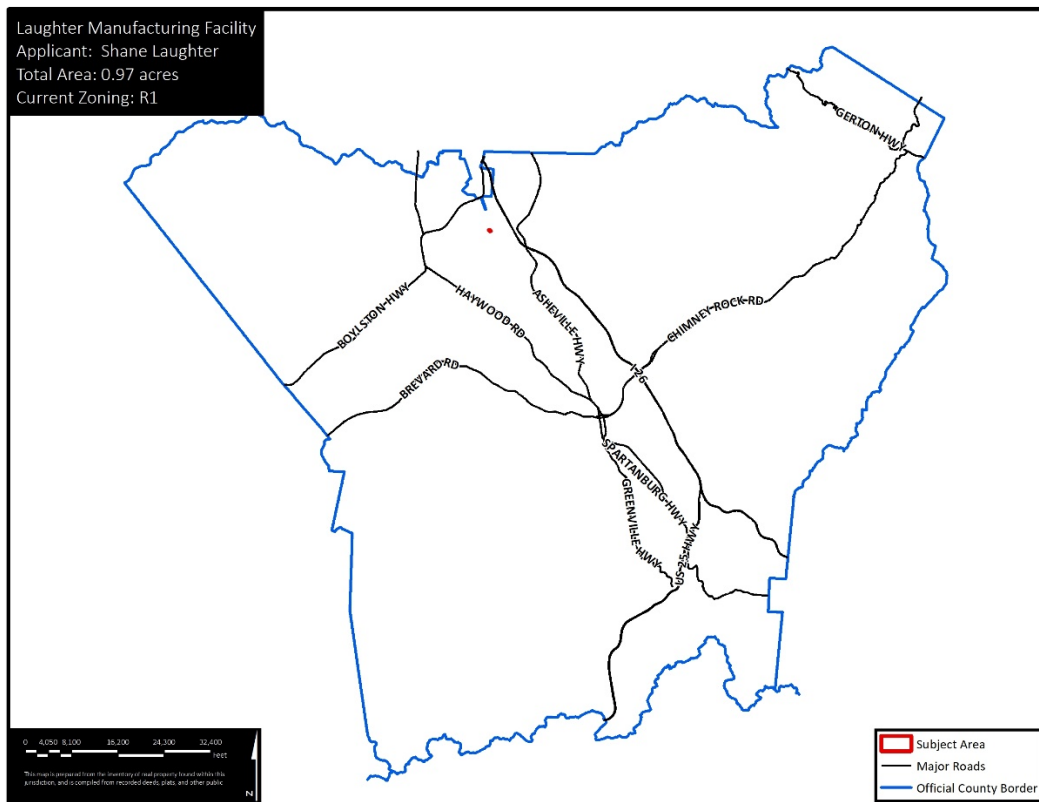
### 1. Board Request

- 1.1. **Applicant:** Shane Laughter
- 1.2. **Request:** Major Site Plan Review
- 1.3. **PIN:** 9642-81-2544
- 1.4. **Size:** 0.97 acres +/-
- 1.5. **Location:** The subject area is located off Butler Bridge Rd, directly south from Tap Root Dairy Rd, and adjacent to the east of the French Broad River.
- 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 affects to adjacent properties.

**Map A: County Context**



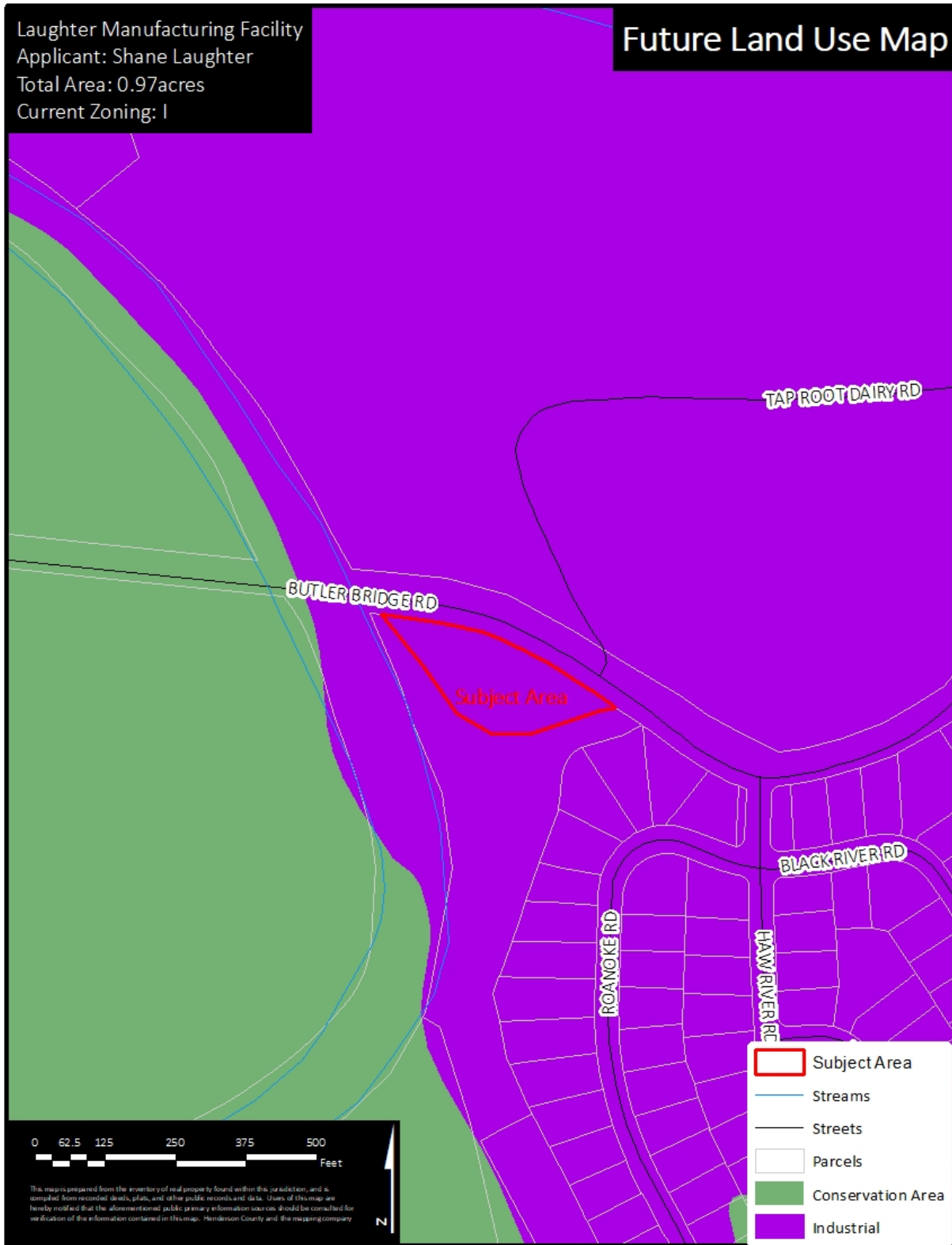
Map B: Aerial



Map C: Current Zoning



Map D: CCP Future Land Use Map



**2. Current Conditions**

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

**2.2 Adjacent Area Uses:** The surrounding properties consist of residential and agricultural uses. The Riverstone Subdivision is located to the southeast of the subject area. Tap Root Dairy Farm is located to the north of the subject area. The French Broad is located to the west of the subject area.

**2.3 Zoning:** The subject area is zoned Industrial (I). Surrounding properties are zoned Residential One (R1) to the east and south, Industrial (I) to the south, Residential 2 - Rural (R2R) to the west, Regional Commercial (RC) and Conditional Zoning (CZD) to the North, and the Town of Mills River LI (Light Industrial) to the northwest.

**2.3.1. Industrial (I):** The purpose of the Industrial District (I) is to foster orderly growth where the principal use of land is a mixture of industrial and heavy commercial. The intent of this district is to allow for industrial and heavy commercial development consistent with the recommendations of the Comprehensive Plan. In accordance with the Comprehensive Plan, the district will allow for and provide industrial and heavy commercial development that: (1) is compatible with adjacent development and the surrounding community; (2) will minimize conflict between land uses; and (3) is sensitive to its impact on surrounding land uses and the environment (natural and man-made). (LDC §42-36)

**3. Floodplain /Watershed Protection:** The subject area is located in a Special Flood Hazard Area. The northeastern corner of the property is located within the 100-year and 500-year flood hazard areas. The parcel is not in Water Supply Watershed district.

**4. Water and Sewer:** This property will be served by public utilities.

**Public Water:** City of Asheville

**Public Sewer:** Metropolitan Sewage District (MSD)

**5. Staff Comments**

**5.1. Henderson County Comprehensive Plan (CCP).** The Future Land Use Map of the CCP shows the Subject Area as being located within an area of Industrial future land use classifications.

**5.1.1. 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.” (CCP, Appendix IV pg. 12)

6. **Proposal:** The major site plan proposal includes the follow elements:

1536 SQFT building  
7 parking spaces  
1 ADA parking space

105.84 LF of new private drive  
5276 SQFT gravel parking space  
Access to site from Butler Bridge Rd.

7. **Staff Recommendations**

Staff's position currently, under the guidelines of current plans, policies and studies, is to recommend approval of the major site plan because it is consistent with the current surrounding land uses and future land use recommendations.

8. **Photographs**











**HENDERSON COUNTY  
MAJOR SITE PLAN REVIEW APPLICATION**

**CONTACT INFORMATION**

**Property Owner:**

Name: MICHAEL R. CORN Phone: 828-674-5502  
LAND OF FLESON, INC Phone: ~~828-606-5035~~  
Complete Address: 735  
~~624~~ BUTLER BRIDGE RD. FLETCHER, N.C. 28732

**Applicant:**

Name: SHANE LAUGHTER Phone: 828-606-5035  
Complete Address: 624 BUTLER BRIDGE RD., FLETCHER, N.C., 28732

**Agent:**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Complete Address: \_\_\_\_\_  
Agent Form (Circle One):    Yes    No

**Plan Preparer:**

Name: GARY L. CORN Phone: 828-388-4334  
Complete Address: 379 HOOPERS CK. RD., FLETCHER, N.C. 28732

**GENERAL INFORMATION**

Date of Application: \_\_\_\_\_  
Site Plan Attached (Circle One): Yes    No

**PARCEL INFORMATION**

PIN: <u>9642-81-2544</u>	Tract Size (Acres): <u>1.30 AC. (0.98 AC. EXCLUDING R/W)</u>
Zoning District: <u>INDUSTRIAL</u>	Fire District: <u>FLETCHER</u>
Supplemental Requirement# <u>10.8</u>	Watershed: <u>N.A.</u>
Permitted by Right <u>Yes</u>	Floodplain: <u>N.A.</u>
Special Use Permit <u>N.A.</u>	

Location / Property to be developed: ON BUTLER BRIDGE 0.56 MILES EAST  
OF THE INTERSECTION OF BUTLER BRIDGE WITH JEFFRESS RD.  
BEING SOUTH OF BUTLER BRIDGE ROAD AT THE EAST END OF THE  
FRENCH BROAD RIVER BRIDGE.

\*\*\*\*\*

**County Use Only**

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

APPLICATION IDENTIFICATION		N.C. DEPARTMENT OF TRANSPORTATION STREET AND DRIVEWAY ACCESS PERMIT APPLICATION
Driveway Permit No.	Date of Application	
County: <u>HENDERSON</u>		
Development Name: <u>N/A</u>		

**LOCATION OF PROPERTY:**

Route/Road: BUTLER BRIDGE RD

Exact Distance  Miles  Feet      N  S  E  W

From the Intersection of Route No. \_\_\_\_\_ and Route No. \_\_\_\_\_ Toward \_\_\_\_\_

Property Will Be Used For:  Residential /Subdivision  Commercial  Educational Facilities  TND  Emergency Services  Other

Property:  is  is not within \_\_\_\_\_ City Zoning Area.

**AGREEMENT**

- I, the undersigned property owner, request access and permission to construct driveway(s) or street(s) on public right-of-way at the above location.
- I agree to construct and maintain driveway(s) or street entrance(s) in absolute conformance with the current "Policy on Street and Driveway Access to North Carolina Highways" as adopted by the North Carolina Department of Transportation.
- I agree that no signs or objects will be placed on or over the public right-of-way other than those approved by NCDOT.
- I agree that the driveway(s) or street(s) will be constructed as shown on the attached plans.
- I agree that that driveway(s) or street(s) as used in this agreement include any approach tapers, storage lanes or speed change lanes as deemed necessary.
- I agree that if any future improvements to the roadway become necessary, the portion of driveway(s) or street(s) located on public right-of-way will be considered the property of the North Carolina Department of Transportation, and I will not be entitled to reimbursement or have any claim for present expenditures for driveway or street construction.
- I agree that this permit becomes void if construction of driveway(s) or street(s) is not completed within the time specified by the "Policy on Street and Driveway Access to North Carolina Highways".
- I agree to pay a \$50 construction inspection fee. Make checks payable to NCDOT. This fee will be reimbursed if application is denied.
- I agree to construct and maintain the driveway(s) or street(s) in a safe manner so as not to interfere with or endanger the public travel.
- I agree to provide during construction proper signs, signal lights, flaggers and other warning devices for the protection of traffic in conformance with the current "Manual on Uniform Traffic Control Devices for Streets and Highways" and Amendments or Supplements thereto. Information as to the above rules and regulations may be obtained from the District Engineer.
- I agree to indemnify and save harmless the North Carolina Department of Transportation from all damages and claims for damage that may arise by reason of this construction.
- I agree that the North Carolina Department of Transportation will assume no responsibility for any damages that may be caused to such facilities, within the highway right-of-way limits, in carrying out its construction.
- I agree to provide a Performance and Indemnity Bond in the amount specified by the Division of Highways for any construction proposed on the State Highway system.
- The granting of this permit is subject to the regulatory powers of the NC Department of Transportation as provided by law and as set forth in the N.C. Policy on Driveways and shall not be construed as a contract access point.
- **I AGREE TO NOTIFY THE DISTRICT ENGINEER WHEN THE PROPOSED WORK BEGINS AND WHEN IT IS COMPLETED.**

**SIGNATURES OF APPLICANT**

	PROPERTY OWNER (APPLICANT)		WITNESS
COMPANY	X	NAME	X
SIGNATURE	<u>Michael R. Cow</u>	SIGNATURE	<u>Mary Louisa</u>
ADDRESS	X <u>735 Butler Bridge Rd</u>	ADDRESS	X
	<u>Fletcher NC</u> Phone No. <u>X828 074 5502</u>		X

	AUTHORIZED AGENT		WITNESS
COMPANY	<u>Land of the Sun, Inc.</u>	NAME	<u>Kelly Laughter</u>
SIGNATURE	<u>Shane Laughter</u>	SIGNATURE	<u>Shane Laughter</u>
ADDRESS	<u>624 Butler Bridge Rd</u>	ADDRESS	<u>624 Butler Bridge Rd</u>
	<u>Fletcher NC</u> Phone No. <u>828 602 5035</u>		<u>Fletcher NC 28132</u>

**APPROVALS**

APPLICATION RECEIVED BY DISTRICT ENGINEER

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required)

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
TITLE

\_\_\_\_\_  
DATE

APPLICATION APPROVED BY DISTRICT ENGINEER

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

INSPECTION BY NCDOT

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
TITLE

\_\_\_\_\_  
DATE

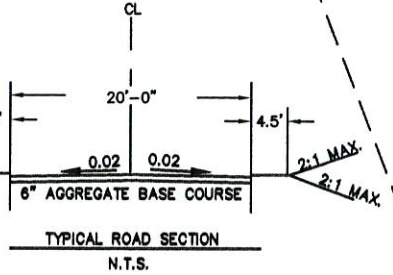
COMMENTS:

N.C. Grid Mon. "Fore Az. Mk."  
 NAD 83(2011) Coordinates =  
 N = 621770.62 sft.  
 E = 947759.16 sft.  
 Combined Factor = 0.99978267  
 All Distances are Horizontal Surface Measurements

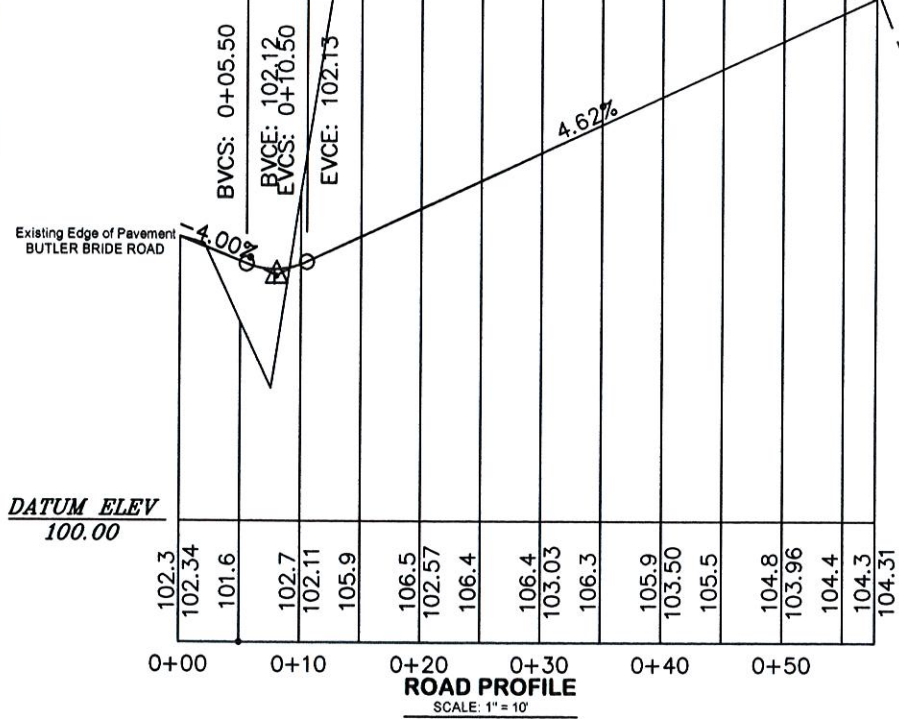
S 82°00'44" E  
 405.25' (Tie)



NORTH CAROLINA GRID NORTH  
 BY SOLAR OBSERVATION (HOUR-ANGLE METHOD)

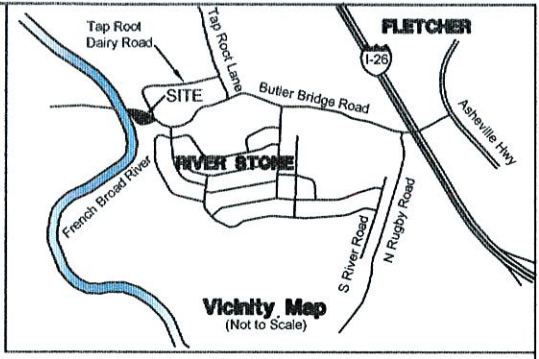


LOW POINT ELEV = 102.07  
 LOW POINT STA = 0+07.82  
 PVI STA = 0+08  
 PVI ELEV = 102.02  
 A.D. = 8.62  
 K = 0.58



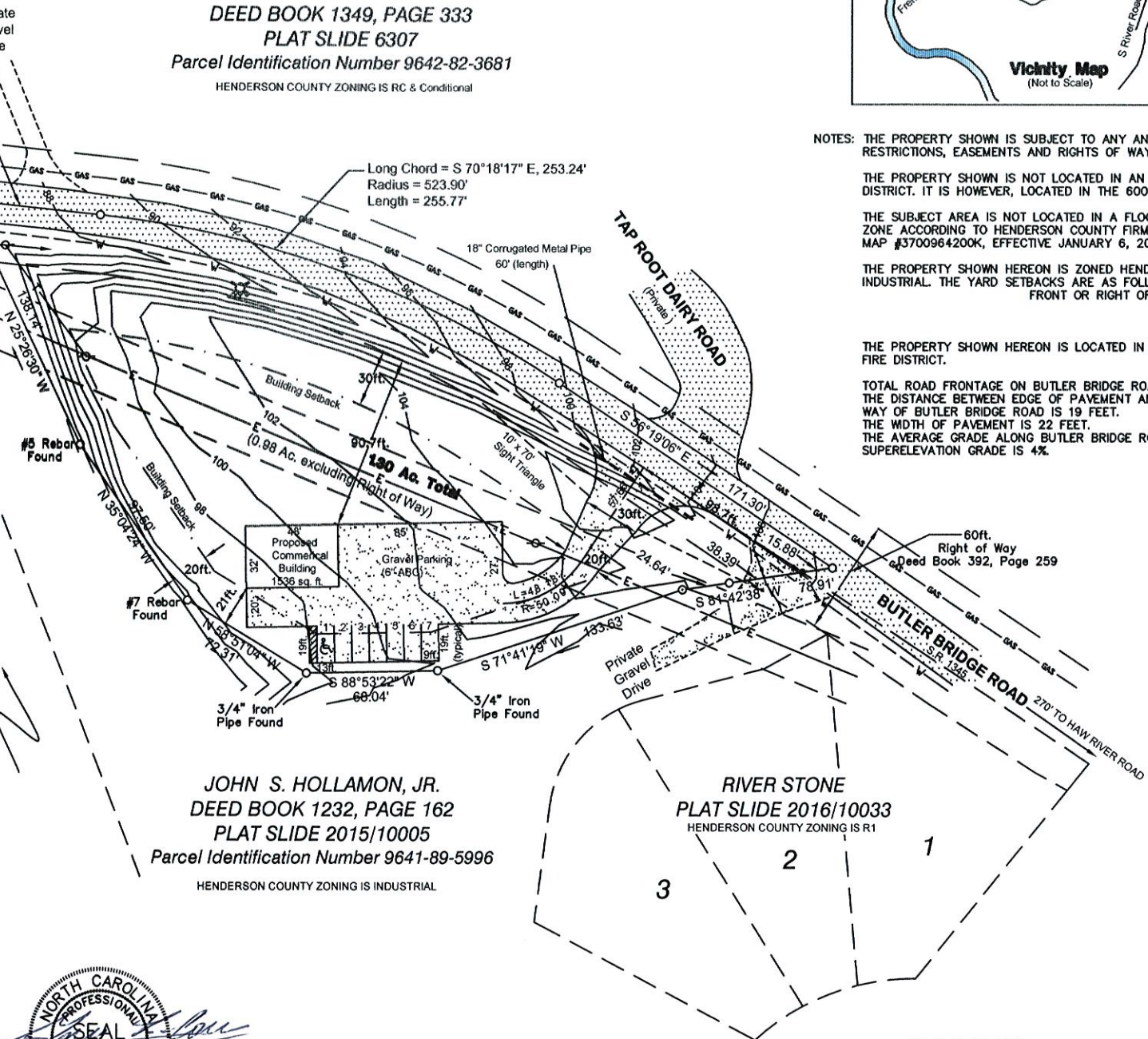
**GARY L. CORN, INC.**  
 PROFESSIONAL LAND SURVEYOR  
 379 HOOPERS CREEK ROAD  
 FLETCHER, N.C. 28732  
 PHONE: 828-388-4334

**TAP ROOT DAIRY**  
 DEED BOOK 1349, PAGE 333  
 PLAT SLIDE 6307  
 Parcel Identification Number 9642-82-3681  
 HENDERSON COUNTY ZONING IS RC & Conditional



NOTES: THE PROPERTY SHOWN IS SUBJECT TO ANY AND ALL RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD.  
 THE PROPERTY SHOWN IS NOT LOCATED IN AN AGRICULTURE DISTRICT. IT IS HOWEVER, LOCATED IN THE 600 FEET BUFFER.  
 THE SUBJECT AREA IS NOT LOCATED IN A FLOOD HAZARD ZONE ACCORDING TO HENDERSON COUNTY FIRM PANEL 9642 MAP #3700964200K, EFFECTIVE JANUARY 6, 2010.  
 THE PROPERTY SHOWN HEREON IS ZONED HENDERSON COUNTY INDUSTRIAL. THE YARD SETBACKS ARE AS FOLLOWS:  
 FRONT OR RIGHT OF WAY - 30ft.  
 SIDE - 20ft.  
 REAR - 20ft.  
 THE PROPERTY SHOWN HEREON IS LOCATED IN THE FLETCHER FIRE DISTRICT.  
 TOTAL ROAD FRONTAGE ON BUTLER BRIDGE ROAD IS 497 FEET. THE DISTANCE BETWEEN EDGE OF PAVEMENT AND THE RIGHT OF WAY OF BUTLER BRIDGE ROAD IS 19 FEET. THE WIDTH OF PAVEMENT IS 22 FEET. THE AVERAGE GRADE ALONG BUTLER BRIDGE ROAD IS 4% AND THE SUPERELEVATION GRADE IS 4%.

FRENCH BROAD RIVER



**JOHN S. HOLLAMON, JR.**  
 DEED BOOK 1232, PAGE 162  
 PLAT SLIDE 2015/10005  
 Parcel Identification Number 9641-89-5996  
 HENDERSON COUNTY ZONING IS INDUSTRIAL

**RIVER STONE**  
 PLAT SLIDE 2016/10033  
 HENDERSON COUNTY ZONING IS R1



**LEGEND**

- = Iron Pin & Cap Set
- = Unmarked Point (unless otherwise noted)
- = Approximate Location City Water Line
- ⊕ = Fire Hydrant
- ⊙ = Power or Utility Pole
- E — = Overhead Power Lines
- T — = Overhead Telephone Lines
- GAS — = Approximate Location Buried Natural Gas Lines

**SITE PLAN FOR LAND OF THE SUN, INC.**

SHANE J. LAUGHTER  
 624 BUTLER BRIDGE ROAD  
 FLETCHER, NC 28732  
 828-606-5035  
 (DEVELOPER)

**MICHAEL R. CORN & wife, MARY LOUISE CORN**  
 (OWNERS)

Parcel Identification Number 9642-81-2544  
 DEED BOOK 552, PAGE 149

HOOPERS CREEK TWP. HENDERSON COUNTY, N.C.

