

**Henderson County
Planning Department**

213 1st Avenue East • Hendersonville, North Carolina 28792
Phone (828) 697-4819 Fax (828) 697-4533

MEMORANDUM

DATE: May 23, 2008
TO: Review Agencies (see distribution list)
TRC MEETING DATE: June 3, 2008
REGARDING: Blue Rock Commerce Center, #2008-M08
NAME OF APPLICANT: Robert O. Camenzind (Enno F. Camenzind Trust), Owner
DEPARTMENT: Planning
STAFF CONTACT: Matt Card, Planner
ATTACHMENTS: Request for Committee Action with Attachments

Please find attached plans for the following development proposal to be reviewed by the Henderson County Technical Review Committee on June 3, 2008.

Combined Master Plan and Development Plan for the Blue Rock Commerce Center Major Subdivision (2008-M08)

Charles Wilkins, agent, on behalf of the Enno F. Camenzind Trust (Robert O. Camenzind), owner, submitted a Combined Master and Development Plan and major subdivision application for a project known as Blue Rock Commerce Center. The applicant is proposing a total of 11 lots for industrial purposes and two lots for residential purposes. The project is located on approximately 29.38 acres of land (PIN 9588-24-4381 and 9588-23-8300) located off McMurray Road (SR 1790).

The project is not located in a water supply watershed district nor is it located within the floodplain (see Combined Master and Development Plan). According to County records, the project site does not contain slopes in excess of 60 percent. It is currently located in the R2MH zoning district. A public hearing will be held June 2, 2008 to rezone approximately 19.51 acres of the 29.38 project site from an R2MH to an Industrial Zoning District. Public and private roads, public water, and private sewer are proposed to serve the project site.

Please review the attached plans and return any comments to the Henderson County Planning Department by **May 27, 2008** either by printing out the comment sheet provided or sending it back to the Planning Department via email to mcard@hendersoncountync.org. The Henderson County Technical Review Committee will consider your comments when reviewing the proposed plans.

Distribution List

Henderson County Technical Review Committee
Terry Layne, Henderson County EMS Director
Curtis Griffin, Henderson County Property Addressing Coordinator
Dr. Stephen Page, Superintendent, Henderson County Public Schools
Commander Eddie Watkins, Henderson County Sheriff's Dept.
Chief Gary Brown, Blue Ridge Fire & Rescue, Inc.
Josh Lanning, Assistant District Engineer, NCDOT

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE

MEETING DATE: Tuesday, June 3, 2008

SUBJECT: Combined Master Plan and Development Plan for Blue Rock Commerce Center Major Subdivision (2008-M08)

STAFF CONTACT: Matt Card

ATTACHMENTS:

1. Staff Report
2. Vicinity Map
3. Pictures of the Site
4. Subdivision Application with Attachments
5. Affidavit of Understanding of Farmland Preservation
6. Water and Sewer Availability Letter
7. Combined Master Plan and Development Plan

SUMMARY OF REQUEST:

Charles Wilkins, agent, on behalf of the Enno F. Camenzind Trust (Robert O. Camenzind), owner, submitted a Combined Master and Development Plan and major subdivision application for a project known as Blue Rock Commerce Center. The applicant is proposing a total of 11 lots for industrial purposes and two lots for residential purposes. The project is located on approximately 29.38 acres of land (PIN 9588-24-4381 and 9588-23-8300) located off McMurray Road (SR 1790).

The project is not located in a water supply watershed district nor is it located within the floodplain (see Combined Master and Development Plan). According to County records, the project site does not contain slopes in excess of 60 percent. It is currently located in the R2MH (Residential Two Manufactured Housing) zoning district. A public hearing will be held June 2, 2008 to rezone approximately 19.51 acres of the 29.38 project site from an R2MH to an Industrial Zoning District. Public and private roads, public water, and private sewer are proposed to serve the project site.

TECHNICAL REVIEW COMMITTEE ACTION REQUESTED:

Staff has found that the proposed Combined Master and Development Plan appears to meet the technical standards of the subdivision regulations of Chapter 200A, Henderson County Land Development Code (LDC) except for the comments listed in the Staff Report (See Attachment 1). Staff recommends approval of the Combined Master and Development Plan subject to the developer addressing any issues raised by the Technical Review Committee and addressing the comments listed in the Staff Report.

Suggested Motion:

I move that the Technical Review Committee find and conclude that the Combined Master and Development Plan appears to comply with the subdivision provisions of Chapter 200A, Henderson County Land Development Code (LDC);

And

I further move that the Combined Master and Development Plan be approved subject to the following conditions: approval of rezoning application R-2008-03 for a portion of the project site to be rezoned from R2MH to an Industrial zoning district, the applicant satisfies any conditions

that may result from the comments listed in the Staff Report (Attachment 1) or other comments from discussion at the Technical Review Committee meeting.

Henderson County Planning Department Staff Report**Combined Master and Development Plan Review for Blue Rock
Commerce Center (File #2008-M08)****Robert O. Camenzind, trustee to Enno F. Camenzind Trust, owner
Charles Wilkins, Agent**

Project Overview:

Charles Wilkins, agent, on behalf of the Enno F. Camenzind Trust (Robert O. Camenzind), owner, submitted a Combined Master and Development Plan and major subdivision application for a project known as Blue Rock Commerce Center. The applicant is proposing a total of 11 lots that will be used for industrial and commercial purposes and 2 lots for residential purposes. The project is located on 29.38 acres of land (**PIN 9588-24-4381 and 9588-23-8300**) located off McMurray Road (SR 1790) (see Combined Master and Development Plan). The project is shown to be completed in one phase. According to County records, the project site does not contain slopes in excess of 60 percent. The project is located in an R2MH (Residential Two Manufactured Housing) zoning district. A public hearing, proposing a zoning map amendment to rezone approximately 19.51 acres of the project site from an R2MH to an I (Industrial) Zoning District, will be held on June 2, 2008. Public and private roads, public water and private sewer are proposed to serve the project site.

Master Plan Comments:

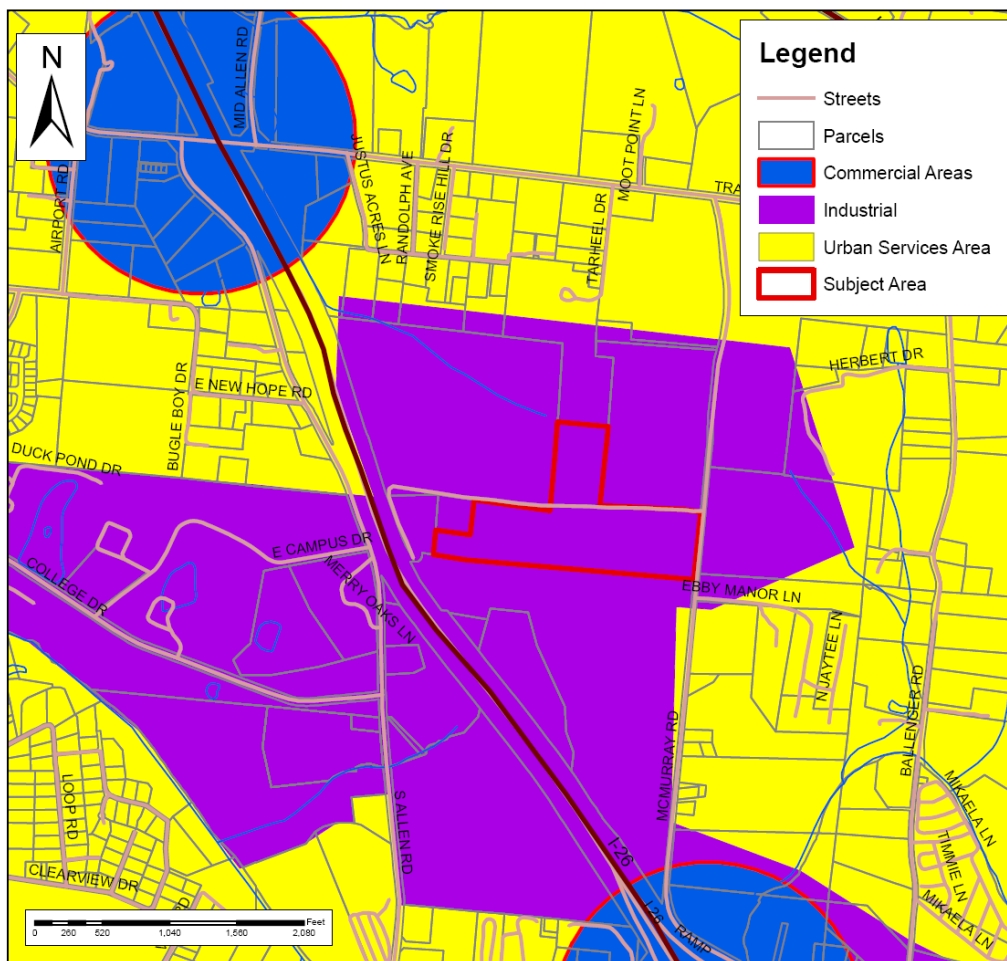
According to Chapter 200A, Henderson County Land Development Code (LDC) §200A-309, the purpose of a Master Plan is to provide general information about the proposed development to allow for an assessment of its impact on the orderly growth and development of the County, environmental quality, land values, natural features identified on the site analysis sketch and the County's roads and governmental services. During the review of the Master Plan, the Technical Review Committee should take into consideration: applicable recommendations of the *Henderson County 2020 Comprehensive Plan*, the potential use of the land to be subdivided, and the impact of the subdivision and proposed use whether residential, commercial or industrial.

When reviewing the Master Plan it is important to consider that, due to severe topographic conditions, inadequate road access, distance from services, unique natural areas, soils that do not easily support soil drainage systems and or the proximity to existing and incompatible land uses/zoning, all land may not be suitable to be subdivided for the purpose of dense development (LDC §200A-75).

Staff has reviewed the submitted Combined Master and Development Plan for Blue Rock Commerce Center, taking into consideration the recommendations of the *Henderson County 2020 Comprehensive Plan* and reviewing the plan for conformance with Henderson County Land Development Code. Staff offers the following comments:

1. **Henderson County 2020 Comprehensive Plan (CCP).** The Future Land Use Map of the CCP shows the project site as being located within the: Urban Services Area and Industrial Area (See Map A: CCP Future Land Use Map).
 - a. **The Urban Services Area** is that area within which most urban services and urban scale development is currently concentrated. Considerable commercial development at a mixture of scales: Local, Community, and Regional should be concentrated here. Virtually all existing and future industrial developments will be contained in the USA.
 - b. **The Industrial Area** lies within the Urban Services Area. Most industrial uses should be segregated from other uses with the exception of Regional Commercial uses.

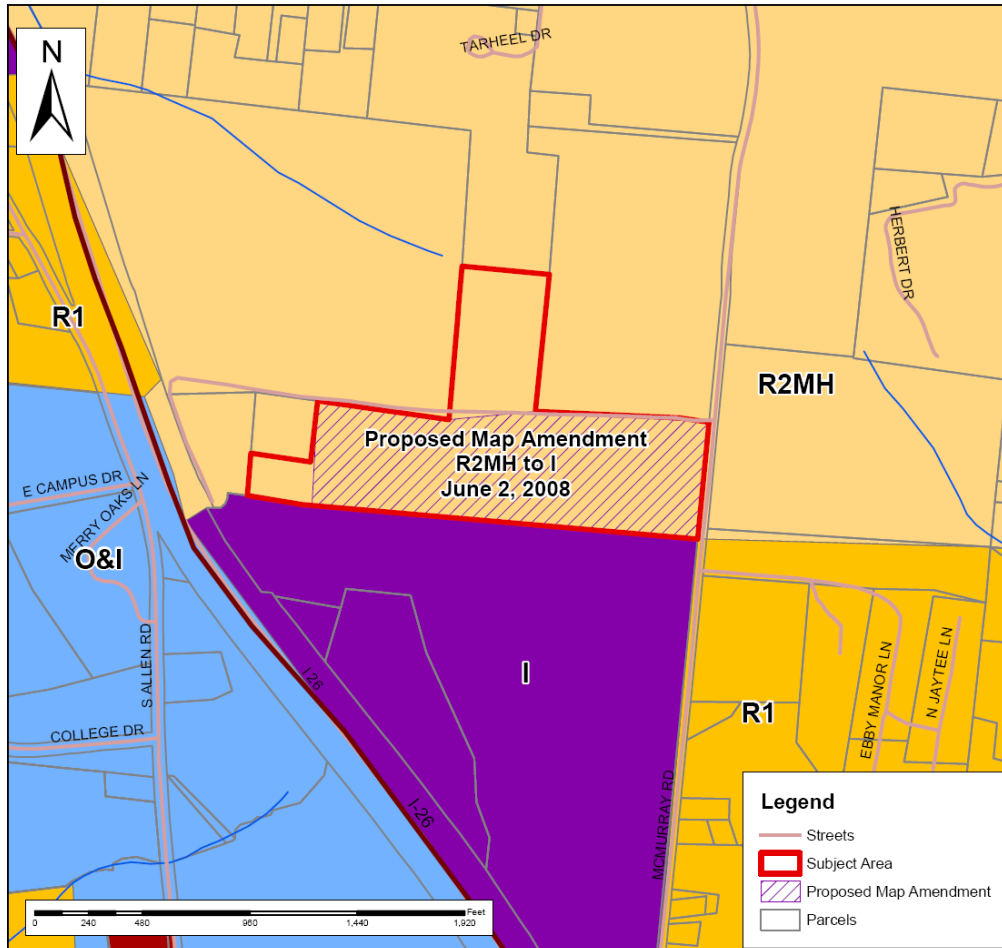
Map A: CCP Future Land Use



2. **Chapter 200A, Henderson County Land Development Code (LDC).** According to Chapter 200A, Henderson County Land Development Code (LDC) and its Official Zoning Map adopted September 19, 2007 (as amended), the proposed project site is located within the R2MH (Residential Two Manufactured Housing). (See Map B: Official Zoning Map). A public hearing to rezone a

portion of the property from R2MH to I will be held on June 2, 2008. The results of which will influence the current subdivision application. The industrial zoning district allows for industrial and heavy commercial developments which are compatible with the community and sensitive to their impact on the surrounding land uses. The intent of the R2MH zoning district is to allow for low to medium density residential development, with the inclusion of manufactured housing.

Map B: Official Zoning Map

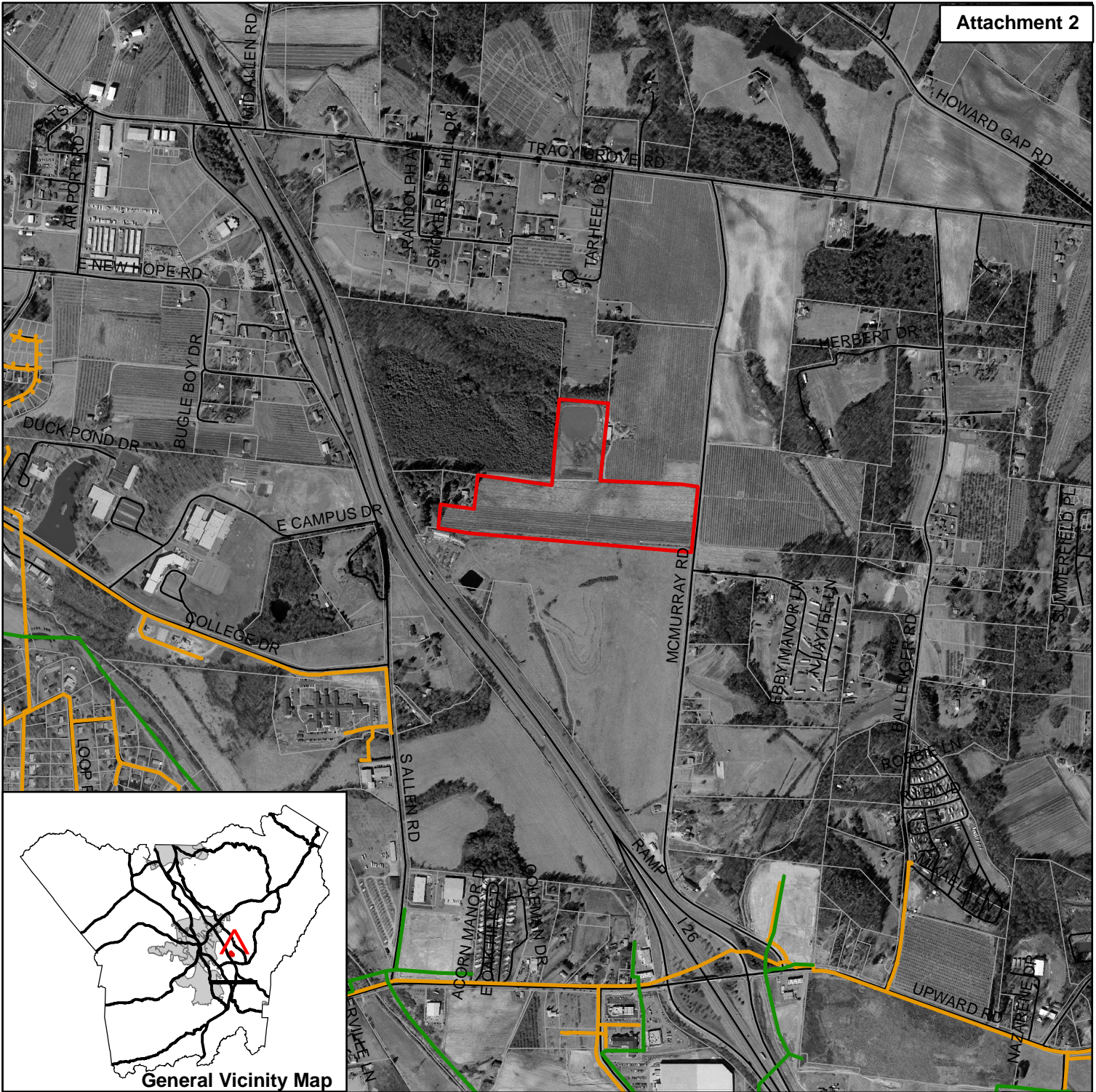


Development Plan Comments

1. **Subdivision Names.** The final plat shall contain certification that the public records of the County have been searched and the proposed subdivision name meets the standards set forth in this Chapter (LDC §200A-81 G).
2. **Road Name Approval.** Proposed road names for a private and/or public road shall be preapproved by Henderson County in accordance with Chapter 142 of the Henderson County Code, Property Addressing (LDC §200A-81 F).
3. **Public Roads.** The applicant has proposed a public road. The proposed roads must be designed and constructed according to NCDOT’s minimum construction

- standards for subdivision roads. Pursuant to G.S. 136-102.6(d) the NCDOT District Engineer's Office must sign a certificate of approval provided on the face of the final plat for any subdivision where public roads are proposed prior to County Approval of the final plat (LDC §200A-81 C (1)).
4. **Shoulder Stabilization.** All areas disturbed by the construction of a private road, including cut and fill slopes, shoulders and ditch banks, shall be seeded to stabilize the soil and prevent erosion. Seeding should be done as soon as feasible after road construction (LDC §200A-81 E).
 5. **Drainage.** All road or drainage structures shall be constructed in accordance with state roads standards. Road drainage side ditches shall be constructed with sufficient depth and width to carry the expected volume of storm water runoff (LDC §200A-81 C(3)).
 6. **Alternative Turnaround.** Acceptable turnaround designs for residential subdivisions are shown in LDC §200A-81, Figure 3D. The cross-section for the alternative turnaround proposed near residential lot 2 should be shown on the Master and Development Plan (Development Plan Standards).
 7. **Private Road.** All proposed right-of-ways should be noted on the Master and Development Plan. The right-of-way serving residential lot 2 should be noted on a revised Master and Development Plan (Development Plan Standards).
 8. **Street Tree Requirements.** Street trees shall be required for all major subdivisions (LDC §200A-81 R). Trees shall be required at a rate of one (1) large deciduous tree per 50 feet of property abutting an internal road (LDC §200A-145). Trees shall be placed within the right-of-way or within 20 feet of the edge of the right-of-way and may be placed in groups with a minimum spacing of no less than 15 feet and a maximum spacing of no more than 65 feet (LDC §200A-146). The applicant has proposed 85 trees. Since the proposed private right-of-way falls partially on the applicant's property, it is suggested that 51 trees be provided. The public right-of-way requires 40 street trees. The combined number of suggested trees for the public and private right-of-way is 91 (See Attachment 5, Combined Master and Development Plan).
 9. **Zoning and Setbacks.** All zoning districts and building setbacks should be noted on the Master and Development plan (Development Plan Standards). As the zoning of the project site may change during the June 2, 2008 Public Hearing, this should be reflected on a revised Master and Development Plan.
 10. **Road Frontage and Existing Off-Site Access.** Any tract of land to be subdivided must have frontage on an existing public (state-maintained) road or a private right-of-way to the public road (LDC §200A-81 C). The project site uses a private 30-foot proposed right-of-way as access to McMurray Road. As a portion of the right-of-way falls on William McKay's and John A. Hudgins's properties, the applicant must provide staff with a "Right of Way Conveyance", filed by the register of deeds, permitting use of this off-site access.

11. **Subdivision Signs.** All major subdivisions may provide for, at the primary entrance, a community identification/subdivision sign to conform to the sign regulations of Article VII. Such signs should be located in dedicated sign easements, which must be shown on the final plat (LDC §200A-81 G).
12. **Soil Erosion and Sedimentation Control Plan.** The Applicant shall submit written notice from the appropriate local agencies verifying that an Erosion and Sedimentation Control Plan has been received or a written notice from a professional land surveyor, engineer, landscape architect, architect, or professional planner certifying that no plan is required (LDC §200A-81 A).
13. **Final Plat Requirements.** The Final Plat(s) must meet the requirements provided by the Planning Department whenever a subdivision of land occurs (LDC §200A-311 B(2)).



Blue Rock Commerce Center

OWNER: Robert Camenzind
 DEVELOPER: McNutt Investments, Inc.
 ZONING: R2MH/I
 WATER SYSTEM: Public
 SEWER SYSTEM: Private
 ROAD SYSTEM: Private/Public

2

Legend

- Project Site
- Public Sewer
- Public Water
- Streets
- Official Blue Line Streams



1. View of rezoning posting from southeastern corner.



2. View of existing apple orchard on subject area



3. View of subject area from the east.



4. View of subject area along existing road to the north of the subject area.

Application No. _____

HENDERSON COUNTY
SUBDIVISION APPLICATION FORM
(Please fill out all applicable items)

Center

SUBDIVISION INFORMATION

Subdivision Name: Interstate Industrial Park Blue Rock Commerce Park

Subdivision Type (Circle One): Major Minor Non-Standard Special

Proposed Use of Property (Circle One): Residential Commercial Industrial

Conservation Subdivision: Yes No Gated entrance to property: Yes No

Existing Number of Lots: 0 Total Number of Proposed Lots: _____

Total Number Proposed Units: _____ Proposed Density (units per acre): _____

Road System: () Public Private () Combination Public and Private

Water System: () Individual () Community Municipal

Sewer System: Individual () Community () Municipal

PARCEL INFORMATION

PIN: 9588244381 + 238300 Total Acreage: 19 Deed Book/Page: 550/470 Township: Blue Ridge

Location of property to be divided: Mc Murray Rd.

Zoning District: R2MH + I Fire District: Blue Ridge

Water Supply Watershed: None School District: Upward, Flat Rock + E. Henderson

Any portion of property within or containing the following:

Floodplain or floodway: Yes No Perennial streams: Yes No

Protected mountain ridges: Yes No Cemetery: Yes No

Within 1/2 mile of a Farmland Preservation District: Yes No

Adjacent to a Farmland Preservation District: Yes No

CONTACT INFORMATION

Property Owner(s):
Name: Robert O. Camenzind
Address: 5133 Boylston Hwy
Mills River, NC 28759
(828) 890-0509

Applicant:
Name: McNitt Investments LLC
Address: 110 Vista Blvd.

Agent: Agent Form (Circle One): Yes No

Name: Charles A. Wilkins
Address: Po Box 700

Plan Preparer:
Name: _____
Address: _____

Name: Kathryn Hudgens
Address: 819 McMurray Rd
Phone: 1-828-216-3300
City, State, Zip: Flat Rock, NC 28731

Phone: (824) 771-5788
City, State, Zip: Arden, NC 28704

Phone: (864) 457-5091
City, State, Zip: Landonville, SC 29356

Phone: _____
City, State, Zip: _____

I certify that the information shown above is true and accurate and is in conformance with the Subdivision regulations of Henderson County:

Charles A. Wilkins [Signature] 2/13/08
Print Applicant (Owner or Agent) Signature Applicant (Owner or Agent) Date

General Partner Kathryn Hudgens 02-29-08
owner Signature Date

County Use Only

Fee: \$ 200 Paid: _____ Method: _____ Final Plat Approved On: _____

HENDERSON COUNTY
SUBDIVISION APPLICATION FORM
(Please fill out all applicable items)

Center
Blue Rock Commerce Park

SUBDIVISION INFORMATION

Subdivision Name: Interstate Industrial Park Blue Rock Commerce Park
Subdivision Type (Circle One): Major Minor Non-Standard Special
Proposed Use of Property (Circle One): Residential Commercial Industrial
Conservation Subdivision: Yes No Gated entrance to property: Yes No
Existing Number of Lots: 0 Total Number of Proposed Lots: _____
Total Number Proposed Units: _____ Proposed Density (units per acre): _____
Road System: () Public (X) Private () Combination Public and Private
Water System: () Individual () Community (X) Municipal
Sewer System: (X) Individual () Community () Municipal

PARCEL INFORMATION

PIN: 9588244381 + 238300 Total Acreage: 19 Deed Book/Page: 550/470 465/651 Township Blue Ridge
Location of property to be divided: Mc Murray Rd.

Zoning District: R2MH + I Fire District: Blue Ridge
Water Supply Watershed: None School District: Upward, Flat Rock + E. Henderson

Any portion of property within or containing the following:

Floodplain or floodway: Yes No Perennial streams: Yes No
Protected mountain ridges: Yes No Cemetery: Yes No
Within 1/2 mile of a Farmland Preservation District: Yes No
Adjacent to a Farmland Preservation District: Yes No

CONTACT INFORMATION

Property Owner(s):
Name: Robert O. Camenzind Name: Kathryn Hodgens
Address: 5133 Boylston Hwy Address: 819 McMurray Rd.
Mills River, NC 28759 Phone: (828) 216-3300
Applicant: Name: McNutt Investments LLC City, State, Zip: Flat Rock, NC 28731
(828) 890-0509 Phone: (828) 777-5788
Address: 110 Vista Blvd. City, State, Zip: Arden, NC 28704
Agent: Agent Form (Circle One): Yes No Phone: (864) 457-5091
Name: Charles A. Wilkins City, State, Zip: Landrum, SC 29356
Address: Po Box 700
Plan Preparer: Name: Jon Laughter Phone: (828) 692-9089
Address: 131 Fourth Ave E. City, State, Zip: Hendersonville, NC 28792

I certify that the information shown above is true and accurate and is in conformance with the Subdivision regulations of Henderson County.

Charles A. Wilkins [Signature] 2/13/08
Print Applicant (Owner or Agent) Signature Applicant (Owner or Agent) Date
(Attached) owner signature Date

County Use Only

Fee: \$ _____ Paid: _____ Method: _____ Final Plat Approved On: _____

APPOINTMENT OF AGENT FORM (OPTIONAL)

I Robert O. Camenzind owner of property located on Mc Murray Rd.
(Name) (Street Name)

recorded in 550/470 and having a parcel identification number of 9588244381.
(Deed Book/Page) (PIN)

located in Henderson County, North Carolina, do hereby appoint Charles A. Wilkins
(Agent's Name)

to represent me in an application to the Planning Department and authorize him/her to act as my agent in all matters, formal and informal except as stated herein, and authorize him/her to receive all official correspondence.

I however understand that as the listed property owner, I must sign all affidavits and statements required by any applicable ordinance

[Signature]
Property Owner- Trustee

2/13/08
Date

Enno F. Camenzind Trust

**AFFIDAVIT OF UNDERSTANDING OF
FARMLAND PRESERVATION DISTRICT**

I hereby certify that I acknowledge that the Henderson County Board of Commissioners on December 18, 1991, did adopt the HENDERSON COUNTY VOLUNTARY FARMLAND PRESERVATION PROGRAM ORDINANCE whose purpose is to establish and identify designated agricultural districts to encourage the economic and financial well being of farming areas, to increase protection from nuisance suits, undesirable non-farm development and other negative impacts on participating farms, and to increase the identity and pride in the agricultural community and its way of life.

I further certify that the property I intend to develop is within Adjacent feet of Farmland listed in the Farmland Preservation Program and is identified as the Blue Ridge district on maps provided by the Henderson County Office of the Natural Resources Conservation Service.

Robert O. Camenzind
Name of Owner

5/16/08
Date

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

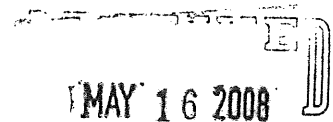
I, Gloria A. Owen, a Notary Public for said County and State, do hereby certify that

Robert O. Camenzind personally appeared before me this date and acknowledged the due execution of the foregoing instrument.

Witness by hand and official seal, this the 16th day of May, 2008.

Gloria A. Owen
Notary Public

My Commission Expires: 12-16-09



BY: _____

CITY COUNCIL:

GREG NEWMAN
Mayor
BARBARA VOLK
Mayor Pro-Tem
WILLIAM O'CAIN
JEFF COLLIS
STEVE CARAKER

CITY OF HENDERSONVILLE

"The City of Four Seasons"

WATER AND SEWER DEPARTMENT
Lee Smith, Utilities Director

Attachment 6

OFFICERS:
W. BOWMAN FERGUSON
City Manager
SAMUEL H. FRITSCHNER
City Attorney
TAMMIE K. DRAKE
City Clerk

Friday, May 16, 2008

Mr. Jon Laughter, P.E.
Laughter, Austin and Associates
131 4th Avenue East
Hendersonville, NC 28792

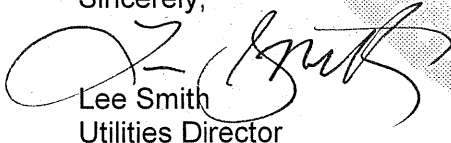
RE: BLUE ROCK COMMERCE CENTER (MCNUTT INVESTMENTS)
PARCEL IDENTIFICATION NUMBER 9588244381
WATER AVAILABILITY

Dear Mr. Laughter:

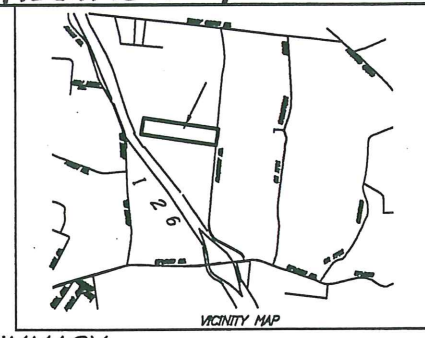
We have received and reviewed your request, dated March 28, 2008, regarding water availability for the above referenced property. We have determined that City water will be available to this property along McMurray Rd. from an 8-inch water main located south of the property at Upward Rd. We have also determined that this property is within the City's water service area and would be eligible for City water service, once made available to this property, if so desired. Based on our findings, the above reference property would be eligible for City water service.

This letter is intended to serve as information only and should not be regarded as an approval for the above referenced property to connect to the City's applicable utility systems. If you have any questions or require additional information regarding this correspondence please let us know.

Sincerely,

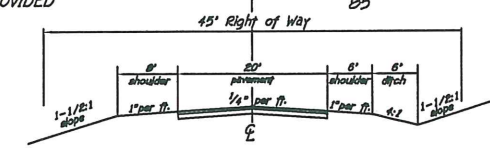

Lee Smith
Utilities Director

cc: Dennis Frady, Assistant Utilities Director
Anthony Starr, Henderson County Planning Director

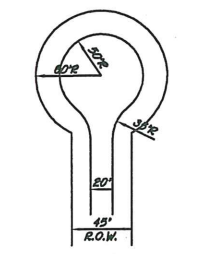


PROJECT SUMMARY

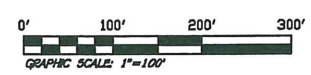
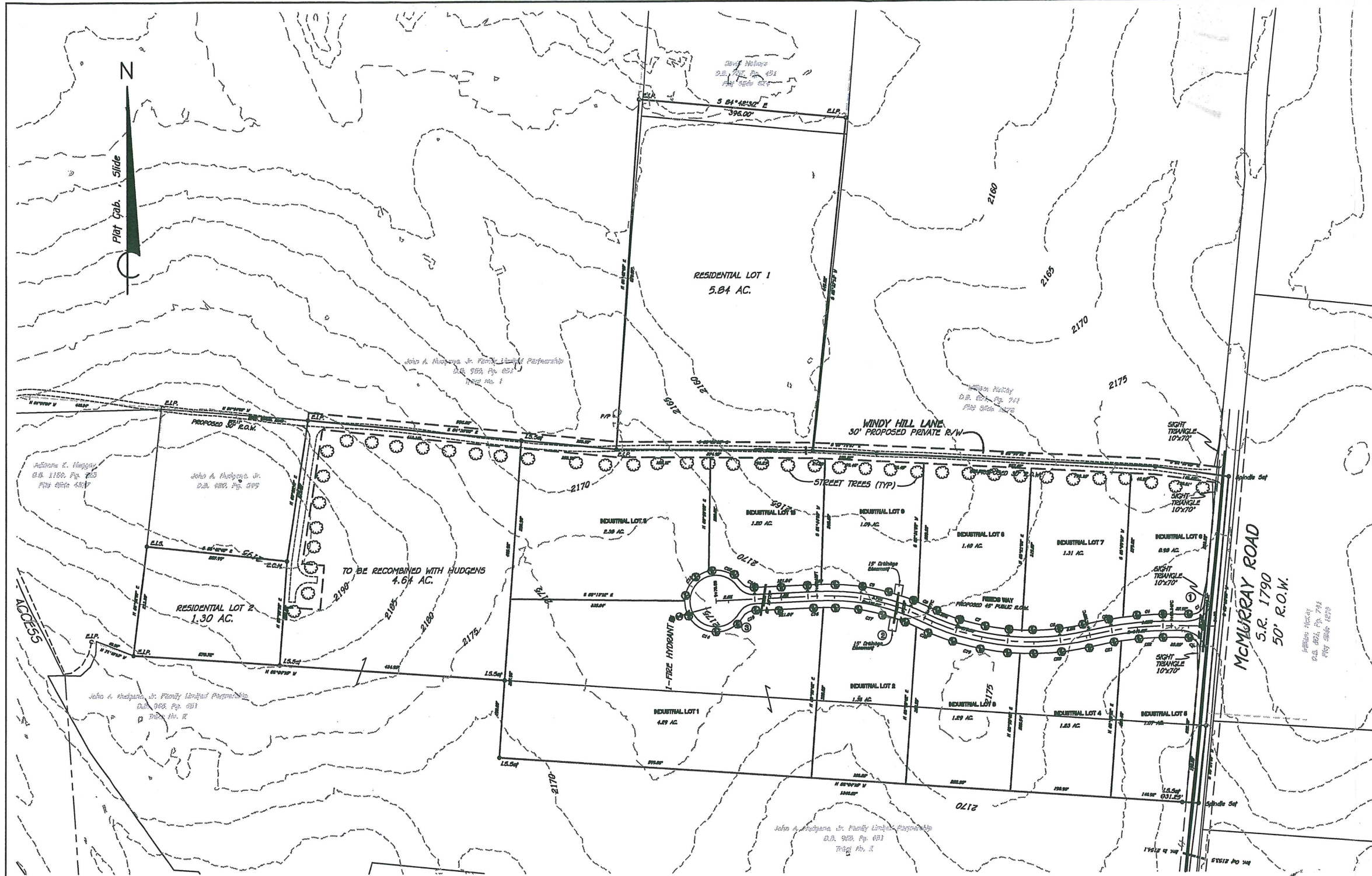
TOTAL PROJECT AREA	19.61 AC.
NUMBER OF PROPOSED LOTS/UNITS BY TYPE	11
INDUSTRIAL LOTS (AC)	0.56 UNITS/AC.
PROPOSED DENSITY	
MINIMUM LOT SIZE (AC)	42,609 SF (0.98 AC.)
MAXIMUM LOT SIZE (AC)	186,072 SF (4.29 AC.)
LENGTH OF PROPOSED PRIVATE ROADS	2136 LF
LENGTH OF PROPOSED PUBLIC ROADS	961 LF
WATER SYSTEM	PUBLIC
SEWER SYSTEM	PRIVATE
CURRENT ZONING	R2-MH
DISTANCE TO PUBLIC WATER	0.8 MILES
DISTANCE TO PUBLIC SEWER	1+ MILES
STREET TREES REQUIRED	05
PROVIDED	05



Pavement Structure
12" ABC and 2.0" 5 9.5 B Pavement (SUPERPAVE)
REEDS WAY ROAD SECTION



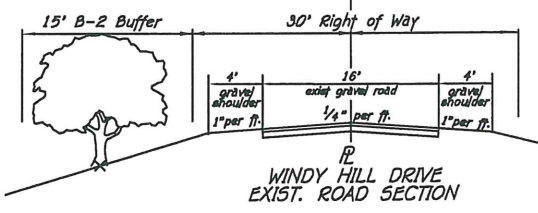
TYPICAL CUL-DE-SAC



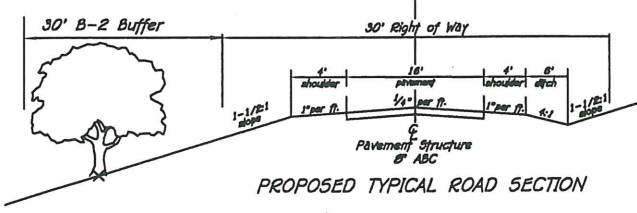
GRAPHIC SCALE: 1"=100'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD AZIMUTH
C1	25.00'	37.25'	23.06'	33.90'	AZ 48°07'18"
C2	25.00'	41.29'	27.10'	36.78'	AZ 116°07'18"
C3	671.57'	185.18'	83.01'	164.78'	AZ 83°45'43"
C4	671.57'	94.85'	47.50'	94.77'	AZ 86°45'43"
C5	671.57'	70.32'	35.19'	70.29'	AZ 79°42'37"
C6	434.01'	125.12'	62.99'	124.73'	AZ 284°38'36"
C7	432.50'	183.98'	93.27'	182.70'	AZ 284°09'10"
C8	435.32'	24.86'	12.45'	24.85'	AZ 114°14'02"
C9	435.32'	192.91'	97.93'	191.47'	AZ 100°31'50"
C10	435.32'	8.83'	4.42'	8.83'	AZ 87°50'14"
C11	25.00'	24.45'	13.30'	23.48'	AZ 116°17'36"
C12	60.00'	66.69'	36.52'	66.00'	AZ 109°58'18"
C13	60.00'	79.57'	46.70'	73.71'	AZ 36°40'28"
C14	60.00'	156.98'	220.28'	115.78'	AZ 286°01'04"
C15	25.00'	24.45'	13.30'	23.48'	AZ 239°18'07"
C16	410.32'	11.03'	5.52'	11.03'	AZ 88°03'08"
C17	410.32'	189.35'	84.81'	184.75'	AZ 101°49'57"
C18	410.32'	6.83'	3.43'	6.83'	AZ 115°18'17"
C19	497.50'	200.67'	101.72'	199.31'	AZ 284°14'40"
C20	499.02'	139.12'	70.01'	138.67'	AZ 284°42'09"
C21	626.57'	56.36'	28.21'	56.36'	AZ 79°17'37"
C22	626.57'	97.73'	48.98'	97.63'	AZ 86°20'23"



WINDY HILL DRIVE
EXIST. ROAD SECTION



PROPOSED TYPICAL ROAD SECTION

RECEIVED
MAY 15 2008



OWNER: ENNO F. CAZENAVE
100 Minor Street
Brevard, NC 28712
DEVELOPER: McNITT INVESTMENTS LLC
110 VISTA BLVD.
Arden, NC 28704
AGENT: CHARLES A. WILKINS
P.O. BOX 700
Landrum, SC 29356
(864) 457-5091

BLUE ROCK COMMERCE CENTER
COMBINED MASTER AND DEVELOPMENT PLAN

BLUE RIDGE TWP.	HENDERSON COUNTY, N.C.
LAUGHTER, AUSTIN AND ASSOCIATES, P.A. 131 FOURTH AVENUE EAST HENDERSONVILLE, NORTH CAROLINA 28792 (828) 692-9089	
DRAWN BY: FSP	SCALE: 1" = 100 FT.
DATE: 4/21/08	SHEET NO.: 1 OF 1
DESIGN FILE: XXXXXXX	TRAVEL FILE: 080508.dwg
FLOOR PLAN NUMBER: VVVVV VVVV	TAX PARCEL NUMBER: 080508

This project is located adjacent to land in the Blue Ridge Farmstead Preservation District.

5/15/08 REV PER COUNTY COMMENTS
2/14/08 REV PER COUNTY COMMENTS
4/14/08 REV PER COUNTY COMMENTS
JOB NO. 08-058