

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: May 21, 2024

SUBJECT: Major Site Plan Review Fletcher Laydown Yard

PRESENTER: Matt Champion, Zoning Administrator

ATTACHMENTS: Staff Report

SUMMARY OF REQUEST: SR 0.15 Warehousing and Storage (Excluding Warehousing of Hazardous Substances)

Suggested Motion: I move that the TRC approve/deny the major site plan for Fletcher Laydown Yard



Henderson County, North Carolina Code Enforcement Services

1. Committee Request

- 1.1. **Applicant:** Jordan Skellie
- 1.2. **Request:** Major Site Plan Approval
- 1.3. **PINs:** 9652-52-3734
- 1.4. **Size:** 16.66 acres +/-
- 1.5. **Location:** The subject area is located north of Brickton Dr off Old Hendersonville Rd (SR 1536).
- 1.6. **Supplemental Requirements:**

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

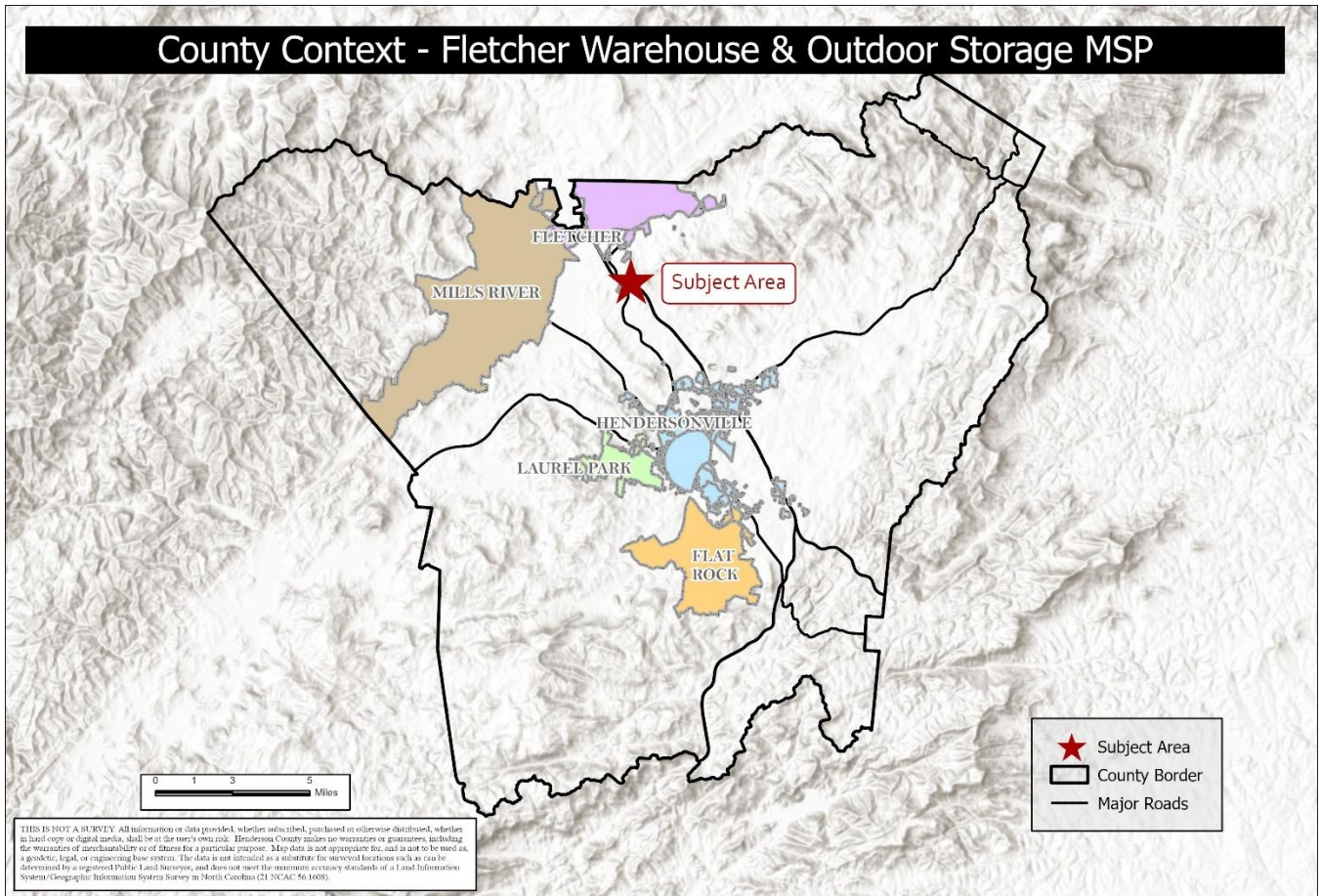
- (1) Site Plan. Major *Site Plan* required in accordance with §42-331 (Major Site Plan Review).
- (2) Lighting. *Adequate lighting* shall be placed in areas used for vehicular/pedestrian access including, but not limited to: stairs, sidewalks, crosswalks, intersections, or changes in grade. *Lighting mitigation* required.
- (3) Dust Reduction. Unpaved *roads, travelways* and/or parking areas shall be treated to prevent dust from adverse effects to adjacent properties.

Warehousing and Storage. An establishment primarily engaged in operating warehousing and storage facilities (excluding warehousing of hazardous substances).

SR 2.10. Outdoor Storage greater than 5,000 square feet

- (1) Locational Requirements. Storage areas shall not be placed in a *front yard*.
- (2) Screening. Screen Class Three (3) or Four (4) shall be provided consistent with the requirements of §42-181 (Screen Classification).

Map A: County Context



Property Owner: Dobbskell Industrial, LLC Applicant: Jordan Skellie
 Assessed Acreage: 16.66 Acres PIN: 9652-52-3734
 Current Zoning: Industrial (I)



2. History & Characteristics:

- 2.1. **Current Property Owners:** Dobbskell Industrial, LLC purchased the property on March 8, 2024.
- 2.2. **Former Property Owners:** Cemex Construction Materials Pacific, LLC was listed as the former property owner.
- 2.3. **Natural Resources:**
 - 2.3.1. **Streams:** According to the USGS, the subject area does contain surface water sources. According to the NCDEQ Water Resources Division, the subject area does not contain surface water sources.
 - 2.3.2. **Slopes:** 88.96% of the subject area contains slopes between 0% and 16%. 6.43% of the subject area contains slopes between 25% and 60%. 4.62% of the subject area contains slopes between 16% and 25%.

Map B: Aerial Map



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3. Current Conditions

2.1 Current Use: The subject area is currently vacant. The subject area is partially encumbered by a 200' right-of-way for Norfolk Southern Railway and multiple 20' sanitary sewer easements found in various locations.

2.2 Adjacent Area Uses: The surrounding properties consist of commercial and industrial uses. Some residential uses are found east of the subject area across Old Hendersonville Rd. Brickton Industrial Park is found south of the subject area across Brickton Dr.

4. Current Zoning

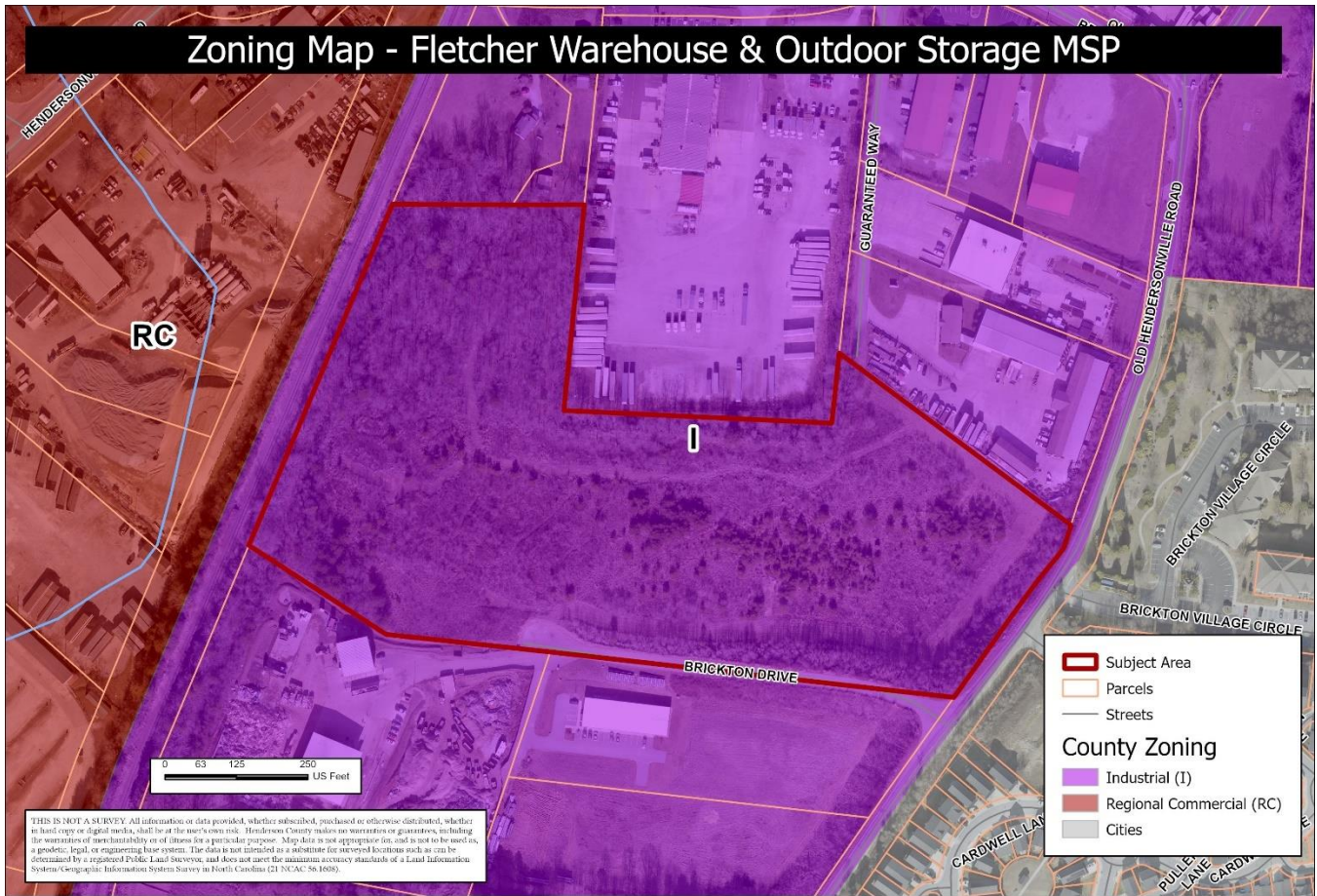
4.1. **Subject Area Zoning:** The subject area is currently zoned Industrial (I) by Henderson County.

4.2. **Adjacent Area Zoning:** The subject area is surrounded by properties that are also zoned Industrial (I) to the north and south. Regional Commercial (RC) is found west of the subject area. Town of Fletcher's C-1 Conditional zoning is found east of the subject area.

4.2.1. 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* 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). This general *use district* is meant to be in the Utility Service Area (USA) as defined in the *Comprehensive Plan*. The Industrial District (I) has a maximum impervious surface area of 80% but does not have a maximum floor area requirement. (LDC §42-36).

Map C: Current Zoning



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

Map D: Utilities Map



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6. Water and Sewer The applicant is proposing connection to the City of Hendersonville public water and MSD public sewer to serve this property.

Public Water: Yes

Public Sewer: Yes

Map E: 2045 Future Land Use Map



Property Owner: Dobbskell Industrial, LLC Applicant: Jordan Skellie
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7. **2045 Comprehensive Plan Compatibility** The 2045 Comprehensive Plan Future Land Use Map identifies the subject area as being in an Employment and Industry character area (See Map E).

- a. **Employment and Industry:** From Part 2 page 46, “Employment and Industry areas offer job-generation, site-ready parks, accessible road networks, and utilities. Industries come in many different forms including manufacturing, agriculture, and distribution, office, research and development (R&D), etc. The design of development sites in these areas should be tailored to be compatible with other nearby uses.
 - i. **Where:** Strategic areas with highway and utility access, large available parcels
 - ii. **Uses:** Agricultural uses including processing facilities and large-scale greenhouses, office and light-to-heavy industrial, as appropriate
 - iii. **Utility Access:** The majority of these areas will be served by utilities

8. **Proposal** The applicant is proposing to develop the subject area with a new 12,000SQFT structure for warehousing and storage. The new structure will include 13 spaces including 1 ADA accessible parking space. The structure will also include 2 4’ truck docks with concrete pads and 1 drive-in door. The primary access to the site will be off Brickton Dr with a secondary access off Guaranteed Way to the north. The subject area will also contain a 750SQFT modular office with 3 parking spaces including 1 ADA accessible parking space. The rest of the subject area will contain open

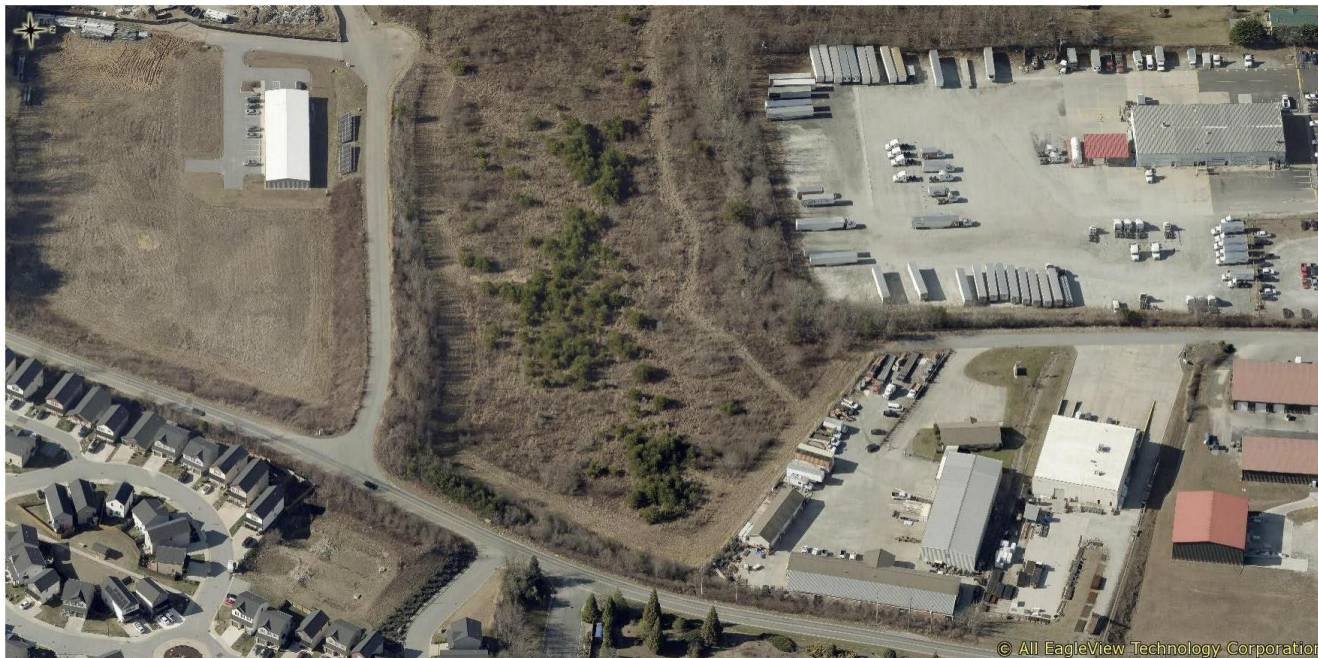
storage and parking for equipment and vehicles. The storage area will be covered in a minimum of 8” crusher run. The subject area will be enclosed with a 6’ chain link security fence with electronic gates at both entrances. The major site plan shows post development impervious surfaces at 58.4%.

9. Landscaping & Buffering Requirements The subject area will have to provide a landscaping plan for the following elements:

- 9.1. **Parking area landscaping** is required for new parking areas with 10 or more dedicated parking spaces. The parking area standards requires 1 small or large deciduous tree for every 5 parking spaces. Additionally, when no buffer is required along the property lines and parking is proposed within 20’ of a property line, a planting strip is required. The planting strip is a minimum of 10’ in width and shall contain 2 small or large deciduous or evergreen trees per 100 linear feet.
- 9.2. **Outdoor Storage screening** is required for the proposed outdoor storage. Screen Class Three (3) consists of a fence or wall constructed with a minimum height of six (6) feet, that is at least 75 percent *opaque*, where all spaces are evenly distributed, and with the finished side of the fence facing the adjacent property or *road*. Fences longer than 20 linear feet shall be landscaped with: a row of *shrubs* spaced a maximum of ten (10) feet apart, or a row of *evergreen trees* planted no more than 15 feet apart.
- 9.3. Buffers will be required depending on the level of vegetation removed from the subject area. If there is not sufficient vegetation on subject area to satisfy the buffering requirement, a B1 Buffer is required. A B1 Buffer consists of 1 large and 2 small deciduous trees or 2 larger and 6 small evergreen trees. The B1 Buffer width is 20’. No B1 Buffer is required along the subject area boundaries that are adjacent to Industrial (I).

10. Oblique Aerial Photos

View from East



View from North



View from South



View from West



01/05/2024

**HENDERSON COUNTY
MAJOR SITE PLAN REVIEW APPLICATION**

CONTACT INFORMATION

Property Owner:

Name: Dobbskell Industrial, LLC Phone: 864-238-2188
Complete Address: 236 Mayfield St. : Greenville, SC 29601

Applicant:

Name: Jordan Skellie Phone: 864-238-2188
Complete Address: 236 Mayfield St. : Greenville, SC 29601

Agent:

Name: Erik Horton Phone: 864-884-2158
Complete Address: 900 N. Trade Avenue Ext. : Landrum, SC 29356
Agent Form (Circle One): Yes No

Plan Preparer:

Name: Erik Horton Phone: 864-884-2158
Complete Address: 900 N. Trade Avenue Ext. : Landrum, SC 29356

GENERAL INFORMATION

Date of Application: 4-30-2024
Site Plan Attached (Circle One): Yes No

PARCEL INFORMATION

PIN: <u>9652-52-3734</u>	Tract Size (Acres): <u>16.66</u>
Zoning District: <u>I - Industrial</u>	Fire District: <u>Fletcher Fire</u>
Supplemental Requirement# _____	Watershed: <u>French Broad River Basin</u>
Permitted by Right _____	Floodplain: <u>Zone X</u>
Special Use Permit _____	

Location / Property to be developed: Vacant parcel on north side of Brickton Dr. off of Hendersonville Rd.

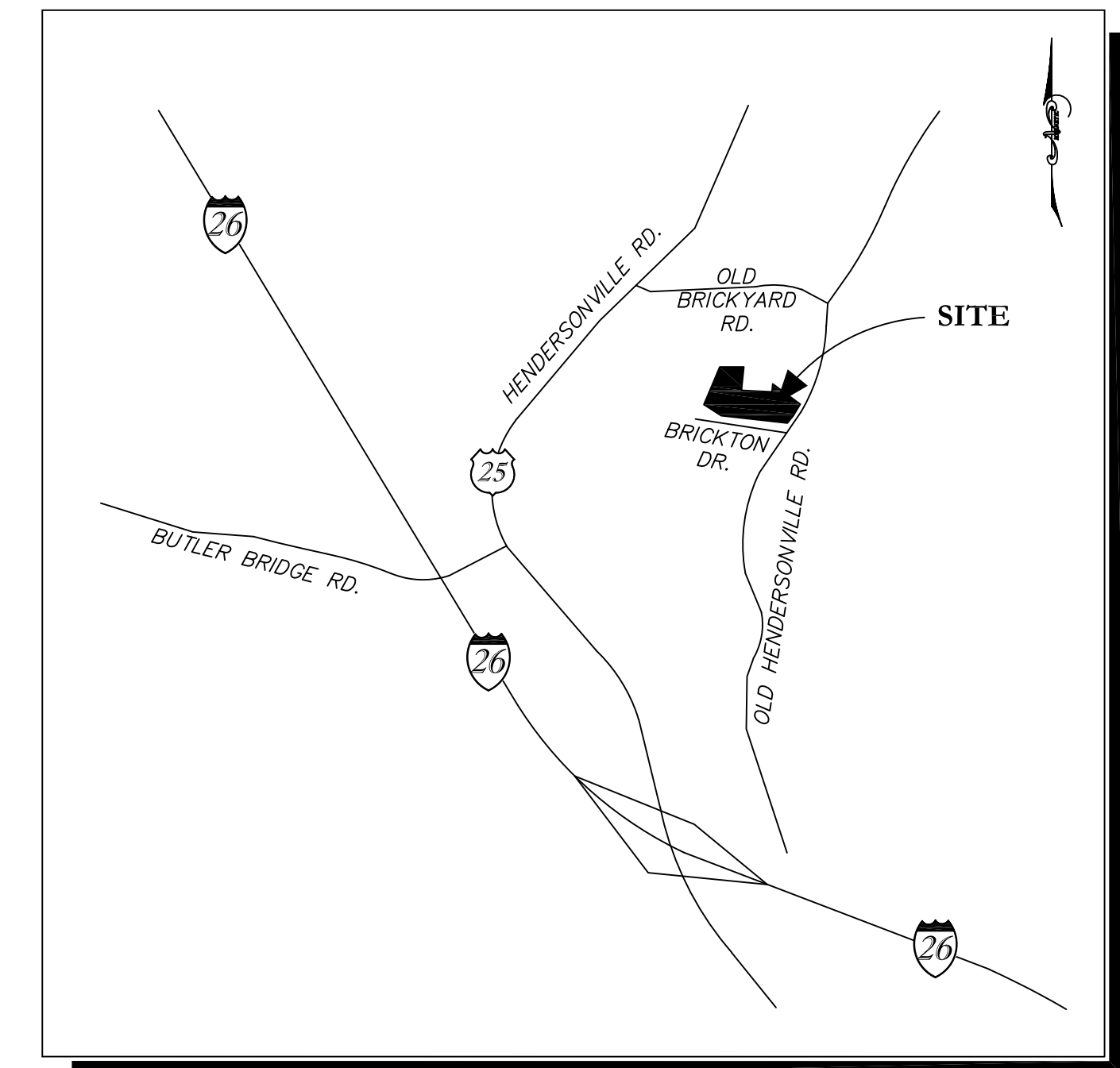
County Use Only

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

Site Development Plans for **FLETCHER LAYDOWN YARD** Old Hendersonville Rd. Fletcher, North Carolina

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DETAILS	CV-15



SITE LOCATION MAP
NTS

SITE ANALYSIS

4-25-2024

- FLETCHER LAYDOWN YARD
- OWNER/DEVELOPER
 - JORDAN SKELLIE
 - DOBSKELL INDUSTRIAL, LLC
 - 236 MAYFIELD ST.
 - GREENVILLE, SC 29601
- ENGINEER
 - ERIK HORTON, PE
 - BLUE LINE CONSULTING, LLC
 - dba: HORTON ENGINEERING, PLLC
 - 108 RIDGE RD.
 - LANDRUM, SC 29356
- REID 1007885
- PIN 9652-52-3734
- PLAT 2024 15441
- DEED 4142/38
- PROPOSED WAREHOUSING & STORAGE
- COUNTY ZONING - I - INDUSTRIAL
- PARCEL AREA 16.66 ACRES - 725,521 FT²
- TOTAL PROPOSED IMP. SURF. 9.72 ACRES - 423,519 FT²
- EXISTING IMPERVIOUS AREA 0.0%
- PROPOSED IMPERVIOUS AREA 58.4%
- NO PORTION OF THE PROPERTY IS LOCATED WITHIN AN ESTABLISHED FEMA FLOOD PLAIN PER PANEL NO. 3700965200J.
- FRENCH BROAD RIVER BASIN
- PROJECT WILL BE COMPLETED IN ONE PHASE.

**BLUE LINE
CONSULTING, LLC**
900 N. TRADE AVENUE EXT.
LANDRUM, SC 29356
(864) 884-2158

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		

Fletcher Laydown Yard

Henderson County, North Carolina

SHEET TITLE: Title Sheet

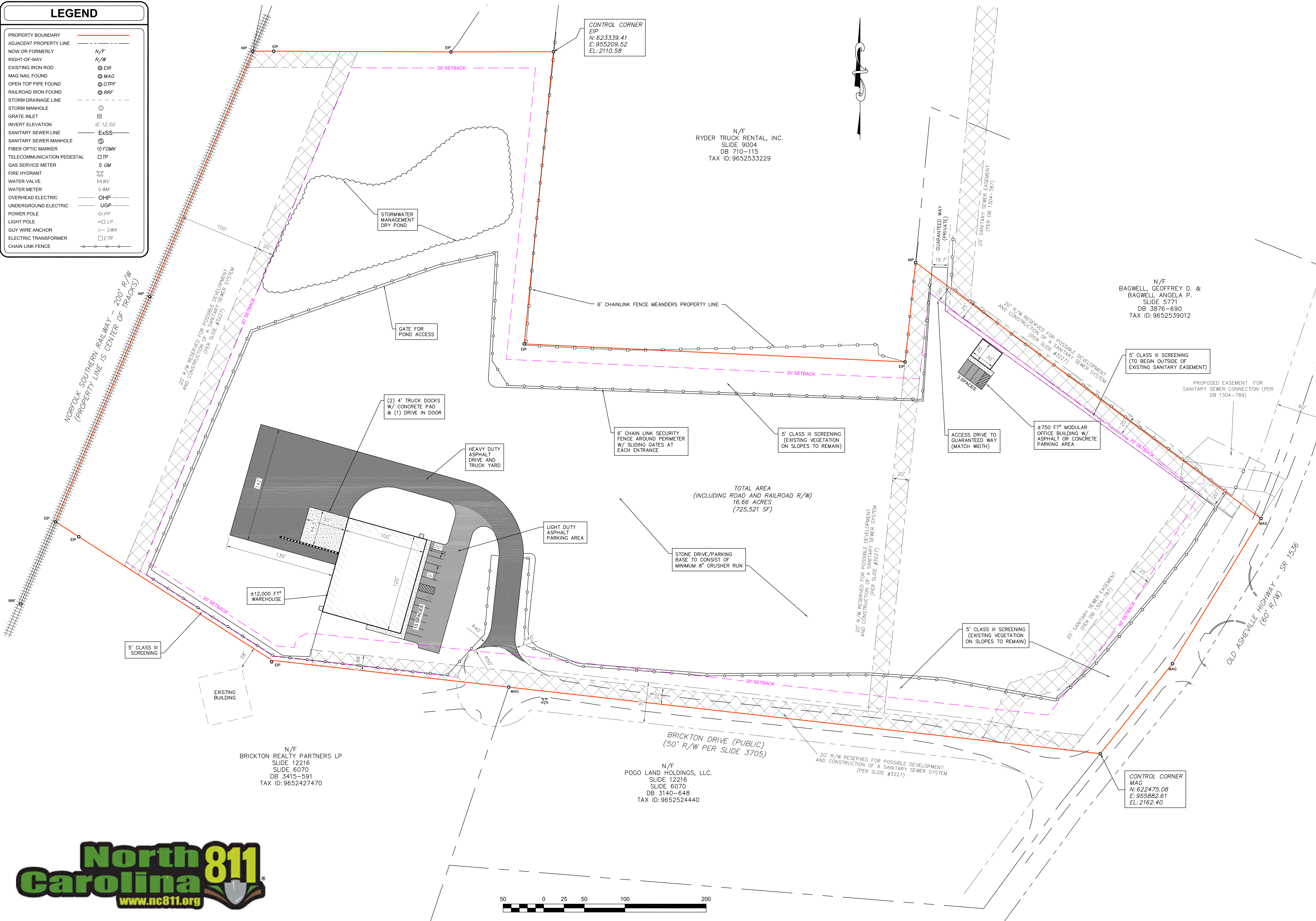
SCALE: NTS PROJECT NO. 24007

DRAWN: MEF SHEET NO.

DATE: 4-25-2024

T-1

LEGEND	
PROPERTY BOUNDARY	—
ADJACENT PROPERTY LINE	---
NOW OR FORMERLY	N/F
RIGHT-OF-WAY	R/W
EXISTING IRON ROD	⊙ EIR
MAG NAIL FOUND	⊙ MAG
OPEN TOP PIPE FOUND	⊙ OTPF
RAILROAD IRON FOUND	⊙ RRF
STORM DRAINAGE LINE	---
STORM MANHOLE	⊕
GRATE INLET	⊕
INVERT ELEVATION	IE: 12.00
SANITARY SEWER LINE	ExSS
SANITARY SEWER MANHOLE	⊕
FIBER OPTIC MARKER	⊙ FOMK
TELECOMMUNICATION PEDESTAL	⊕ TP
GAS SERVICE METER	⊕ GM
FIRE HYDRANT	⊕
WATER VALVE	⊕ WV
WATER METER	⊕ WM
OVERHEAD ELECTRIC	OHP
UNDERGROUND ELECTRIC	UGP
POWER POLE	⊕ PP
LIGHT POLE	⊕ LP
GUY WIRE ANCHOR	⊕ GWA
ELECTRIC TRANSFORMER	⊕ ETR
CHAIN LINK FENCE	—



CONTROL CORNER
EIP
N: 623339.41
E: 955209.52
EL: 2110.58

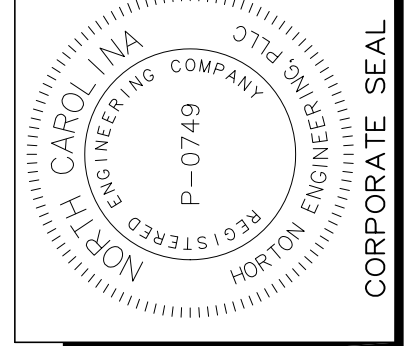
N/F
RYDER TRUCK RENTAL, INC.
SLIDE 9004
DB 710-115
TAX ID: 9652533229

N/F
BAGWELL, GEOFFREY D. &
BAGWELL, ANGELA P.
SLIDE 5771
DB 3876-690
TAX ID: 9652539012

N/F
BRICKTON REALTY PARTNERS LP
SLIDE 12216
SLIDE 6070
DB 3415-591
TAX ID: 9652427470

N/F
POGO LAND HOLDINGS, LLC.
SLIDE 12216
SLIDE 6070
DB 3140-648
TAX ID: 9652524440

CONTROL CORNER
MAG
N: 622475.08
E: 955882.61
EL: 2162.40



DBA: HORTON ENGINEERING, PLLC
BLUE LINE
CONSULTING, LLC
900 N. TRADE AVENUE EXT.
LANDRUM, SC 29356
(864) 884-2158

NO.	DATE	REVISION
1		
2		
3		
4		
5		
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7		

PROJECT: Fletcher Laydown Yard
Henderson County, North Carolina

SHEET TITLE: Site Layout
SCALE: 1"=50'
DRAWN: MEH
DATE: 4-25-2024
PROJECT NO.: 24007
SHEET NO.: 1

CV-1

