

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: August 21, 2018

SUBJECT: Major Site Plan

PRESENTER: Toby Linville

ATTACHMENTS: Staff Report

SUMMARY OF REQUEST: Major site plan review for Warehousing and Storage

SUGGESTED MOTION:

I move to approve the major site plan for Michael Ring



Henderson County, North Carolina Code Enforcement Services

1. Committee Request

- 1.1. **Applicant:** Michael Ring
- 1.2. **Request:** Major Site Plan Review
- 1.3. **PIN:** 9529111287
- 1.4. **Size:** 3.19 acres +/-
- 1.5. **Location:** 3873 Turnpike Rd
- 1.6. **Supplemental Requirements:**

SR 9.15. Warehousing and Storage (Excluding Warehousing of Hazardous Substances)

- (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 effects to adjacent properties.

Map A: Pictometry/Aerial Photography



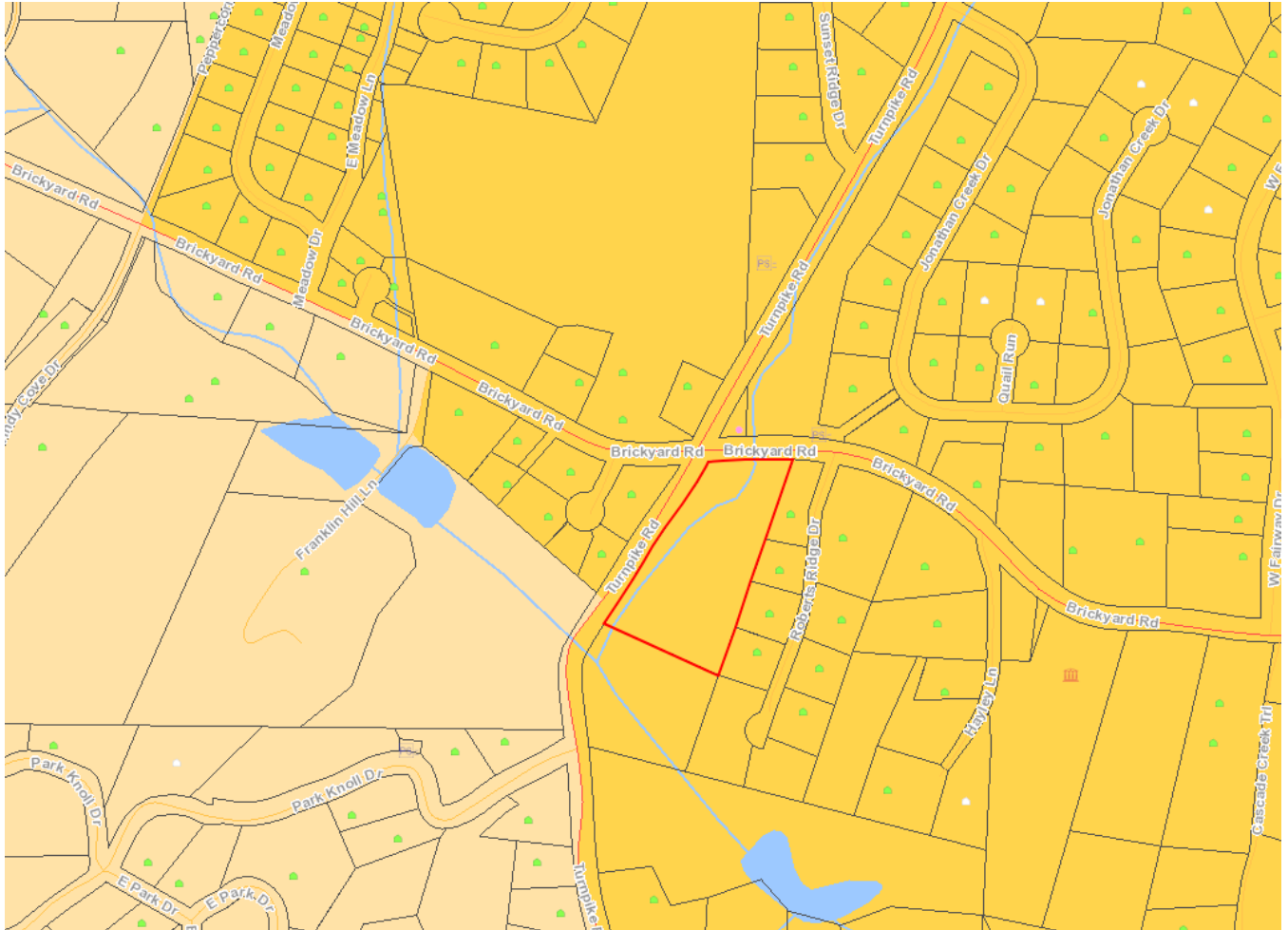
2. Current Conditions

Current Use: This parcel is R1 with an existing commercial building constructed in 1993.

Adjacent Area Uses: The surrounding properties are residential.

Zoning: The surrounding properties south are Industrial and north are Residential Two Rural.

Map B: Current Zoning



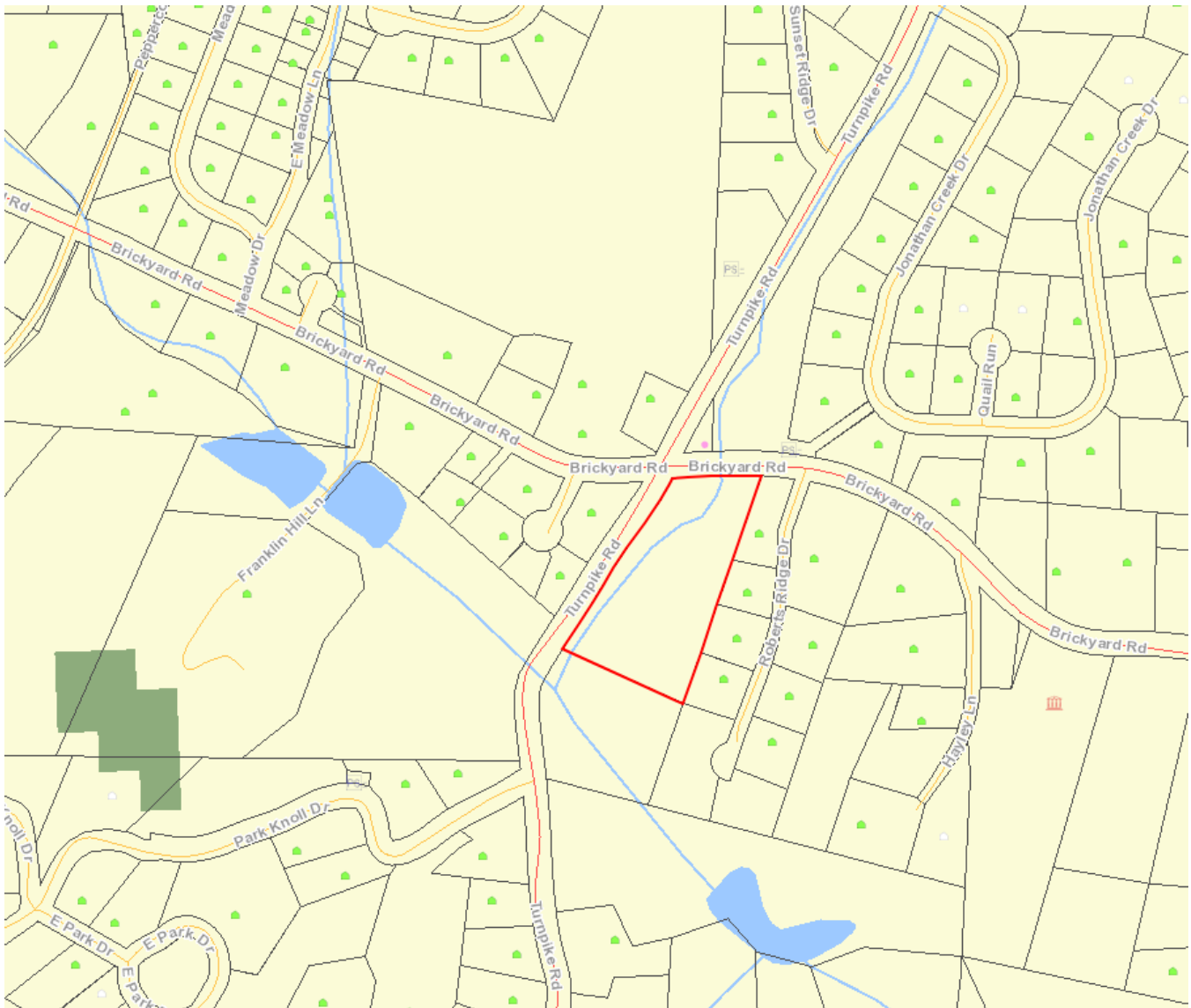
3. Floodplain /Watershed Protection The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.

4. Water and Sewer This property is served by private well and septic.

Public Water: n/a

Public Sewer: n/a

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 Rural/Urban Transition Area. The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:

The 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 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 because it is consistent with the current surrounding land uses and future land use recommendations.

7. Photographs



Ring Commercial Addition



Ring Commercial Addition



**HENDERSON COUNTY
MAJOR SITE PLAN REVIEW APPLICATION**

CONTACT INFORMATION

Property Owner:

Name: MICHAEL H RING Phone: _____
Complete Address: 108 ROBERTS RIDGE DR HENDERSONVILLE, NC 28729

Applicant:

Name: _____ Phone: _____
Complete Address: _____

Agent:

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

Plan Preparer:

Name: ASSOCIATED LAND SURVEYORS Phone: 828-890-3507
Complete Address: PO BOX 578 HORSE SHOE, NC 28742

GENERAL INFORMATION

Date of Application: 8/2/18
Site Plan Attached (Circle One): Yes No

PARCEL INFORMATION

PIN: 9529-11-1287 Tract Size (Acres): 3.60 acres
Zoning District: R-1 Henderson County Fire District: Etowah - Horse Shoe
Supplemental Requirement# _____ Watershed: N/A
Permitted by Right _____ Floodplain: N/A
Special Use Permit _____

Location / Property to be developed: SE CORNER OF BRICKYARD & TURNPIKE RD
SB73 TURNPIKE ROAD

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:		
Development Name:		

LOCATION OF PROPERTY

Route/Road: _____

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	_____	SIGNATURE	_____
ADDRESS	X _____	ADDRESS	X _____
	X _____ Phone No. X _____		X _____

AUTHORIZED AGENT		WITNESS	
COMPANY	_____	NAME	_____
SIGNATURE	_____	SIGNATURE	_____
ADDRESS	_____	ADDRESS	_____
	_____ Phone No. _____		_____

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:

MAJOR SITE PLAN STANDARDS

Major Site Plan Standards	
Title Block and Plan Details	
✓	Owner name, address and daytime phone and/or Applicant name, address, and daytime phone (if other than owner)
✓	Firm or Individual preparing plan with name, address and telephone number (Should be prepared by a professional)
✓	Adjoining property owners names
✓	Vicinity map and phase map (if applicable)
✓	Date of plan and any revisions
✓	Scale written and graphic
✓	North arrow
✓	Zoning district(s) of subject area and adjacent properties
✓	Total number of proposed lots, units, rooms, structures and etc. for the proposed use of the property
✓	Total acreage of proposed subject area
	Proposed project density (units/acres), if applicable
✓	Square footage of proposed and existing buildings and structures
	Location and square footage of any outdoor storage
✓	Arrangement of all existing and proposed structures clearly labeled with front, side and rear of the property clearly indicated
✓	Setbacks for all structures clearly indicated
✓	City limits, fire tax district boundaries, zoning district, watershed districts and other jurisdiction lines, if any, on the tract
✓	Boundaries of the tract with bearings and distances
✓	Location, dimension and use(s) of all existing and proposed structures; distances between structures measured at the closest point; distance from structures to closest property lines
	Location, acreage and percentage or total property for all common area and/or open space
✓	Contour intervals of no greater than five (5) feet and labeling at least two (2) contours per map
	Proposed lot lines and footage, if applicable
	Length of road frontage
	Location and dimension of any proposed buffers
	Separation of proposed uses from nearest residential zoning districts (may be required based on proposed use)
Parking	
	Location and dimension of all parking areas (with paving/base to be met)
	Location and dimension of driveways, loading areas, off-street loading facilities, bikeways and pedestrian walkways
	Within parking areas clearly number each parking space and indicate required size (including handicap and van accessible spaces)

Major Site Plan Standards	
Landscaping	
	Location and dimension of any required street planting yards, interior planting yards, and parking lot planting yards
	Width and type of planting yards, walls, and berms
	Location of proposed plantings with a description of the species to be used
	Approximate height, species and method of tree protection (where existing vegetation is to be preserved)
	Location and dimension of dumpster/compactors and screening to be provided
	Location and angle of exterior lighting when lighting mitigation is required
Streets, Sidewalks and Bike Lanes	
✓	Location of existing roads (with type (public/private and width), right-of-way, easements, bridges, water features, culverts, utilities, structures)
	Location of proposed roads (with road classification, right-of-way, approximate finished grades, approximate curve radii, bridges and easements)
	Bridge design plans (if applicable)
	Length of proposed roads (total)
	Cross section of typical street for each proposed road classification used (private row corridor/collector/service/driveway) and/or cul-de-sac/alternative turnaround with an indication of design standards (right-of-way width, paving/base to be met, road width, shoulder width, cut and fill slope, ditch slope and vertical clearance).
	Proposed road names approved by the Henderson County Property Addressing Office ¹
	Existing/proposed sidewalks showing width and materials description (if applicable)
	Sidewalks adjacent to the site and potential connection points
	Proposed drainage improvements (designed according to NCDOT standards) including culvert locations, length, diameter (minimum 18 inches), type, and drainage easements
	Existing/proposed bike lanes showing width and a materials description
	Bike lanes adjacent to the site and potential connection points
	Driveways adjacent to the site and the distance between the site's drive and the existing drive. Also, show drives on the opposite side of the street from the site
✓	Label all adjoining streets

¹ The applicant should contact the Henderson County Property Addressing Office for road name approval. The Code Enforcement Services Department may verify this with the Property Addressing Office.

Major Site Plan Standards	
Water, Sewer and Solid Waste	
	Existing and proposed utility layout showing connection to existing system, proposed line sizes and direction of flow for sanitary sewer lines. Also, depict proposed public outfalls and service to adjacent properties
	Existing and proposed utility layout showing connection to existing system and proposed sizes for water distribution lines location of fire hydrants and fire department connection. Also, depict extensions to serve adjacent properties
Stream Buffer and Related Information	
✓	Location of all streams, drainageways and wetlands
	Indicate proposed location of stream crossing(s) showing the proposed grading and overall stream impact (includes culvert and outlet protection length)
Floodway/Floodplain Information	
	Identify any FEMA regulated floodway and floodplain on the property and note the 100-year Base Flood Elevation, as applicable
	If the site is located within a Special Flood Hazard Area (SFHA): (1) note the finished floor/floodproofing elevations of all structures, (2) note the percentage of structures in the floodway fringe, (3) note that no encroachment/development into FEMA-regulated floodway allowed, and (4) note any proposed fill
Stormwater Control Information	
	Indicate the type(s) of non-structural and/or structural stormwater control(s) that is/are proposed
	Location of the proposed stormwater controls and the location of the inlets and outlets to the controls
	Layout of stormwater control, grading, and significant components

PROJECT SUMMARY

OWNER & DEVELOPER:
MICHAEL H. RING
108 ROBERTS RIDGE DRIVE
HENDERSONVILLE, NC 28729

TOTAL PROJECT AREA: 3.60 ACRES
PROPOSED LOTS: 1

CURRENT ZONING:
RESIDENTIAL DISTRICT ONE (R-1)

PROPOSED USE:
COMMERCIAL (C)

PROPOSED DENSITY:
2 UNITS / 3.60 ACRES
TOTAL IMPERVIOUS SURFACE: 36,105 SF (0.83 Acre)
IMPERVIOUS TOTAL DENSITY: 10,030 SF (0.23 Acre) / Acre
PROPOSED IMPERVIOUS SURFACE: 12,830 SF (0.30 Acre)
EXISTING IMPERVIOUS SURFACE: 23,275 SF (0.53 Acre)
PROPOSED IMPERVIOUS DENSITY: 3,560 SF (0.08 Acre)

BUILDING AREAS:
PROPOSED: 6,400 SF
EXISTING: 10,095 SF

PARKING :
GRAVEL PARKING LOT
REQUIRED 1 SPACE PER 4,000 SF
2 PARKING SPACES PROPOSED

PRIVATE GARBAGE COLLECTION PROVIDED

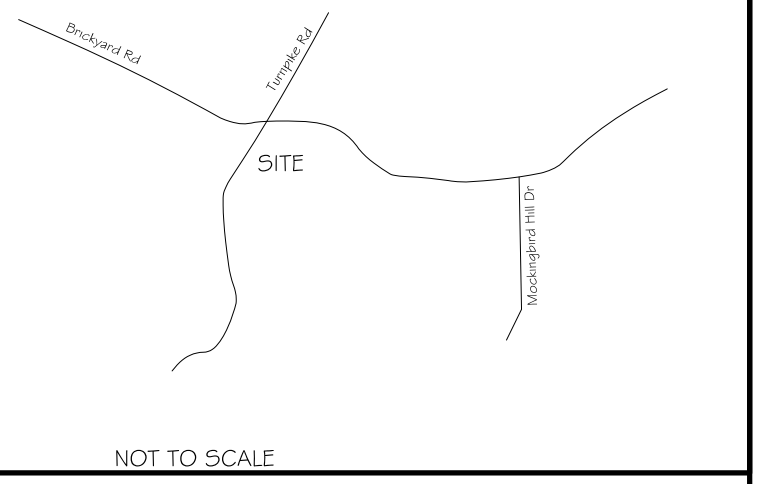
EXTERIOR LIGHTING MITIGATION REQUIRED

INDIVIDUAL WATER (N/A)

INDIVIDUAL SEWER (N/A)

ETOWAH - HORSE SHOE FIRE DISTRICT

Grid North
NAD 83 (2011)

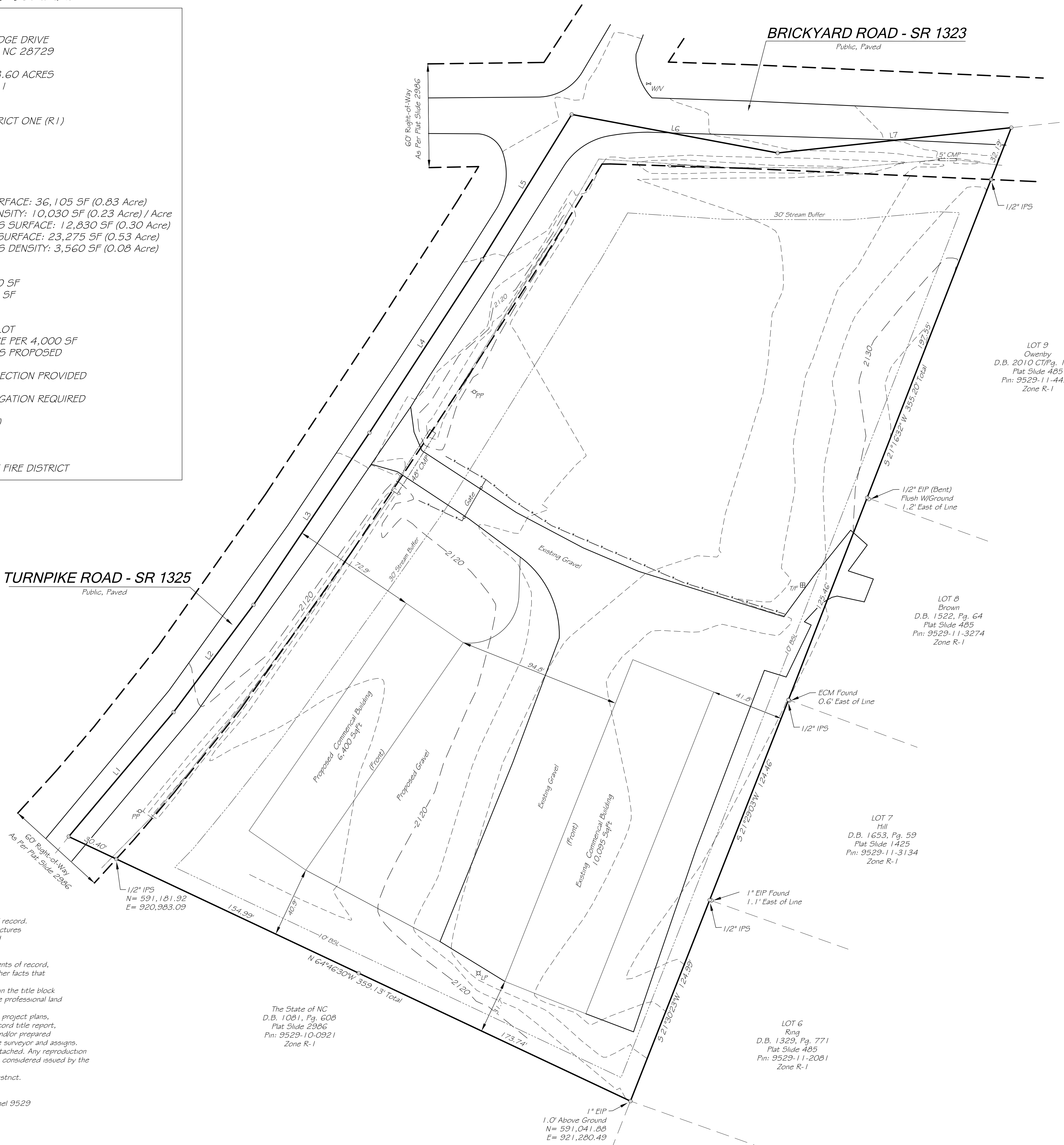


Vicinity Map

~ PRELIMINARY DRAWING ~
FOR REVIEW PURPOSES ONLY

TURNPIKE ROAD - SR 1325
Public, Paved

BRICKYARD ROAD - SR 1323
Public, Paved



LOT 9
Owenby
D.B. 2010 CT/Pg. 1298
Plat Slide 485
Pm: 9529-11-4420
Zone R-1

LOT 8
Brown
D.B. 1522, Pg. 64
Plat Slide 485
Pm: 9529-11-3274
Zone R-1

LOT 7
Hill
D.B. 1653, Pg. 59
Plat Slide 1425
Pm: 9529-11-3134
Zone R-1

LOT 6
Ring
D.B. 1329, Pg. 771
Plat Slide 485
Pm: 9529-11-2081
Zone R-1

Course	Bearing	Distance
L1	N 40°06'38" E	94.12'
L2	N 36°41'35" E	77.36'
L3	N 33°57'27" E	120.01'
L4	N 33°03'53" E	119.61'
L5	N 31°40'40" E	98.58'
L6	S 79°24'29" E	121.15'
L7	N 83°49'29" E	135.95'

Global Positioning System Certification (RTK)
The Positional Accuracy Of The RTK Derived Positional
Information Is 0.03' Horizontal & 0.03' Vertical

Horizontal Positional Are Referenced to NAD 83 (NSRS 2011)

Vertical Positions Are Referenced To NAVD 88 (Geoid 12)

Combined Factor 0.99977726 (Ground To Grid)

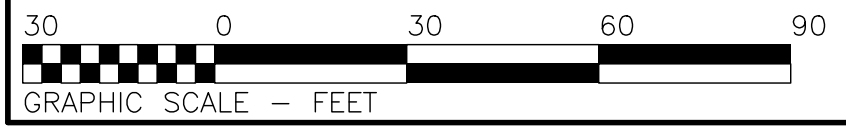
Equipment Used: Carlson GPS-702-GGL

Building Setbacks As Per Henderson County R-1 Zoning:
Front: 20'
Side: 10'
Rear: 10'

Stream Buffer: 30'

- Notes:
- Property is subject to all easements, restrictions and right of ways of record.
 - The locations of underground utilities are based on above-ground structures and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered.
 - Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate title search may disclose.
 - The certification of survey and plat was prepared for the entity named in the title block hereon and does not extend to any other entity, unless recertified by the professional land surveyor.
 - All miscellaneous survey related materials, including but not limited to, project plans, deed and ROW research, maps, field notes and data, survey reports, record title report, calculations, working drawings, estimates, and other materials acquired and/or prepared by the surveyor as instruments of service shall remain the property of the surveyor and assigns.
 - This drawing is not valid unless the original signature and stamp are attached. Any reproduction or variance to this survey by electronic or any other means are not to be considered issued by the professional surveyor.
 - Property is not located within a 1/2 mile of a Farmland Preservation District.
 - Property is currently zoned R-1 as per Henderson County GIS.
 - Property is not located in a Water Supply Watershed.
 - Property is located in Zone X (Minimal Flood Hazard) as per FR15 Panel 9529 Map #3700952900J effective date 1/10/2008.

The State of NC
D.B. 1081, Pg. 608
Plat Slide 2986
Pm: 9529-10-0921
Zone R-1



Being All Of That 3.60 Acre Tract
As Shown On Plat Slide 2986

Map Of Major Site Plan For:
Michael H. Ring

-Owner-
D.B. 1620, Pg. 337
Plat Slide 2986

Pm: 9529-11-1287

Mills River Township | Henderson County, NC

ASSOCIATED LAND SURVEYORS
& PLANNERS PC.
P.O. BOX 578 * HORSE SHOE, NC 28742
(828) 890-3507 NC BUSINESS LICENSE NO. C-2774
SCALE: 1 Inch = 30 Feet DATE August 2, 2018
JOB NO: S-18-182-MSP DRAWN BY: JTB/ASH CDS 7.0

- Legend:
- EIP = Existing Iron Pipe
 - EIS = Existing Iron Stake
 - IPS = Iron Pipe Set
 - O = Unmarked Point, Unless Otherwise Noted
 - ROW = Right of Way
 - BSL = Building Setback Line
 - CMP = Corrugated Metal Pipe
 - CPP = Corrugated Plastic Pipe
 - E/Ped = Electric Pedestal
 - LP = Light Pole
 - FP = Power Pole
 - WV = Water Valve
 - = Fence