

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY TECHINICAL REVIEW COMMITTEE

MEETING DATE: September 6, 2022

SUBJECT: Master & Development Plan for Blue Ridge Commerce Center Major Subdivision (2022-06-M)

STAFF CONTACT: Grayson Taylor, Planner III

ATTACHMENTS: 1. Staff Report
2. Master Plan
3. Application

SUMMARY OF REQUEST:

A subdivision application was submitted on behalf of Asheville Industrial Owner LLC, by Oppidan Investment Co., on August 26, 2022. Today, the owner is represented by their surveyor David Hill, of Hill and Associates, P.A. The application is for a Master & Development Plan for Blue Ridge Commerce Center Major Subdivision, consisting of 5 new lots. The subject area is located adjacent to and east of SR 1790/McMurray Road and east of Interstate 26. The parcel currently contains roughly 65 acres.

TECHNICAL REVIEW COMMITTEE ACTION REQUESTED:

Staff has found that the Master and Development Plan meet the standards of the subdivision regulations of Chapter 42, Henderson County Land Development Code (LDC). Staff recommends the Master Plan and Development Plan be subject to the developer addressing any issues raised by the TRC and addressing the comments listed in the Staff Report.

Suggested Motion:

I move that the TRC approve, approve with conditions, or deny the Master and Development Plan based on the Henderson County Land Development Code and recommendations of the Henderson County Comprehensive Plan and any conditions in the staff report or as discussed by the TRC.

Henderson County Planning Department Staff Report**Master & Development Plan
Blue Ridge Commerce Center Major Subdivision (2022-06-M)****Property Owner(s): Asheville Industrial Owner, LLC
Applicant(s): Oppidan Investment Co.
Agent/Surveyor: David Hill, Hill and Associates Surveyors, P. A.
PIN: 9588-23-5279**

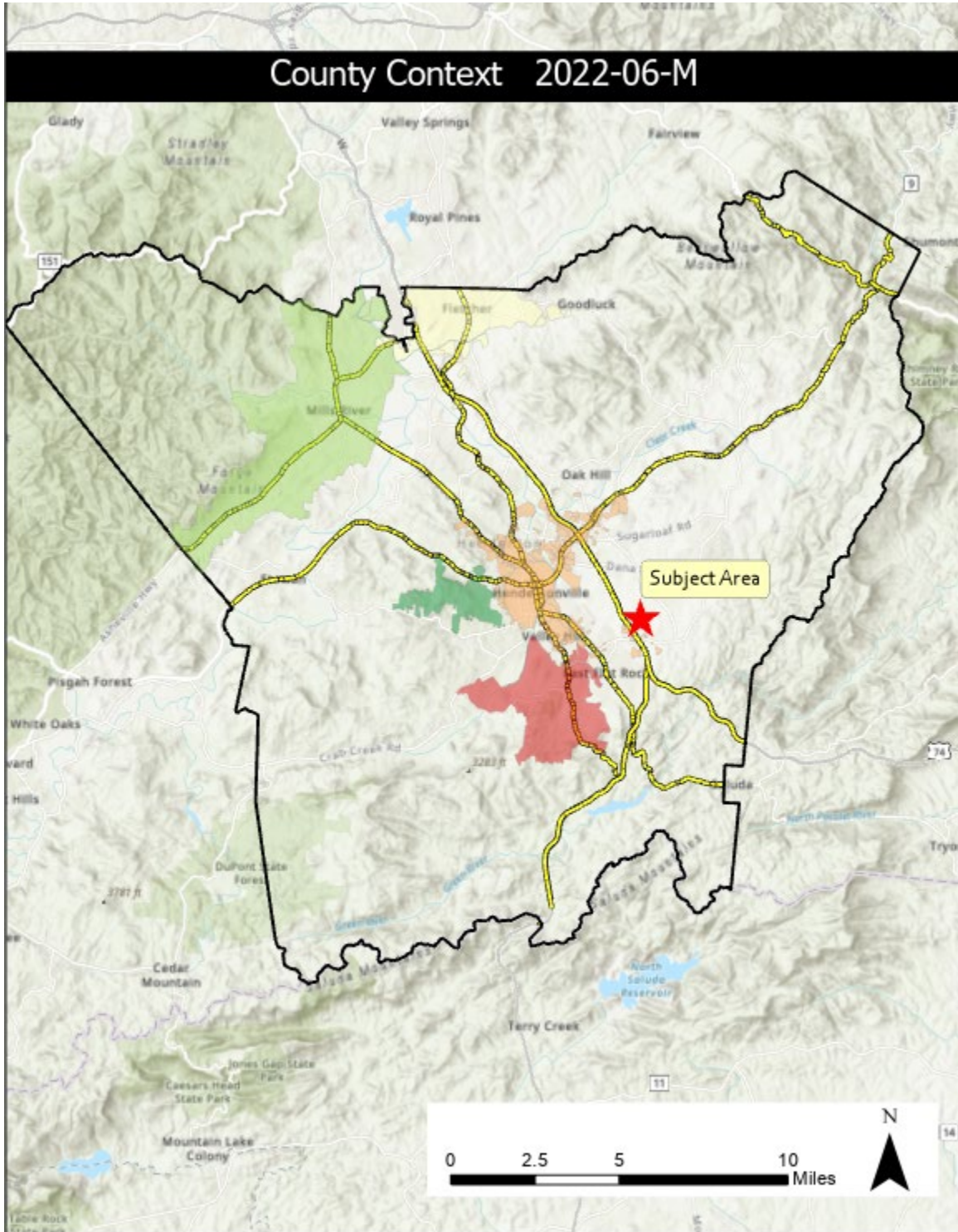
Master & Development Plan Comments:

According to Chapter 42, Henderson County Land Development Code (LDC) §42-341), the purpose of a Master Plan is to provide general information about the proposed development to allow for an assessment of its impact on the orderly growth and development of the County, environmental quality, land values, natural features identified on the site analysis sketch and the County's roads and governmental services. During the review of the Master and Development Plan, the Technical Review Committee should take into consideration: applicable recommendations of the *Henderson County Comprehensive Plan*, the potential use of the land to be subdivided, and the impact of the subdivision and proposed use whether residential, commercial, or industrial.

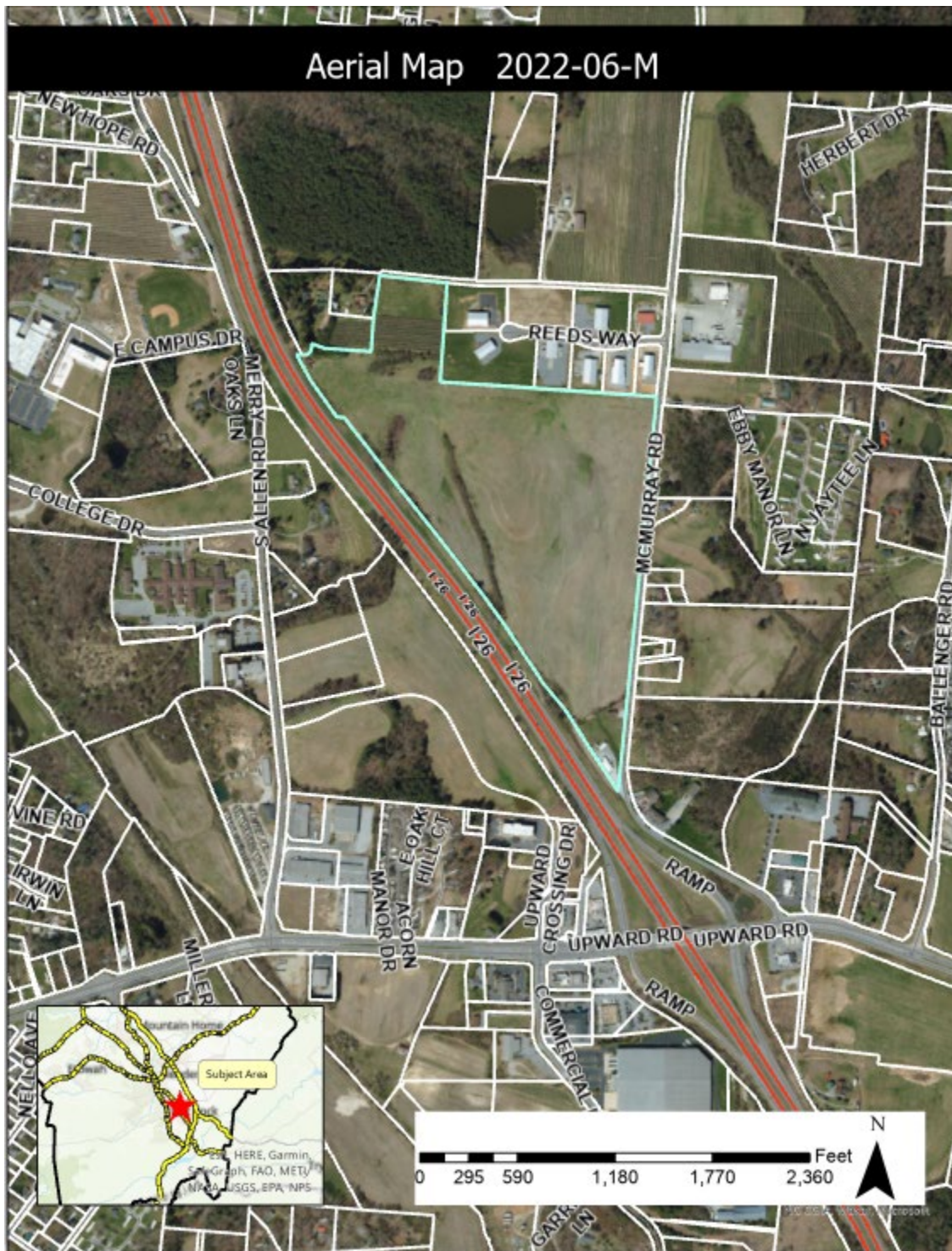
When reviewing the Master and Development Plan, it is important to consider that, due to severe topographic conditions, inadequate road access, distance from services, unique natural areas, soils that do not easily support soil drainage systems and/or the proximity to existing and incompatible land uses/zoning, all land may not be suitable to be subdivided for the purpose of dense development (LDC §42-75).

Staff has reviewed the submitted Master and Development Plan for the Blue Ridge Commerce Center Major Subdivision, taking into consideration the recommendations of the *Henderson County Comprehensive Plan* and reviewing the plan for conformance with Henderson County Land Development Code. Staff offers the following comments:

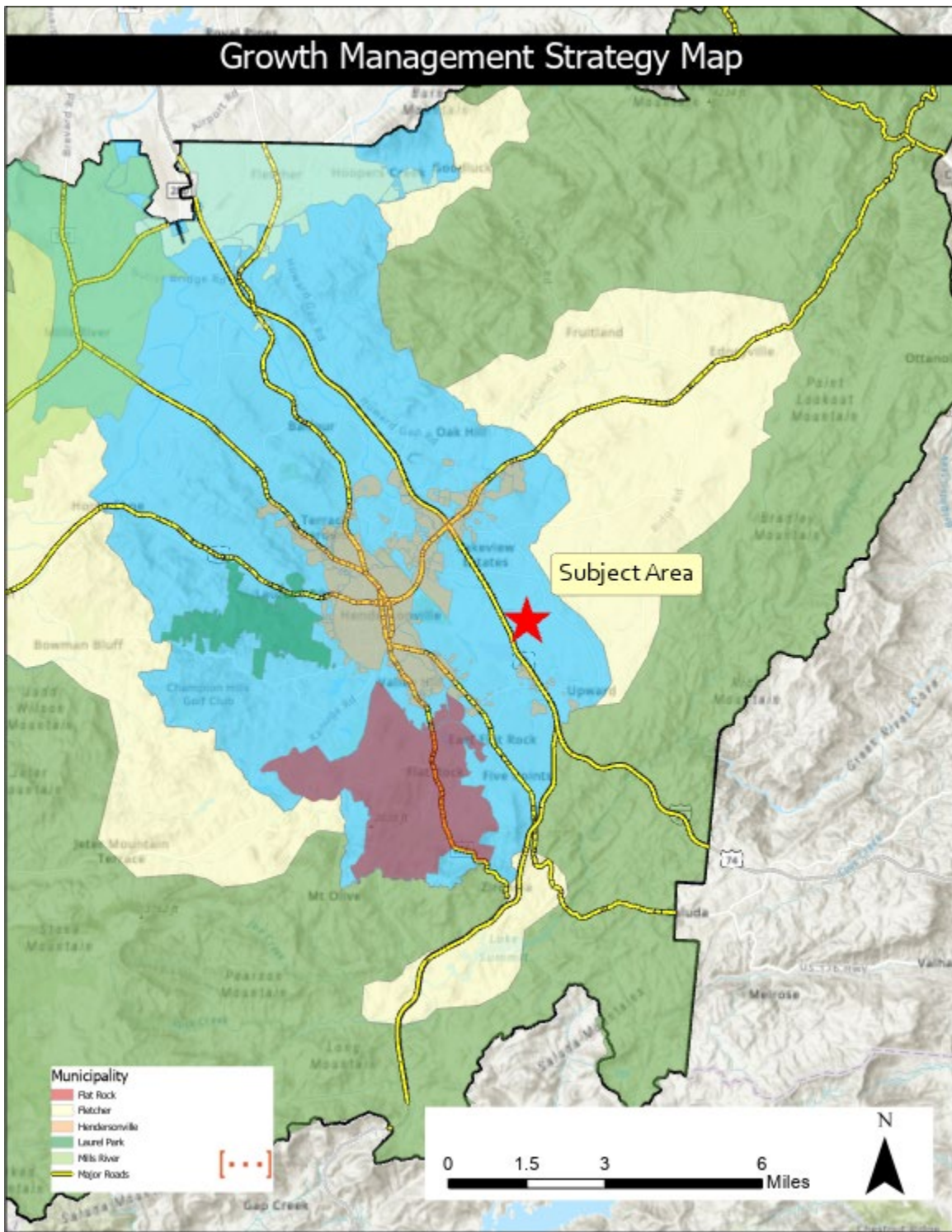
Map A: County Context



Map B: Aerial Imagery

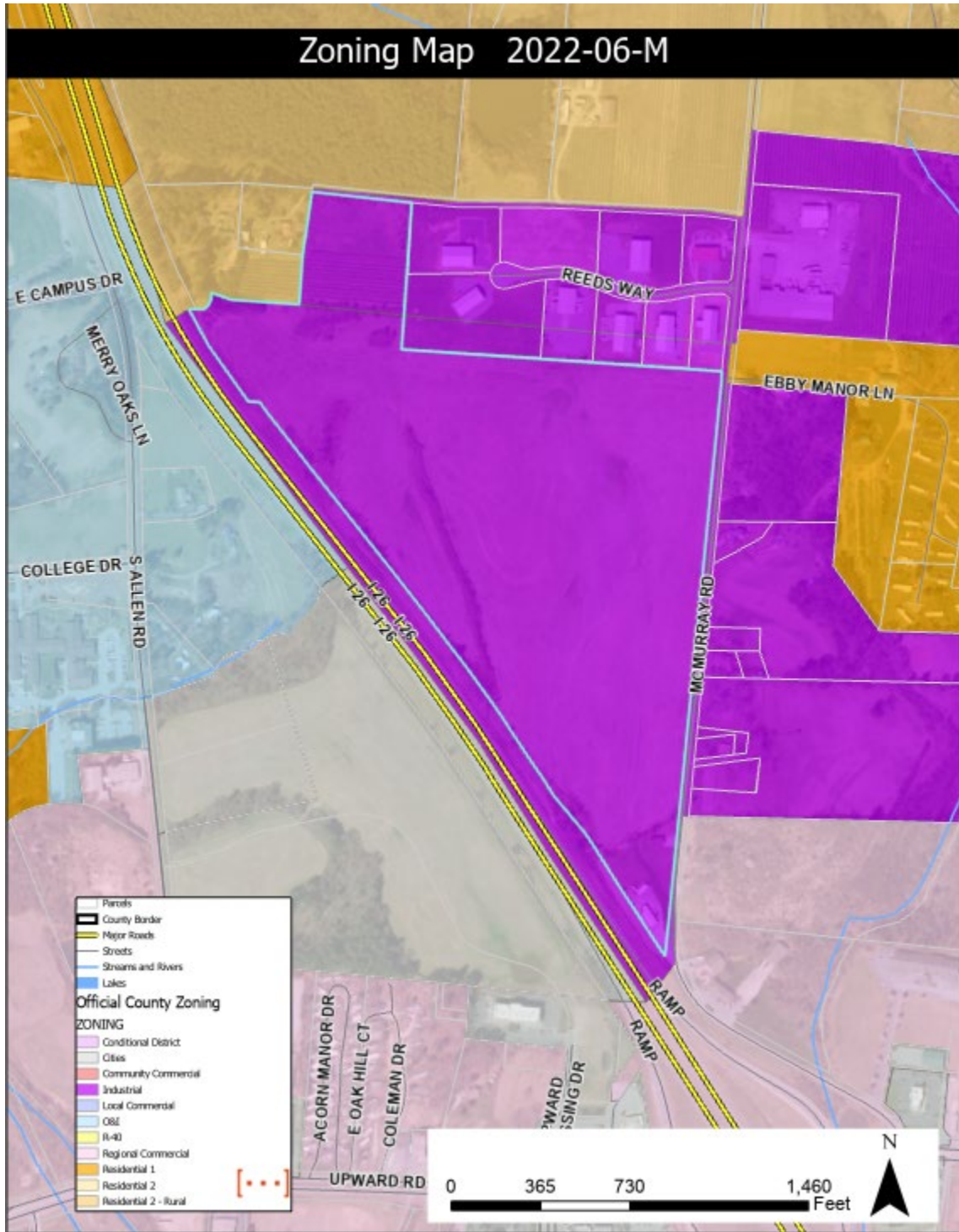


Map D: Growth Management Strategy Map



1. **Henderson County Comprehensive Plan (CCP).** The Future Land Use Map of the CCP shows the Subject Area as being located within the Urban Service Area (USA) Classification and a within the Industrial Future Land Use Classification.
 - a. **Urban Service Area:** “Wide ranges of residential densities will exist. Over the long term, land use regulations and policies should favor higher density development, consistent with natural constraints and the availability of urban services. At the same time, policies and regulations should protect existing less-intensely developed communities. The USA will contain considerable commercial development at a mixture of scales: *Local*, *Community*, and *Regional*, as defined below. In particular, all *Regional Commercial* development should be concentrated here. Commercial development will exist within predefined zoning districts whose standards and configuration are in keeping with the surrounding community.
 - b. **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.”

Map E: Official Zoning Map



2. **Chapter 42, Henderson County Land Development Code (LDC).** According to Chapter 42, Henderson County Land Development Code (LDC) and its Official Zoning Map adopted September 19, 2007 (as amended); the proposed project site is located within the Industrial (I) Zoning District.
 - a. **Industrial (I):** “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.”
3. **Water and Sewer Availability.** Both City Water and Sewer are available.
4. **Road System:** The new proposed road system was approved with the Major Site Plan at TRC on February 1, 2022.
5. **Total Project Proposal Summary:**
 - Overall tract size is 65.31 acres
 - o Lot 1: +/- 12.6 acres
 - o Lot 2: +/- 9.1 acres
 - o Lot 3: +/- 16.5 acres
 - o Lot 4: +/- 24.7 acres
 - o Lot 5: +/- 2.34 acres
 - Total 5 industrial lots
 - Two (2) driveway cuts onto SR 1790/McMurray Road

Technical Comments:

1. **Master & Development Plan:** The Major Site Plan was approved by TRC on February 1, 2022. The applicant has already received approvals for the following items, but seeks to subdivide each building onto its own lot.
2. **Soil Erosion and Sedimentation Control Plan:** Required as part of the approval for the Major Site Plan.
3. **Water Quality:** The applicant was required to receive a permit for its Major Site Plan.
4. **Private Roads:** All roads have been previously approved with the Major Site Plan.
5. **Shoulder Stabilization:** All roads have been previously approved with the Major Site Plan.
6. **Road Drainage, Culverts, and Shoulder Stabilization:** All roads have been previously approved with the Major Site Plan.
7. **Dead Ends, Culs-de-sac, and Turnarounds:** All roads have been previously approved with the Major Site Plan.

8. **Road Name Signs and Regulatory Signs:** The applicant is in the process of working with Property Addressing to create a road name and address the buildings.
9. **Miscellaneous Advisory Provisions:** The Applicant should become familiar with the Miscellaneous Advisory Provisions of Chapter 42 (LDC §42-87).
10. **Final Plat Requirements:** The Final Plat(s) must meet the requirements provided by the Planning Department whenever a subdivision of land occurs (LDC §42-343).
11. **NCDOT Driveway Permit:** The applicant has received a driveway permit from NCDOT as part of the Major Site Plan approval on February 1, 2022.
12. **Previous Comments:** Comments from approval of the Major Site Plan required a NCDOT driveway permit, NCDOT approved Traffic Impact Analysis, Erosion Control Permit, Stormwater Control Permit, ADA Parking Standards Compliance, City of Hendersonville Water/Sewer Request, and NC Fire Code requirements for radio signal testing and sprinklers.

**HENDERSON COUNTY
SUBDIVISION APPLICATION FORM**
(Please fill out all applicable items)

SUBDIVISION INFORMATION

Subdivision Name: Blue Ridge Commerce Center

Subdivision Type (Circle One): Major Minor Non-Standard Special

Proposed Use of Property (Circle One): Residential Commercial Industrial

Conservation Subdivision: Yes No Gated entrance to property: Yes No

Existing Number of Lots: 1 Total Number of Proposed Lots: 5

Total Number Proposed Units: 5 Proposed Density (units per acre): N/A

Road System: () Public () Private (x) Combination Public and Private

Water System: () Individual () Community (x) Municipal

Sewer System: () Individual () Community (x) Municipal

PARCEL INFORMATION

PIN: 9588235279 Total Acreage: 65.31 Deed Book/Page: 3925/710 Township Blue Ridge

Location of property to be divided: 337 MCMURRAY RD,

Zoning District: I, Industrial Fire District: Blue Ridge Fire

Water Supply Watershed: _____ School District: Upward Elementary, Flat Rock Middle, East High

Any portion of property within or containing the following:

Floodplain or floodway: Yes No Perennial streams: Yes No

Protected mountain ridges: Yes No Cemetery: Yes No

Within 1/2 mile of a Farmland Preservation District: Yes No

Adjacent to a Farmland Preservation District: Yes No

CONTACT INFORMATION

Property Owner:

Name: Asheville Industrial Owner, LLC Phone: 972-934-0100

Address: WOODLAWN HALL AT OLD PARKLAND 3953 Maple Ave, Suite 300 City, State, Zip: Dallas, TX, 75219

Applicant:

Name: Oppidan Phone: _____

Address: _____ City, State, Zip: _____

Agent: Agent Form (Circle One): Yes No

Name: David Hill Phone: _____

Address: _____ City, State, Zip: _____


Plan Preparer:

Name: Thomas & Hutton Phone: 864-412-2229

Address: 501 River St, Suite 200 City, State, Zip: Greenville, SC 29601

I certify that the information shown above is true and accurate and is in conformance with the Subdivision regulations of Henderson County.

Dave Scott
Print Applicant (Owner or Agent)


Signature Applicant (Owner or Agent)

8/26/2022
Date

County Use Only

Fee: \$ _____ Paid: _____ Method: _____ Final Plat Approved On: _____

HENDERSON COUNTY
SUBDIVISION CERTIFICATE OF UNDERSTANDING

Please have the property owner(s) sign the below certificate for all Subdivisions. All property owners must sign the certificate and agents for the property owners cannot sign on their behalf.

Certificate of Understanding:

I (we) hereby certify that I am (we are) the owner(s) of the property located within the subdivision-regulation jurisdiction of Henderson County as shown and described herein, and that I (we) hereby adopt this plan of subdivision. I (we) acknowledge that all lots created from a parent tract will count toward the total number of lots permitted under density regulations. I (we) further acknowledge that upgrading existing improvements (including roads) may be necessary in order to expand this subdivision. This certification is required per Henderson County Land Development Code 42-84.

8/30/2022 
Date Owner

Date Owner

Date Owner

Date Owner

APPOINTMENT OF AGENT FORM (OPTIONAL)

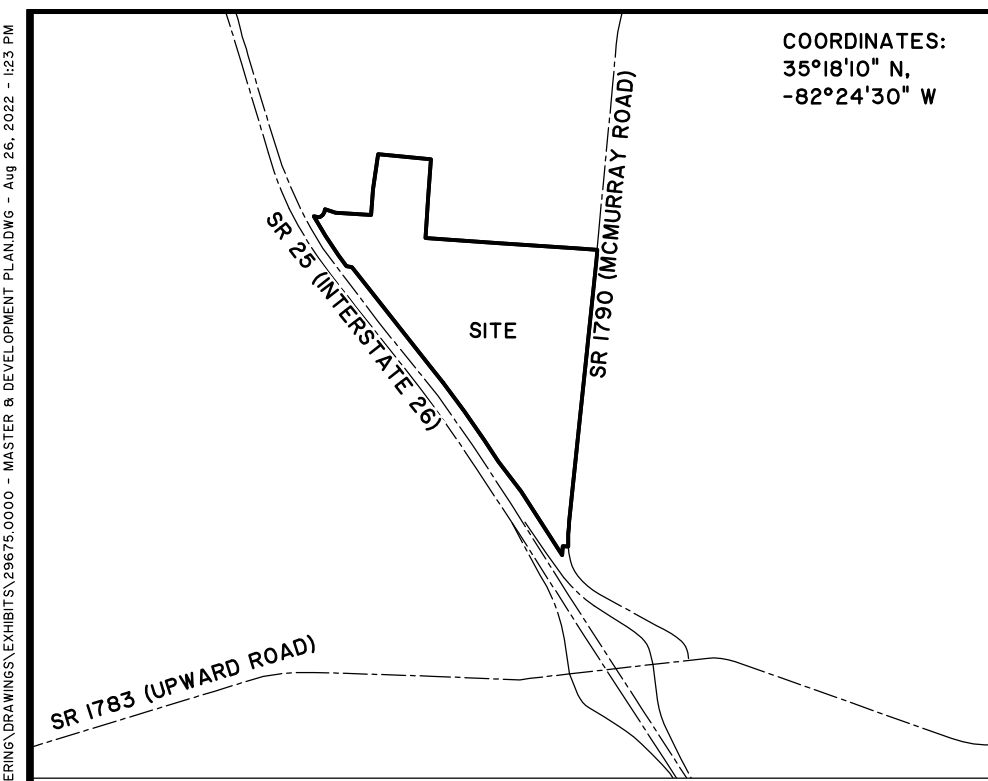
I David Scott owner of property located on McMurray Rd.
(Name) (Street Name)
recorded in 3925 / 710 and having a parcel identification number of 9588235279
(Deed Book/Page) (PIN)
located in Henderson County, North Carolina, do hereby appoint Mr David Hill
(Agent's Name)

to represent me in an **application to the Planning Department** and authorize him/her to act as my agent **in all matters**, formal and informal except as stated herein, and authorize him/her to receive all official correspondence.

I however understand that as the listed property owner, I must sign all affidavits and statements required by any applicable ordinance.


Property Owner

8/30/2022
Date



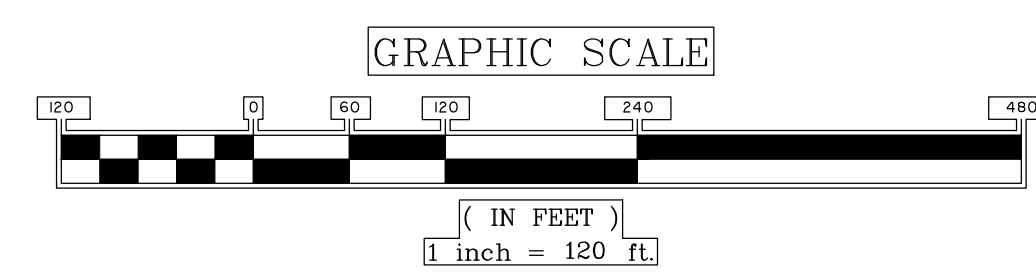
VICINITY MAP
SCALE: 1" = 1500'

COORDINATES:
35°18'10" N,
-82°24'30" W

PREPARED FOR:
ASHEVILLE INDUSTRIAL OWNER LLC
2000 REGENCY PARKWAY
SUITE 435
CARY, NC 27158
919-818-6998

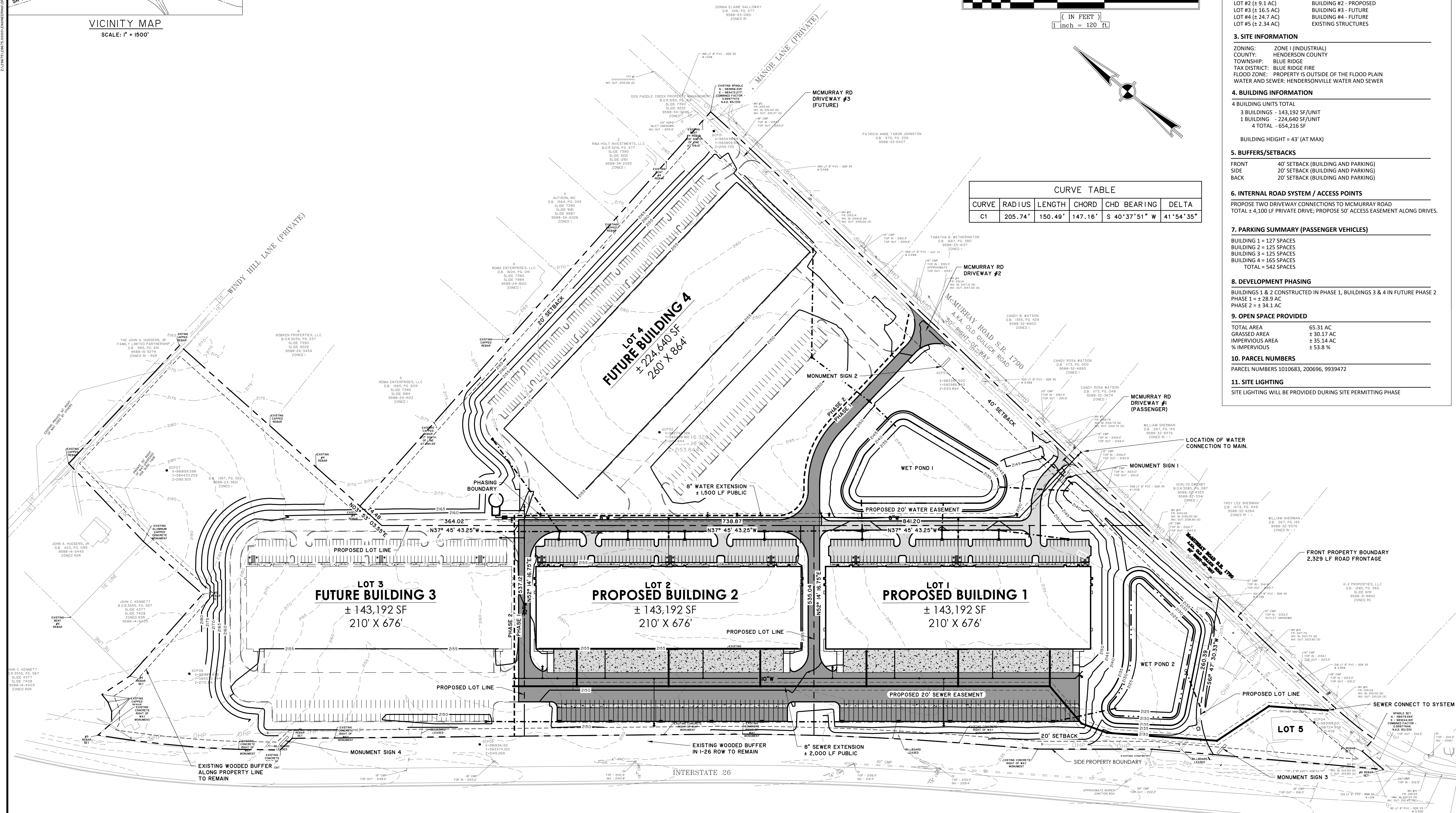
LEGEND:

[Symbol]	LIGHT DUTY ASPHALT PAVING
[Symbol]	HEAVY DUTY ASPHALT PAVING
[Symbol]	CONCRETE WALKS AND PLAZA
[Symbol]	HEAVY DUTY CONCRETE PAVING



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	CHD BEARING	DELTA
C1	205.74'	150.49'	147.16'	S 40°37'51" W	41°54'35"



PROPOSED PROJECT / DEVELOPER	
OPPIDAN 2000 REGENCY PARKWAY, SUITE 435 CARY, NC 27518	
TIM BRENT TIM.BRENT@OPPIDAN.COM (919) 818-6998	
PROJECT INFORMATION	
1. GROSS ACREAGE	TRACT: 65.31 AC
2. DEVELOPMENT TYPE / LOT BREAKDOWN	INDUSTRIAL/COMMERCIAL: 4 TOTAL SPECULATIVE WAREHOUSE FACILITIES 2 EXISTING RETAIL STRUCTURES
DENSITY:	6 BUILDINGS / 65.31 ACRES = ±10.8 AC PER BLDG APPROX. 10,100 SF BLDG PER ACRE
LOT #1 (±12.6 AC)	BUILDING #1 - PROPOSED
LOT #2 (±9.1 AC)	BUILDING #2 - PROPOSED
LOT #3 (±16.5 AC)	BUILDING #3 - FUTURE
LOT #4 (±24.4 AC)	BUILDING #4 - FUTURE
LOT #5 (±2.34 AC)	EXISTING STRUCTURES
3. SITE INFORMATION	
ZONING:	ZONE I (INDUSTRIAL)
COUNTY:	HENDERSON COUNTY
TOWNSHIP:	BLUE RIDGE
TAX DISTRICT:	BLUE RIDGE FIRE
FLOOD ZONE:	PROPERTY IS OUTSIDE OF THE FLOOD PLAIN
WATER AND SEWER:	HENDERSONVILLE WATER AND SEWER
4. BUILDING INFORMATION	
4 BUILDING UNITS TOTAL	3 BUILDINGS - 143,192 SF/UNIT 1 BUILDING - 224,640 SF/UNIT 4 TOTAL - 654,216 SF
BUILDING HEIGHT = 43' (AT MAX)	
5. BUFFERS/SETBACKS	
FRONT	40' SETBACK (BUILDING AND PARKING)
SIDE	20' SETBACK (BUILDING AND PARKING)
BACK	20' SETBACK (BUILDING AND PARKING)
6. INTERNAL ROAD SYSTEM / ACCESS POINTS	
PROPOSE TWO DRIVEWAY CONNECTIONS TO MCMURRAY ROAD TOTAL ± 4,100 LF PRIVATE DRIVE; PROPOSE 50' ACCESS EASEMENT ALONG DRIVES.	
7. PARKING SUMMARY (PASSENGER VEHICLES)	
BUILDING 1 =	127 SPACES
BUILDING 2 =	125 SPACES
BUILDING 3 =	135 SPACES
BUILDING 4 =	165 SPACES
TOTAL =	542 SPACES
8. DEVELOPMENT PHASING	
BUILDINGS 1 & 2 CONSTRUCTED IN PHASE 1, BUILDINGS 3 & 4 IN FUTURE PHASE 2 PHASE 1 = ± 28.9 AC PHASE 2 = ± 34.1 AC	
9. OPEN SPACE PROVIDED	
TOTAL AREA	65.31 AC
GRASSED AREA	± 30.17 AC
IMPERVIOUS AREA	± 35.14 AC
% IMPERVIOUS	± 53.8 %
10. PARCEL NUMBERS	
PARCEL NUMBERS 1010683, 200696, 9939472	
11. SITE LIGHTING	
SITE LIGHTING WILL BE PROVIDED DURING SITE PERMITTING PHASE	

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
501 River Street • Suite 200
Greenville, SC 29601 • 864.412.2222
www.thomasandhutton.com

ASHEVILLE INDUSTRIAL OWNER LLC
BLUE RIDGE COMMERCE CENTER
FLAT ROCK, NC
MASTER AND DEVELOPMENT PLAN

JOB NO: J-29675.0000
DATE: 8/26/2022
DRAWN: DHC
DESIGNED: RWP
REVIEWED: RWP
APPROVED: RWP
SCALE: 1" = 120'

C1.0