

**REQUEST FOR COMMITTEE ACTION**

**HENDERSON COUNTY**

**TECHNICAL REVIEW COMMITTEE**

**MEETING: June 16, 2015**

**SUBJECT: Major Site Plan Review for Jennings Building Supply**

**PRESENTER: Toby Linville**

**ATTACHMENTS: Staff Report**

**SUMMARY OF REQUEST: Major site plan review**

**SUGGESTED MOTION: I move that the TRC approve the major site plan for Jennings Building Supply**



## Henderson County, North Carolina Code Enforcement Services

### 1. Committee Request

- 1.1. **Applicant:** Jennings Building Supply
- 1.2. **Request:** Major Site Plan Approval
- 1.3. **PIN:** 9652759661
- 1.4. **Size:** 13.37 acres +/-
- 1.5. **Location:** Howard Gap Rd near Jackson Rd
- 1.6. **Supplemental Requirements:**

#### **SR 8.1. Wholesale Trade**

- (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. April 7, 2014 104
- (3) Dust Reduction. Unpaved *roads, travel ways* and/or parking areas shall be treated to prevent dust from adverse effects to adjacent properties.
- (4) Separation. A *wholesale trade structure* or storage area shall not be constructed or newly located within 100 feet of an existing *dwelling unit* (located in a *residential zoning district* and not located on the same property as the *use*).

### Map A: Pictometry/Aerial Photography



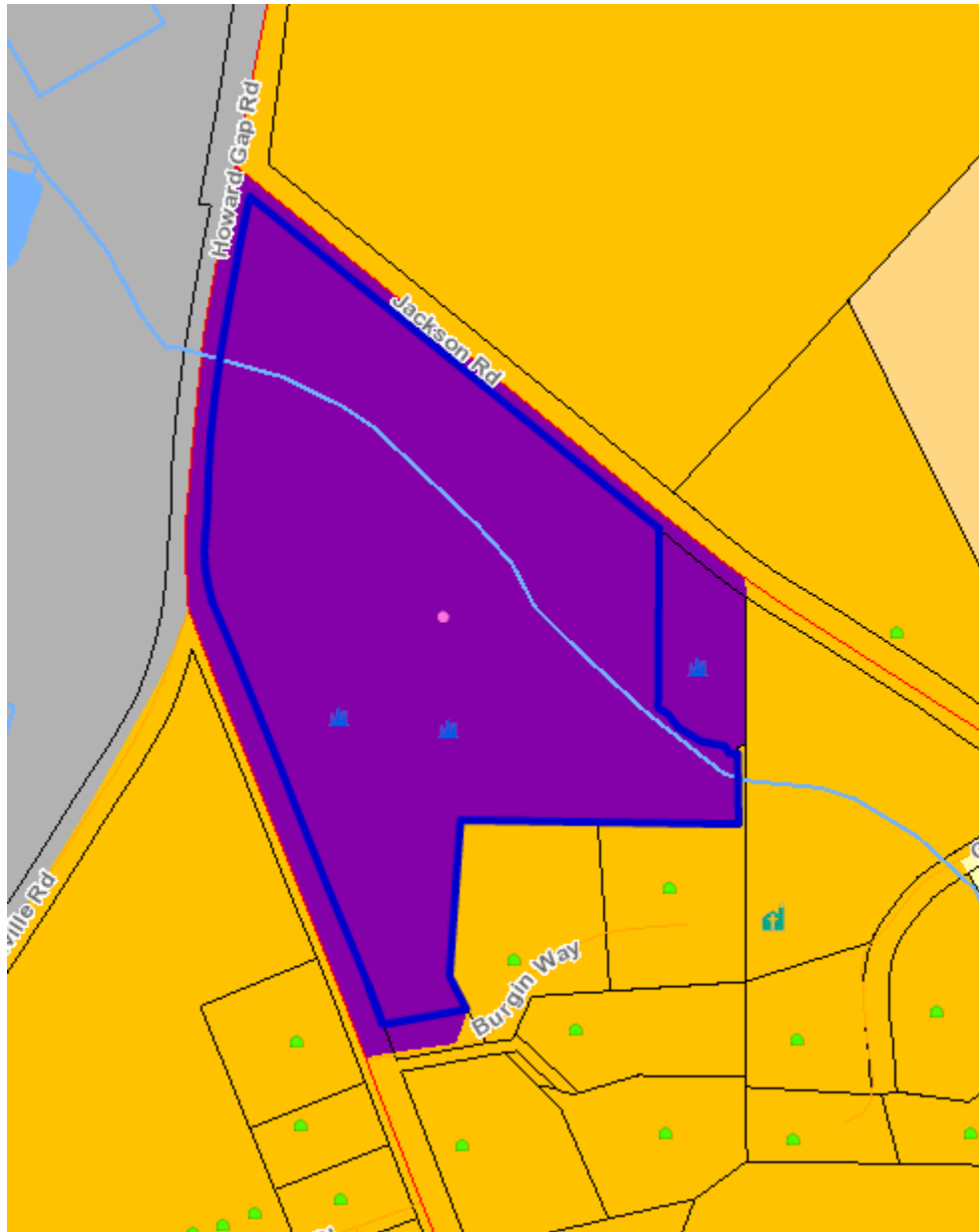
2. **Current Conditions**

**Current Use:** This parcel was formerly TDM Corporation

**Adjacent Area Uses:** The surrounding properties consist of residential, agricultural, and industrial uses.

**Zoning:** The surrounding properties to the north, south and east are Residential 1. Property west across Howard Gap Rd is Fletcher Manufacturing-1.

**Map B: Current Zoning**



3. **Floodplain /Watershed Protection** The property is partially located in a Special Flood Hazard Area but the buildings are not. The property is not in a Water Supply Watershed district.

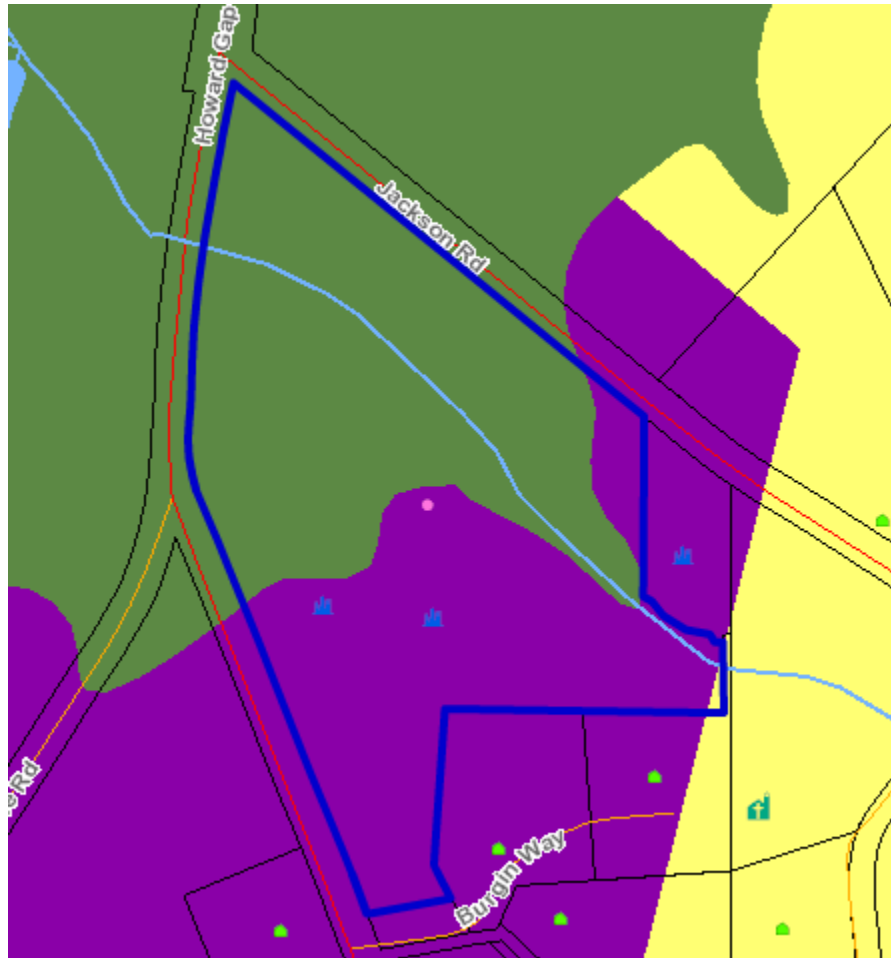
4. **Water and Sewer** This property is served by public water and sewer.

**Public Water:** City of Hendersonville

**Public Sewer:** City of Hendersonville



**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 Industrial and Conservation Areas. The text and map of the 2020 CCP suggest that the Subject Area would be more suitable for the following:

**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.

**Conservation:** This category includes land areas that are intended to remain largely in their natural state, with only limited development. Such areas should be targeted for protection through regulations and incentives. Conservation areas are lands that generally exhibit any of the following characteristics:

1. Sensitive natural areas such as steep slopes, floodplains, major wetlands, forest reserves and wildlife conservation areas, and key watersheds
2. Areas of historic and archeological significance
3. Local, state or federally-managed natural areas
4. Areas managed for agricultural or forestry land uses
5. Other areas yet to be defined

**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**









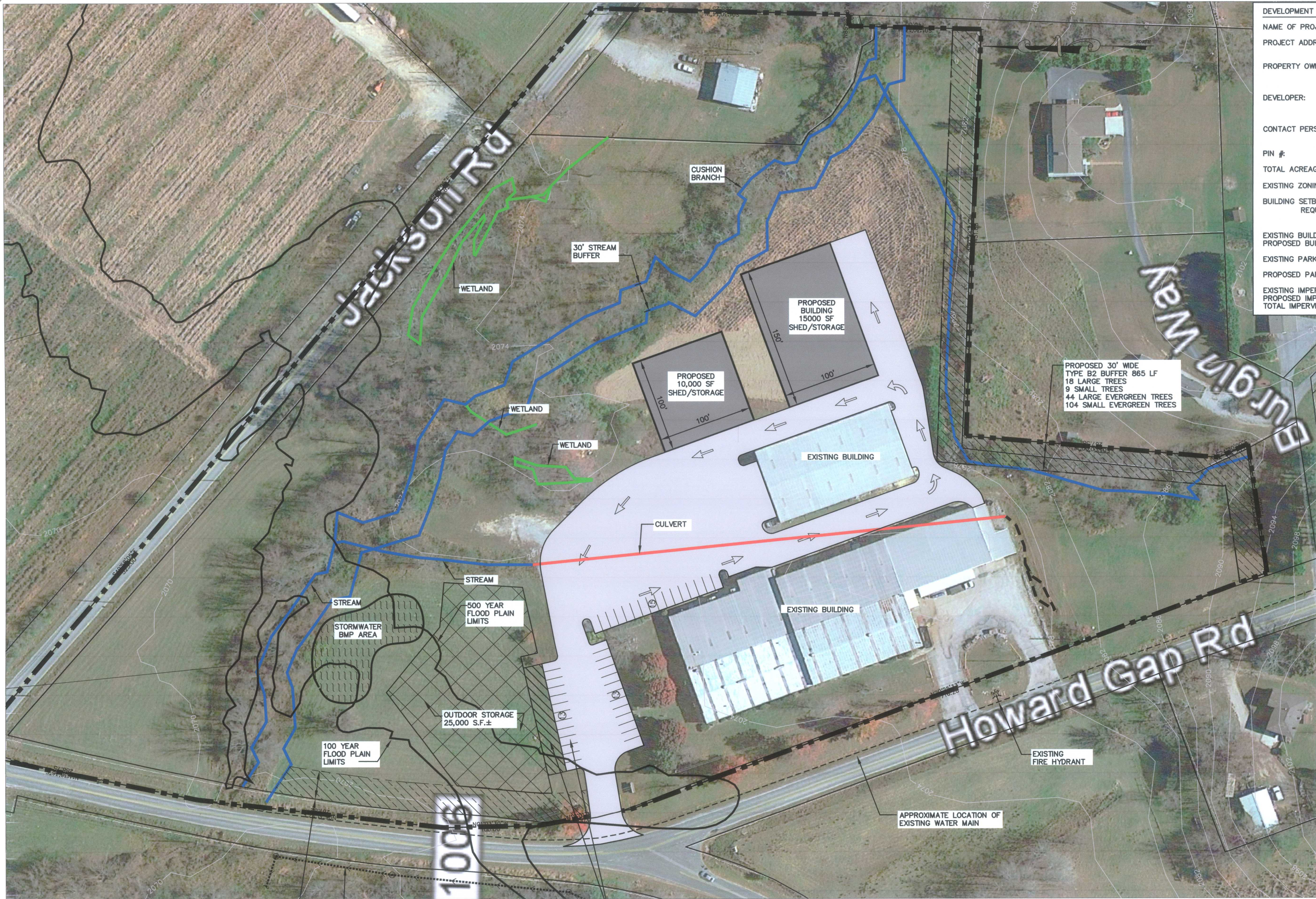








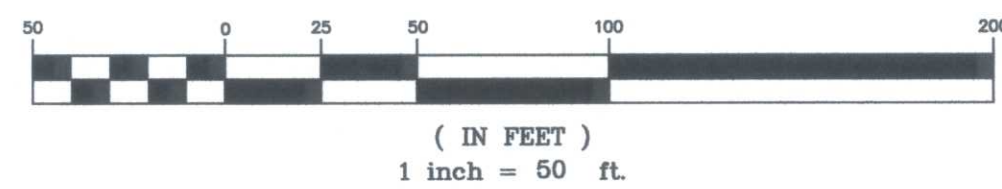




PROPOSED  
30' WIDE TYPE B2 BUFFER - 350 LF  
7 LARGE TREES  
4 SMALL TREES  
18 LARGE EVERGREEN TREES  
42 SMALL EVERGREEN TREES

APPROXIMATE  
LOCATION OF  
EXISTING SEWER LINE

GRAPHIC SCALE



PROPOSED PARKING LOT  
LANDSCAPING  
13 NEW SPACES PROPOSED  
3 LARGE TREES

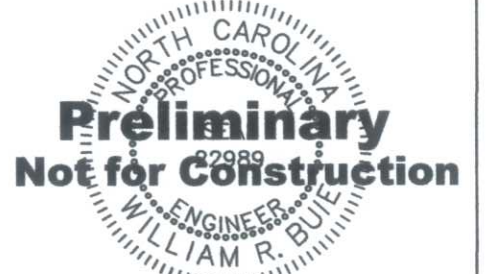
PROPERTY INFORMATION:

TDM CORP  
PIN # 9652-85-1406  
DB 592 PF 395  
HOOPERS CREEK, NC

**WGLA Engineering, PLLC**  
Consulting Engineers & Land Planners  
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214 N. King Street  
Hendersonville, North Carolina 28752  
(888) 887-7177  
wglac.com



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Revisions


date: 4/21/15  
job: 15134  
drawn: khc



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NORTH CAROLINA

CONCEPT SITE PLAN

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