

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: September 8, 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) reviewed the application on June 16, 2020. The Planning Board reviewed the conditional rezoning request at its August 20, 2020 meeting and voted 5-2 to send forward an unfavorable recommendation.

BOARD ACTION REQUESTED:

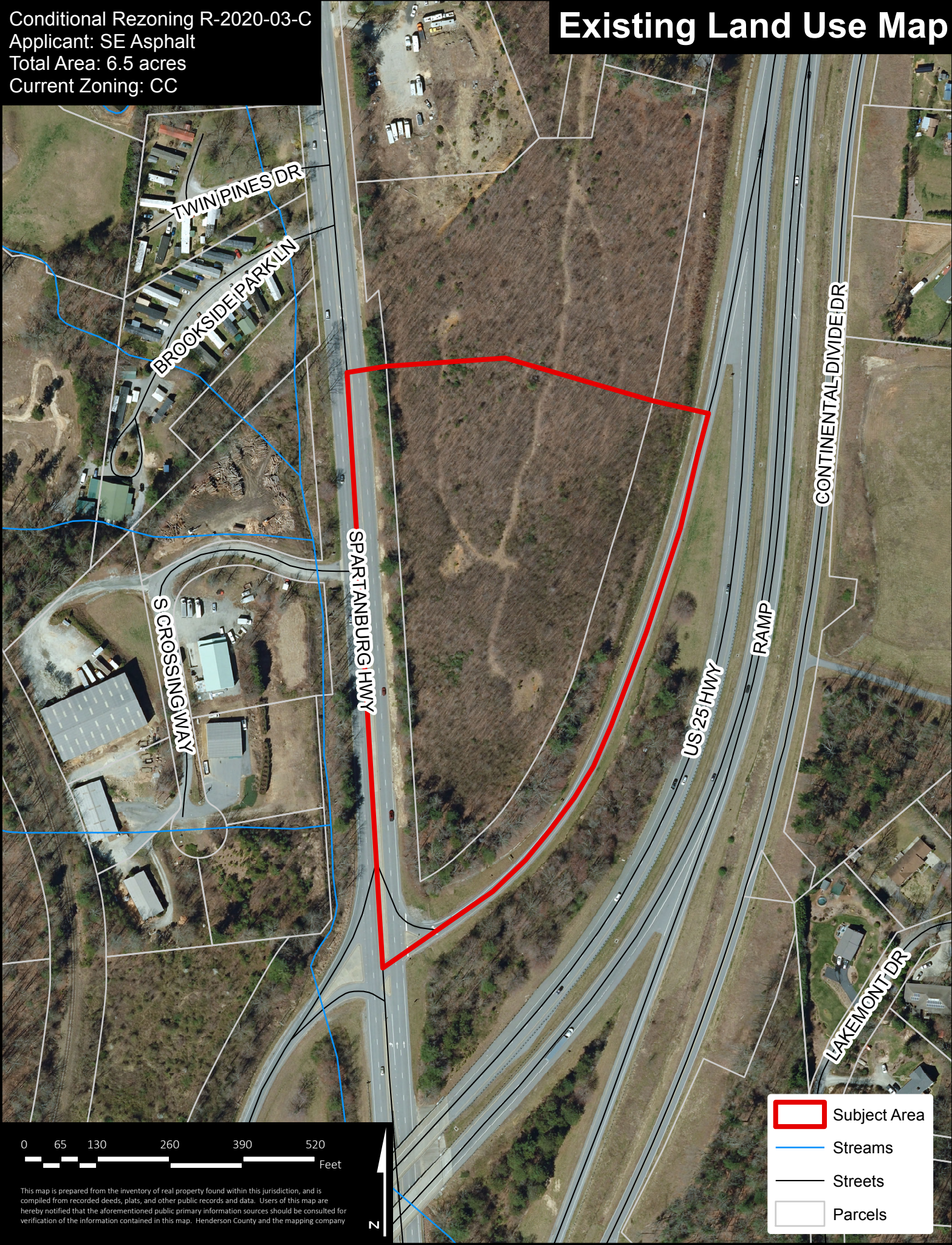
Before taking action on the rezoning request, the Board of Commissioners must hold a public hearing. Planning Staff recommends that the Board of Commissioners schedule the public hearing.

SUGGESTED MOTION:

I move that the Board schedule a public hearing for conditional rezoning application #R-2020-03-C for a proposed new asphalt plant for Thursday, October 1, 2020 at 6:00 p.m. at the Technology Education and Development Center on the Blue Ridge Community College campus.





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

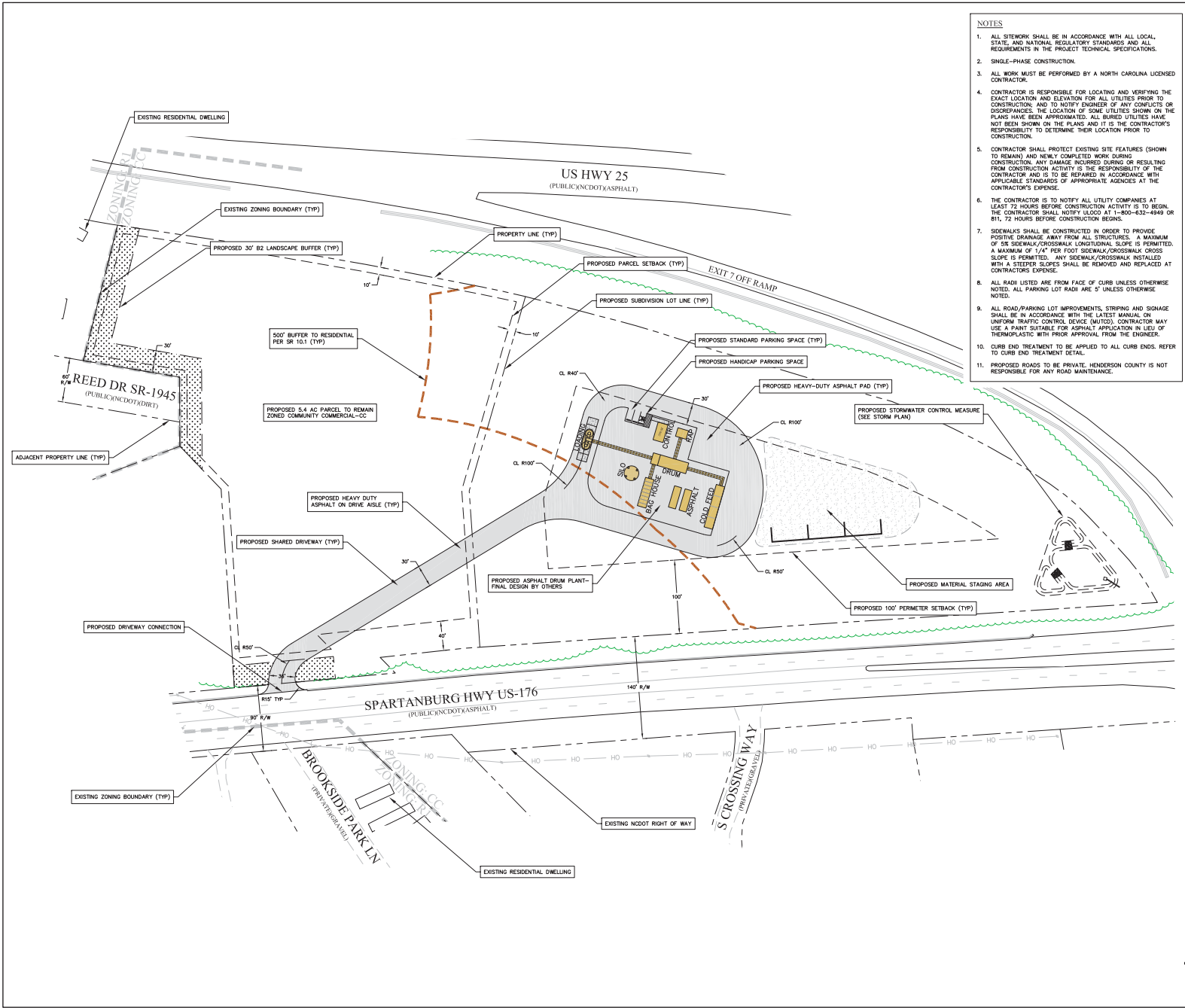
Existing Land Use Map



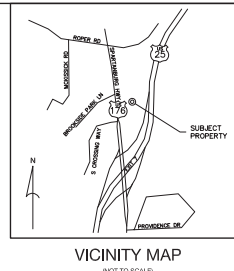
0 65 130 260 390 520 Feet

This map is prepared from the inventory of real property found within this 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 817, 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 RAIN LISTED ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED. ALL PARKING LOT RAIN 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.



DEVELOPMENT DATA

OWNER/DEVELOPER: SE ASPHALT
CONTACT: 2997 SPARTANBURG HWY, EAST FLAT ROCK, NC 29726
JEFF SHIPMAN
(803) 863-0230

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
CONTACT: 168 PATTON AVENUE, ASHLAND, NC 28602
WARREN SHOG, P.E.
(828) 252-5388

PROJECT DATA

PIN: 9596-37-1990
ADDRESS: 9999 SPARTANBURG HWY, E. FLAT ROCK
DEED BOOK/PAGE: 1486/24
SITE ACRES: TOTAL: 11.9 ACRES
PROJECT PARCEL: 6.5 ACRES
ZONING: CC-COMMUNITY COMMERCIAL
CC-CONDITIONAL ZONING

PROPOSED ZONING: CC-CONDITIONAL 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%)
20,000 CY ONSITE-BALANCED

GRADING:

PARKING CALCULATIONS:

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

HANDICAPPED SPACES: SPACES REQUIRED: 1 SPACES PROVIDED: 1

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	GEA
CONTROL	STEEL	12'	350 SF

MEANS/CALCULATIONS:

PRE-DEVELOPMENT: IMPERVIOUS: 0.00 ACRES (0%) PORVIOUS: 11.9 ACRES (100%)
POST-DEVELOPMENT: 2.0 ACRES (17%) 9.9 ACRES (83%)

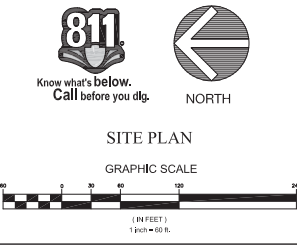
OPEN SPACE CALCULATIONS:

N/A

LANDSCAPING REQUIREMENTS:

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

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



SITE PLAN

GRAPHIC SCALE



168 PATTON AVENUE
ASHLAND, NC 28602
PHONE: (828) 252-5388
FAX: (828) 252-5388

2997 SPARTANBURG HWY
EAST FLAT ROCK, NC 29726
PHONE: (803) 863-0230
FAX: (803) 863-0230

Civil Design Concepts, PA
www.cdconcepts.com

NC STATE LICENSE # C-1514

FOR REVIEW ONLY

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

SHEET
C201

SE ASPHALT - HENDERSON COUNTY, NORTH CAROLINA