

# REQUEST FOR BOARD ACTION

## HENDERSON COUNTY BOARD OF COMMISSIONERS

**MEETING DATE:** June 17, 2020

**SUBJECT:** Set Public Hearing for Conditional Rezoning Application #R-2020-03-C  
SE Asphalt

**PRESENTER:** Autumn Radcliff, Planning Director

**ATTACHMENTS:** 1.) Aerial Map  
2.) Site/Master Plan

### **SUMMARY OF REQUEST:**

Conditional rezoning application #R-2020-03-C was submitted on May 1, 2020 and requests that Henderson County conditionally rezone approximately 6.5 acres of land from Community Commercial (CC) zoning district to a Conditional District (CD-2020-03) to construct a new asphalt plant. The subject area is located on a portion of PIN: 9568-37-1990 along Spartanburg Hwy (US176). The property owner is listed as DGP Holdings, LLC and NKMR Ventures, LLC. The applicant is SE Asphalt-Jeff Shipman, and the agents are Warren Sugg with Civil Design Concepts and Brian Gulden, attorney.

As required by the LDC, a neighbor compatibility meeting was held on Monday, June 8, 2020. A copy of the meeting report will be sent to the Board of Commissioners.

The Technical Review Committee (TRC) will review the application on June 16, 2020 and the Planning Board will review the conditional rezoning request at its June 18, 2020 meeting.

### **BOARD ACTION REQUESTED:**

Before taking action on the rezoning request, the Board of Commissioners must hold a public hearing. Planning Staff recommends that the Board of Commissioners schedule the public hearing.

#### **Suggested Motion:**

I move that the Board schedule a public hearing for conditional rezoning application #R-2020-03-C for a new asphalt plant on Wednesday, August 19, 2020, at 9:30 AM.

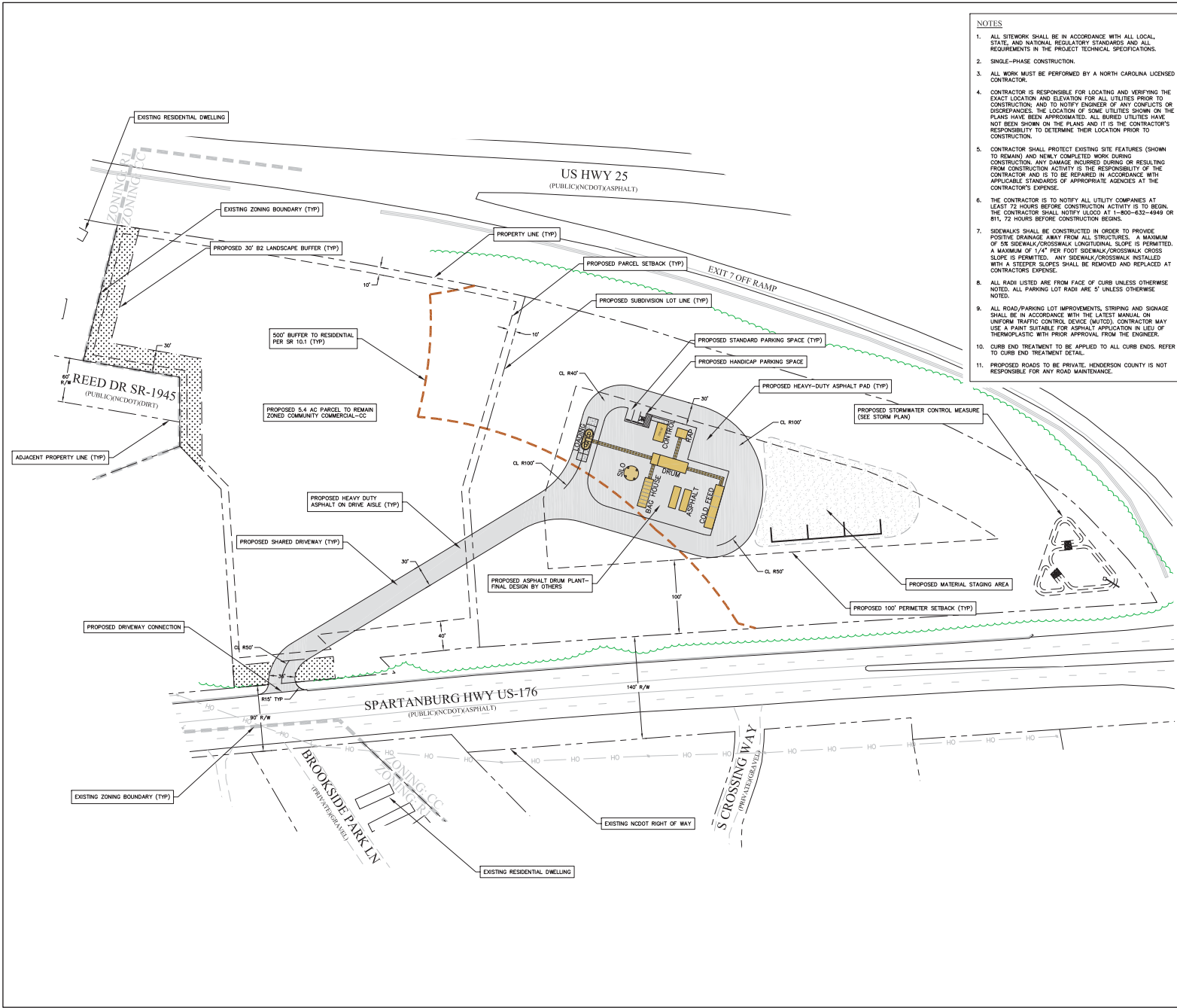
Conditional Rezoning R-2020-03-C  
Applicant: SE Asphalt  
Total Area: 6.5 acres  
Current Zoning: CC

# Existing Land Use Map

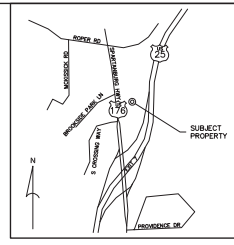


This map is prepared from the inventory of real property found within the jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained in this map. Henderson County and the mapping company.

- Subject Area
- Streams
- Streets
- Parcels



- NOTES**
1. ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
  2. SINGLE-PHASE CONSTRUCTION.
  3. ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
  4. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE EXACT LOCATION AND ELEVATION FOR ALL UTILITIES PRIOR TO CONSTRUCTION; AND TO NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES. THE LOCATION OF SOME UTILITIES SHOWN ON THE PLANS HAVE BEEN APPROXIMATED. ALL BURIED UTILITIES HAVE NOT BEEN SHOWN ON THE PLANS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION PRIOR TO CONSTRUCTION.
  5. CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES (SHOWN TO REMAIN) AND NEWLY COMPLETED WORK DURING CONSTRUCTION. ANY DAMAGE INCURRED DURING OR RESULTING FROM CONSTRUCTION ACTIVITY IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REPAIRED IN ACCORDANCE WITH APPLICABLE STANDARDS OF APPROPRIATE AGENCIES AT THE CONTRACTOR'S EXPENSE.
  6. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY ULOCO AT 1-800-632-4949 OR 811, 72 HOURS BEFORE CONSTRUCTION BEGINS.
  7. SIDEWALKS SHALL BE CONSTRUCTED IN ORDER TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. A MAXIMUM OF 5% SIDEWALK/CROSSWALK LONGITUDINAL SLOPE IS PERMITTED. A MAXIMUM OF 1/4" PER FOOT SIDEWALK/CROSSWALK CROSS SLOPE IS PERMITTED. ANY SIDEWALK/CROSSWALK INSTALLED WITH A STEEPER SLOPE SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
  8. ALL RADIUS LISTED ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED. ALL PARKING LOT RADIUS ARE 5' UNLESS OTHERWISE NOTED.
  9. ALL ROAD/PARKING LOT IMPROVEMENTS, STRIPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). CONTRACTOR MAY USE A PAINT SUITABLE FOR ASPHALT APPLICATION IN LIEU OF THERMOPLASTIC WITH PRIOR APPROVAL FROM THE ENGINEER.
  10. CURB END TREATMENT TO BE APPLIED TO ALL CURB ENDS. REFER TO CURB END TREATMENT DETAIL.
  11. PROPOSED ROADS TO BE PRIVATE. HENDERSON COUNTY IS NOT RESPONSIBLE FOR ANY ROAD MAINTENANCE.



VICINITY MAP  
(NOT TO SCALE)

**DEVELOPMENT DATA**

OWNER/DEVELOPER: SE ASPHALT  
2997 SPARTANBURG HWY  
EAST FLAT ROCK, NC 28726  
JEFF SHIPMAN  
(828) 643-0230

CONTACT:

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.  
168 PATTON AVENUE  
ASHTONVILLE, NC 28803  
WARREN SHOGG, P.E.  
(828) 252-5368

CONTACT:

**PROJECT DATA**

FIN: 9586-37-1990  
ADDRESS: 9999 SPARTANBURG HWY, E FLAT ROCK  
DEED BOOK/PAGE: 1488/24  
SITE ACREAGE: TOTAL: 11.9 ACRES  
PROJECT PARCEL: 6.5 ACRES  
ZONING: CC-COMMUNITY COMMERCIAL  
CC-CONDITIONAL ZONING

PROPOSED ZONING:

SETBACKS (ASPHALT PLANT):  
FRONT: 100'  
SIDES: 100'  
REAR: 100'  
CORNER: 100'

DISTURBED AREA: TOTAL: 4.5 AC (38%)  
PROJECT PARCEL: 3.8 AC (60%)  
GRADING: 20,000 CY ONSITE-BALANCED

**PARKING CALCULATIONS:**

VEHICULAR: REQUIRED SPACES: 1 (MIN. 1/4000 SF)  
SPACES PROVIDED: 3

HANDICAPPED SPACES: SPACES REQUIRED: 1 SPACES PROVIDED: 1

**BUILDING DATA:**

BUILDING CONTROL	DESCRIPTION	HEIGHT	GEA
STEEL		12'	350 SF

**MEANS/CALCULATIONS:**

PRE-DEVELOPMENT: IMPERVIOUS: 0.05 ACRES (200 SURF)  
PERVIOUS: 11.9 ACRES (100%)

POST-DEVELOPMENT: IMPERVIOUS: 2.0 ACRES (17%)  
PERVIOUS: 9.9 ACRES (83%)

**OPEN SPACE CALCULATIONS:**

N/A

**LANDSCAPING REQUIREMENTS:**

BUFFER 30' B2 BUFFER TO RESIDENTIAL (PLANTINGS BY EXISTING TREE CREDIT PENDING TREE SURVEY)

SOIL TYPE: Ew/HyC  
SOIL GROUP: B/C

168 PATTON AVENUE  
ASHTONVILLE, NC 28803  
PHONE: (828) 252-5368  
FAX: (828) 252-5368

168 PATTON AVENUE - SUITE 6  
ASHTONVILLE, NC 28803  
PHONE: (828) 252-5368  
FAX: (828) 252-5368

Civil Design Concepts, PA  
www.civildesignconcepts.com  
NC LICENSE # 02-184

NO.	DATE	DESCRIPTION
1	05/07/2020	CONDITIONAL ZONING SUBMITTAL

FOR REVIEW ONLY

PRELIMINARY NOT RELEASED FOR CONSTRUCTION

**811**  
Know what's below.  
Call before you dig.

**NORTH**

**SITE PLAN**

GRAPHIC SCALE

SEE PLAN FOR:  
**HENDERSON COUNTY ASPHALT PLANT**

DRAWN BY: SDB  
CDC PROJECT NO.: 22019  
HC PERMIT NO.: N/A

SHEET  
**C201**

SE ASPHALT - HENDERSON COUNTY, NORTH CAROLINA