

**REQUEST FOR COMMITTEE ACTION**

**HENDERSON COUNTY**

**TECHNICAL REVIEW COMMITTEE**

**MEETING: June 18, 2024**

**SUBJECT: Major Site Plan Review Paco Properties Office and Shop**

**PRESENTER: Matt Champion, Zoning Administrator**

**ATTACHMENTS: Staff Report**

**SUMMARY OF REQUEST: SR 6.9 Office: Business, Professional and Public, SR 3.14  
Storage Shed, and SR 10.8 Machining and Assembly Operations Less than  
10,000SQFT**

**Suggested Motion: I move that the TRC approve/deny the major site plan for Paco  
Properties Office & Shop**



## Henderson County, North Carolina Code Enforcement Services

### 1. Committee Request

- 1.1. **Applicant:** Paco Properties, LLC
- 1.2. **Request:** Major Site Plan Approval
- 1.3. **PINs:** 0601-44-4366
- 1.4. **Size:** 1.89 acres +/-
- 1.5. **Location:** The subject area is located 143 Gilliam Mountain Rd (SR 1602).
- 1.6. **Supplemental Requirements:**

#### **SR 6.9. Office: Business, Professional and Public**

- (1) Site Plan. Major *Site Plan* required in accordance with §42-330 (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.

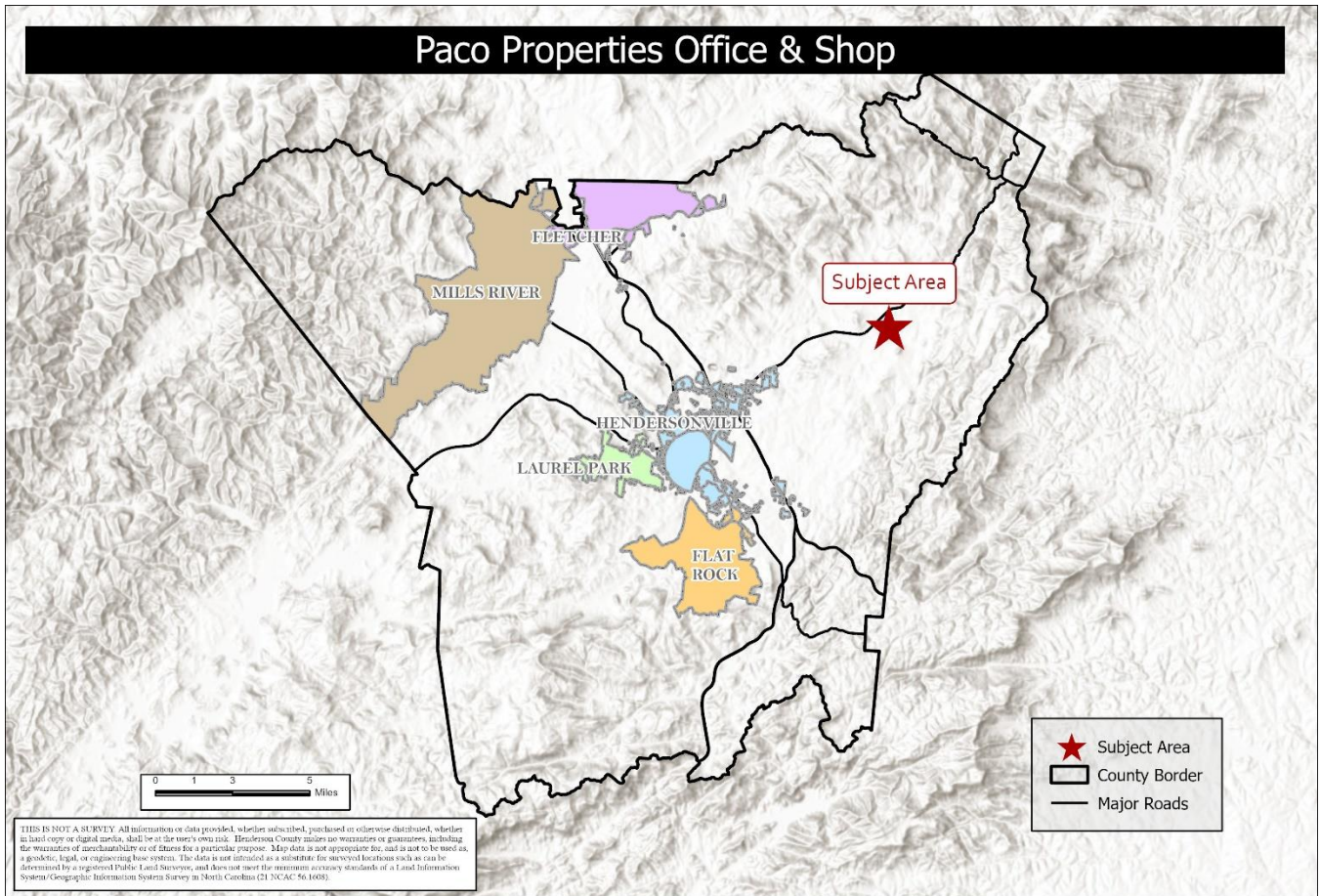
#### **SR 3.14. Storage Shed**

- (1) Structure Requirements. A storage shed may be attached to, or separate from, the *principal structure*.

#### **SR 10.8. Machining and Assembly Operations**

- (1) Site Plan. Major *Site Plan* required in accordance with §42-330 (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



Property Owner/Applicant: Paco Properties, LLC  
Assessed Acreage: 1.89 Acres PIN: 0601-44-4366  
Current Zoning: Local Commercial (LC)



### 2. History & Characteristics:

- 2.1. **Current Property Owners:** Paco Properties, LLC purchased the property on March 17, 2022.
- 2.2. **Former Property Owners:** Jacob Rhodes was listed as the former property owner.
- 2.3. **Natural Resources:**
  - 2.3.1. **Streams:** According to the USGS or the NCDEQ Water Resources Division, the subject area does contain any surface water sources.
  - 2.3.2. **Slopes:** 100% of the subject area contains slopes between 0% and 16%.



## Map B: Aerial Map



Property Owner/Applicant: Paco Properties, LLC  
 Assessed Acreage: 1.89 Acres PIN: 0601-44-4366  
 Current Zoning: Local Commercial (LC)



### 3. Current Conditions

**2.1 Current Use:** The subject area currently contains two residential structures and one detached garage. One residential structure addressed as 143 Gilliam Mountain Rd was constructed in 1940 and is approximately 888SQFT. The second residential structure addressed as 2158 Pilot Mountain Rd was constructed in 1939 1,202SQFT. The detached garage was added to the property in 1950 and is approximately 22’X26’.

**2.2 Adjacent Area Uses:** The surrounding properties consist of commercial, residential, and agricultural uses. Some residential uses are found east and west of the subject area. Commercial uses are found southwest of the subject area. Agricultural uses are found south of the subject area. The legal non-conforming Jerry’s Manufactured Home Park is found east and north of the subject area.

### 4. Current Zoning

4.1. **Subject Area Zoning:** The subject area is currently zoned Local Commercial (LC) by Henderson County.



4.2. **Adjacent Area Zoning:** The subject area is surrounded by properties that are also zoned Local Commercial (LC) to the west and southwest. Residential Two Rural (R2R) is found north, east, and west of the subject area.

4.2.1. **Local Commercial (LC):** “The purpose of the Local Commercial District (LC) is to foster orderly growth where the *principal use* of land is commercial and residential. The intent of this district is to allow for *commercial development uses* and *residential development* that: (1) includes a variety of retail sales and services, public and private administrations, offices and all other *uses* done primarily for sale or profit on a local or *neighborhood* scale; (2) is compatible with adjacent development and the surrounding community; and (3) will minimize congestion and sprawl. (LDC §42-22).

**Map C: Current Zoning**



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5. **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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Current Zoning: Local Commercial (LC)



6. **Water and Sewer** The applicant is not proposing any connections to public utilities. The applicant currently has an individual well and individual septic on site.

**Public Water:** N/A

**Public Sewer:** N/A



### Map E: 2045 Future Land Use Map



Property Owner/Applicant: Paco Properties, LLC  
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 Current Zoning: Local Commercial (LC)



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 redevelop the subject area for an office and showroom in a new 5,000SQFT structure located near the original residential structure at 2158 Pilot Mountain Rd. The other two existing structures, 143 Gilliam Mountain Rd and the detached garage, will also be removed to construct a shop for manufacturing and assembly of materials used for the business. The rest of the shop space will be utilized as storage of materials. The new shop space includes 14,400SQFT of warehouse space, 4,000SQFT of space for a granite workshop, and 4,000SQFT of



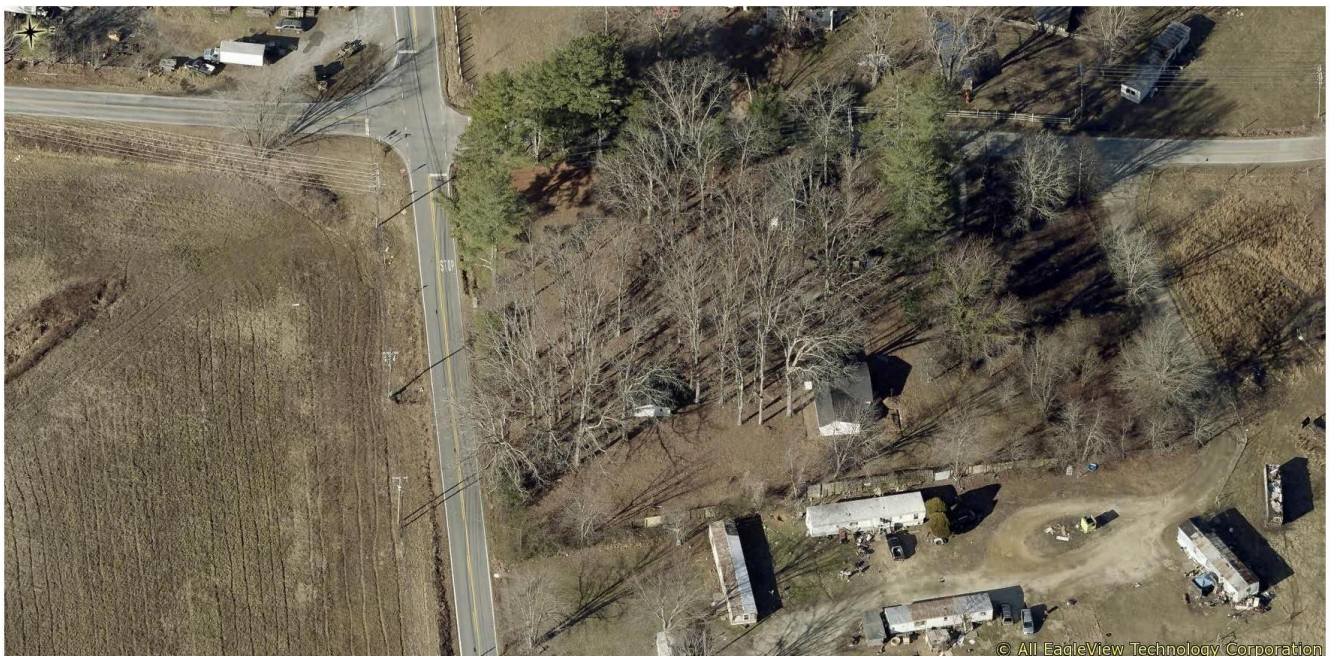
space for a cabinet workshop. The major site plan shows a total of 68 total parking spaces including 3 ADA accessible parking spaces. The site will have pedestrian access through a 4' wide sidewalk. The site will utilize the existing access points of Pilot Mountain Rd and Gilliam Mountain Rd to serve the new structures. The proposed entrances will be approximately 24' wide and drive isles throughout the site at 25' wide. The major site plan shows post development impervious surfaces at 62.18%.

**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. 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 Local Commercial (LC).

**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: Paco Properties LLC Phone: 828-633-3103  
Complete Address: 2560 Chimney Rock Rd, Suite F, Hendersonville, NC, 28792

**Applicant:**

Name: Janice Hernandez Phone: 828-489-1647  
Complete Address: 2560 Chimney Rock Rd Suite F, Hendersonville, NC, 28792

**Agent:**

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

**Plan Preparer:**

Name: Right Architecture Phone: \_\_\_\_\_  
Complete Address: \_\_\_\_\_

**GENERAL INFORMATION**

Date of Application: \_\_\_\_\_

Site Plan Attached (Circle One):    Yes    No

**PARCEL INFORMATION**

PIN: 0601AAA306 Tract Size (Acres): 2.25  
Zoning District: LC Fire District: Edneyville, Fire  
Supplemental Requirement# \_\_\_\_\_ Watershed: \_\_\_\_\_  
Permitted by Right \_\_\_\_\_ Floodplain: \_\_\_\_\_  
Special Use Permit \_\_\_\_\_

Location / Property to be developed: Property is located at the intersection of Skipper Ln, Pilot Mountain Rd & Gilliam Mountain Rd

\*\*\*\*\*

**County Use Only**

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

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

**LOCATION OF PROPERTY:**

Route/Road: \_\_\_\_\_

Exact Distance       Miles      N   S   E   W  
 Feet           

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

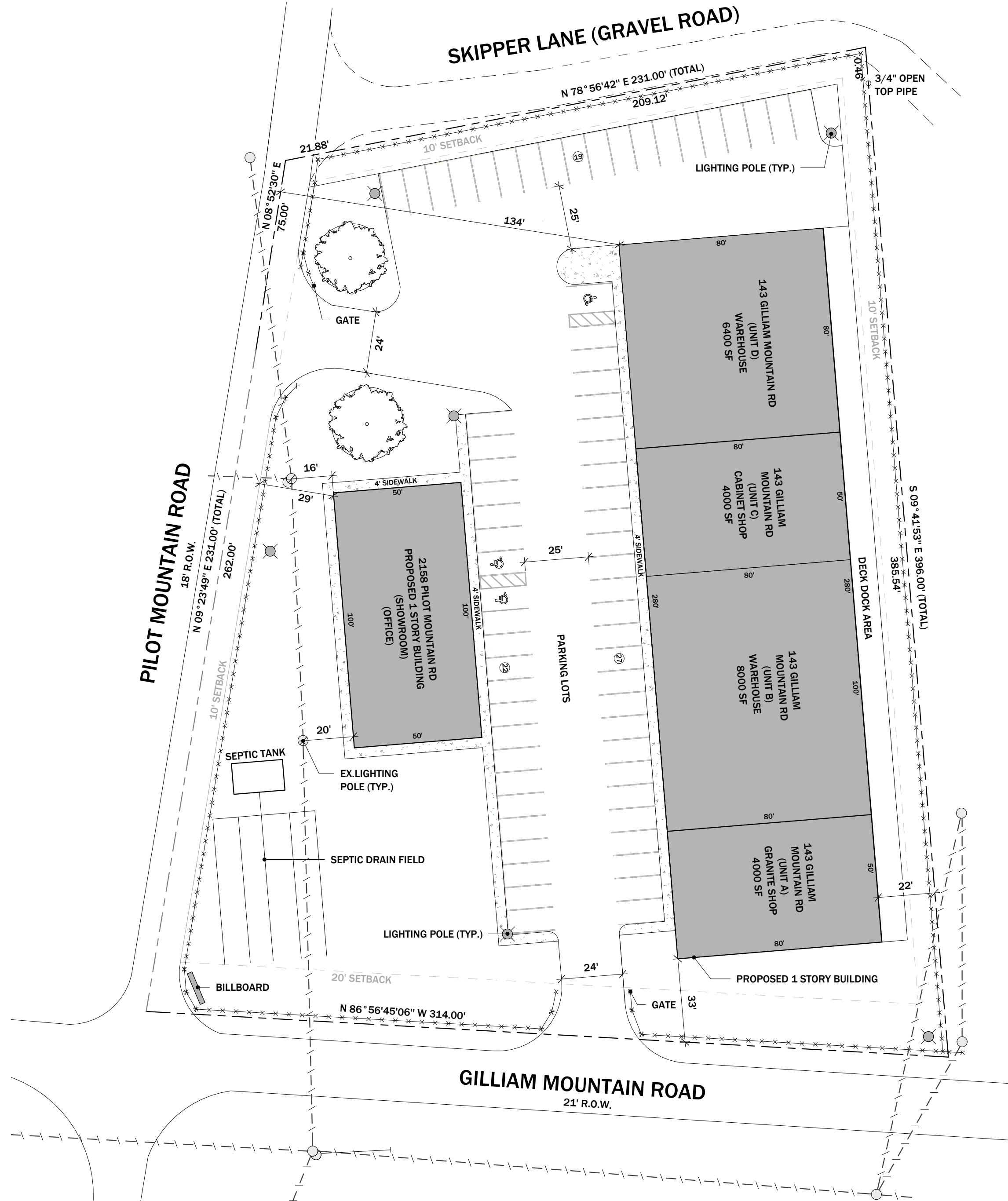
Property Will Be Used For:    Residential /Subdivision    Commercial    Educational Facilities    TND    Emergency Services    Other  
Property:                             is                     is not                    within \_\_\_\_\_ City Zoning Area.

**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.**

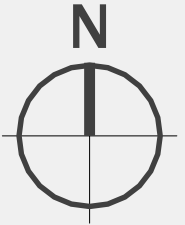
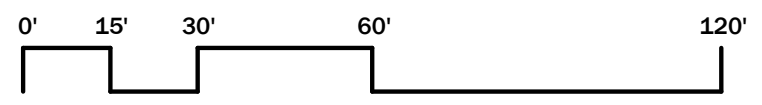






**1 SITE PLAN**  
SCALE: 1" = 30'-0"

JURISDICTION	HENDERSON COUNTY
PARCEL NUMBER	0601444366
ZONING	LC
OWNER	PACO, PROPERTIES, LLC
LOT AREA	2.25 AC (97,982 SF)
BUILDING FOOTPRINT	30,200 SF
CONCRETE PAVEMENT	27,618 SF
WALKWAYS	3,114 SF
TOTAL IMPERVIOUS AREA	60,932 SF
LOT COVERAGE	30.82%
IMPERVIOUS SURFACE RATIO	62.18%



REVISION \_\_\_\_\_ DATE \_\_\_\_\_



PROJECT:  
**143 GILLIAM MOUNTAIN RD, HENDERSONVILLE, NC 28792**

**SITE PLAN**

SCALE: 1" = 30'-0"

**C-1**

SHEET SIZE: 24" X 18"