

Henderson County

Code Enforcement Services

240 2nd Avenue East Hendersonville, North Carolina 28792
Phone (828) 697-4857 Fax (828) 697-4658

MEMORANDUM

DATE: July 24, 2008
TO: Technical Review Committee
TRC MEETING DATE: August 5, 2008
REGARDING: Major Site Plan Review
NAME OF APPLICANT: Paper Properties, LLC (Clement Pappas) / Mattern & Craig
DEPARTMENT: Code Enforcement Services
STAFF CONTACT: Toby Linville
ATTACHMENTS: Site Plans

Please find attached plans for the following development proposal to be reviewed by the Henderson County Technical Review Committee on August 5, 2008.

Major Site Plan Review

Dana Bolden of Mattern & Craig, agent, on behalf of the owner, Paper Properties, LLC (Clement Pappas) submitted the major site plan for this project. They wish to utilize the property for Machining and Assembly Operations use which requires major site plan review per S.R. 10.7.

SR 10.7. *Machining and Assembly Operations*

- (1) Site Plan. Major Site Plan required in accordance with §200A-299 (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.

The project site is located on approximately 7.8700 acres of land (PIN: 9660080927) located at 199 N. Egerton Road, Mountain Home. The project is located in the Industrial (I) zoning district. Public water and private sewer are proposed. The property is in floodplain 1982 A8 Buffer B. The project meets the requirements of the Land Development Code and all the applicable major site plan requirements are met.

If you would like to submit your changes early please use the comment sheet provided and sending it back via email to tlinville@hendersoncountync.org.





(33.00A)
2078

(18.13A)
8602

(2.11A)
3682

198

(1.32A)
5414

(1.75A)
6322

(1.75A)
0340

385

(1.32A)
0927

199

158

(5.71A)
2656

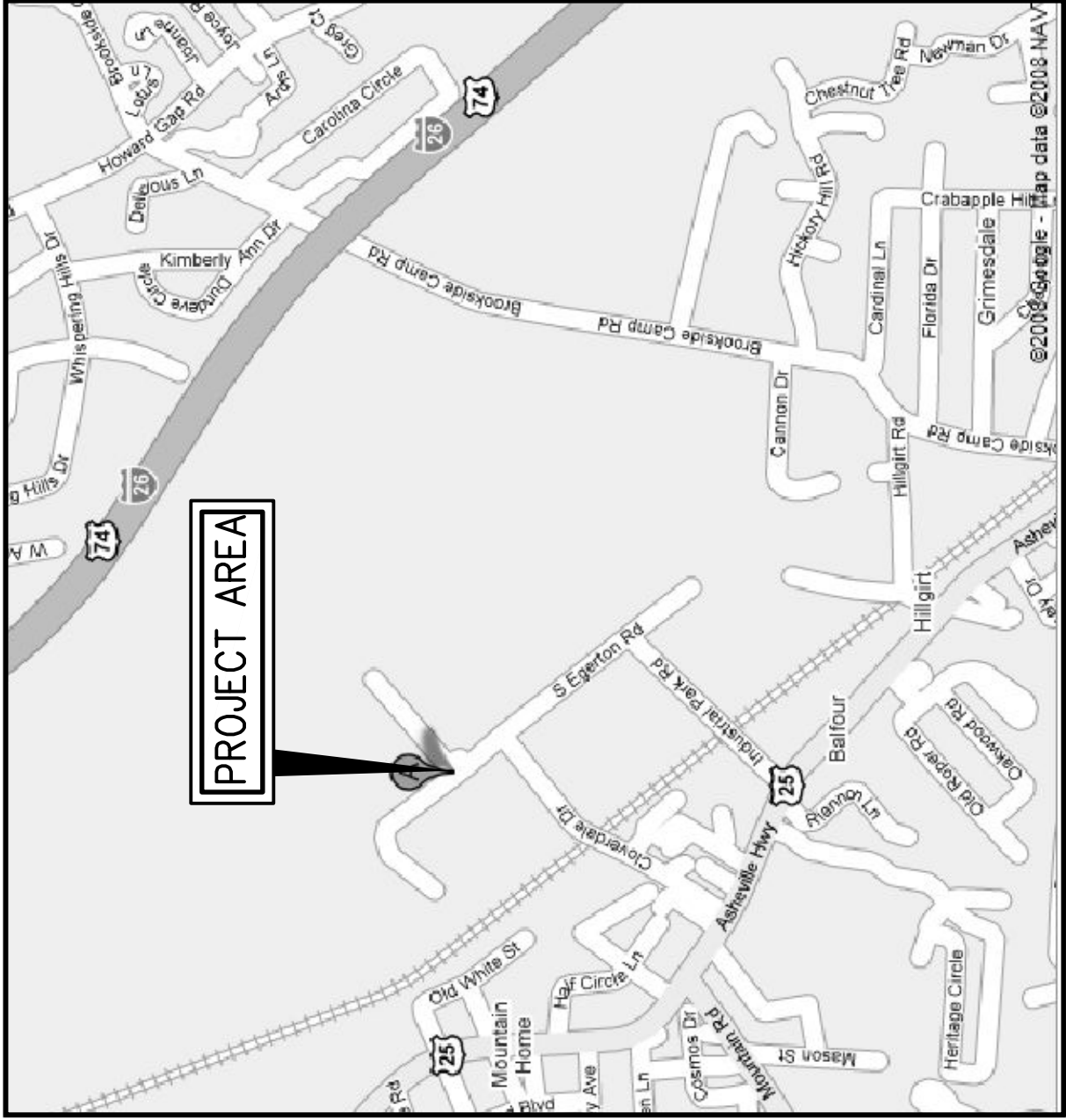
125

0817

(1.06A)
1789

(18.61A)
7013

2542



VICINITY MAP
NO SCALE

PROJECT DEVELOPMENT DATA:

PROJECT DESCRIPTION

INDUSTRIAL DEVELOPMENT CONSISTING OF ONE 91,000 SF MANUFACTURING BUILDING, A 53,875 SF BUILDING EXPANSION, ADDITIONAL LOADING DOCK BAYS, ADDITIONAL TRAILER PARKING, SEPTIC SYSTEM RELOCATION AND ENTRANCE ROAD IMPROVEMENTS ON 8.32 ACRES. RESULTING PROJECT IMPROVISED COVERAGE OF 44.84 AC OR 58.1% ALL PROPOSED STREETS AS SHOWN ARE TO BE PRIVATELY MAINTAINED AND PARKING SHALL BE ESTABLISHED AS FOLLOWS FROM THE DATA BELOW.

OWNER

PAPER PROPERTIES, LLC
POST OFFICE BOX 5686
HIGH POINT, NORTH CAROLINA 27262

CONTACT

H. STUART MUNN, JR. OWNER
H. STUART CONSTRUCTION
POST OFFICE BOX 5525
HIGH POINT, NORTH CAROLINA 27262
TELEPHONE: (336)431-1250

PROJECT ADDRESS

PIN: 9660080927
ACRES: 8.32
ADDRESS: 199 N. EGERTON ROAD
HENDERSONVILLE, NC 28792

ZONING (200A-36)

INDUSTRIAL DISTRICT (I)
DENSITY: 80% IMPERVIOUS MAXIMUM
FOOTPRINT: UNLIMITED SQUARE FEET
SETBACKS:
FRONT: 20'
REAR: 20'
SIDE: 20'

PARKING CALCULATIONS (200A-162)

EXISTING BUILDING

WAREHOUSE: 1/4000 SQUARE FEET
23 SPACES REQUIRED
24 SPACES PROVIDED

PROPOSED BUILDINGS

WAREHOUSE: 1/4000 SQUARE FEET
14 SPACES REQUIRED
15 SPACES PROVIDED

TOTAL PARKING

37 SPACES REQUIRED
39 SPACES PROVIDED

OFF STREET LOADING

3 SPACES REQUIRED
11 SPACES PROVIDED

SITE LIGHTING

NONE PROPOSED

LANDSCAPING (200A-135)

BUFFER REQUIRED: NONE
LANDSCAPE REQUIRED:
PARKING TREES: EXISTING
PLANT STRIP: EXISTING
PARKING ISLAND: NONE REQ'D

PROJECT AREA

NOTE:

CONTRACTOR SHALL CONTACT:

THE NORTH CAROLINA ONE CALL CENTER, INC.
TEL# 1-800-632-4949 FOR LOCATION OF ALL
UTILITIES AT LEAST 72 HRS PRIOR TO BEGINNING
CONSTRUCTION.

Revisions	Date

Issue Date:	JULY 2008
Drawn By:	SSS
Designed By:	BRN
Checked By:	DOB
Date:	JULY 2008

Mattern & Craig
CONSULTING ENGINEERS • SURVEYORS
12 BROAD STREET
ASHEVILLE, NORTH CAROLINA 28801
(828) 254-2201
FAX (828) 254-4562

HENDERSON COUNTY FACILITY EXPANSION
SITE CONCEPT PLAN
HENDERSON COUNTY, NORTH CAROLINA

Vertical Scale:
N/A

Horizontal Scale:
1" = 40'

Commission Number:
2891A

Sheet No.:

C4

