

**REQUEST FOR COMMITTEE ACTION**

**HENDERSON COUNTY**

**TECHNICAL REVIEW COMMITTEE**

MEETING:

SUBJECT: **Major Site Plan Review – Arrowood Mechanical Design**

PRESENTER: **Toby Linville**

ATTACHMENTS: **Staff Report**

SUMMARY OF REQUEST: **Major site plan review Manufacturing and Production/**

**SUGGESTED MOTION: I move that the TRC approve the major site plan for Arrowood Mechanical Design**



## Henderson County, North Carolina Code Enforcement Services

### 1. Committee Request

- 1.1. **Applicant:** Arrowood Mechanical Design
- 1.2. **Request:** Major Site Plan Approval
- 1.3. **PIN:** 9588343096
- 1.4. **Size:** 1.06 acres +/-
- 1.5. **Location:** Lot 1 Reeds Way/McMurray Rd
- 1.6. **Supplemental Requirements:**

#### **SR 10.8. *Manufacturing and Production Operations***

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-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.
- (3) Dust Reduction. Unpaved *roads, travelways* and/or parking areas shall be treated to prevent dust from adverse effects to adjacent properties.

**Map A: Pictometry/Aerial Photography**



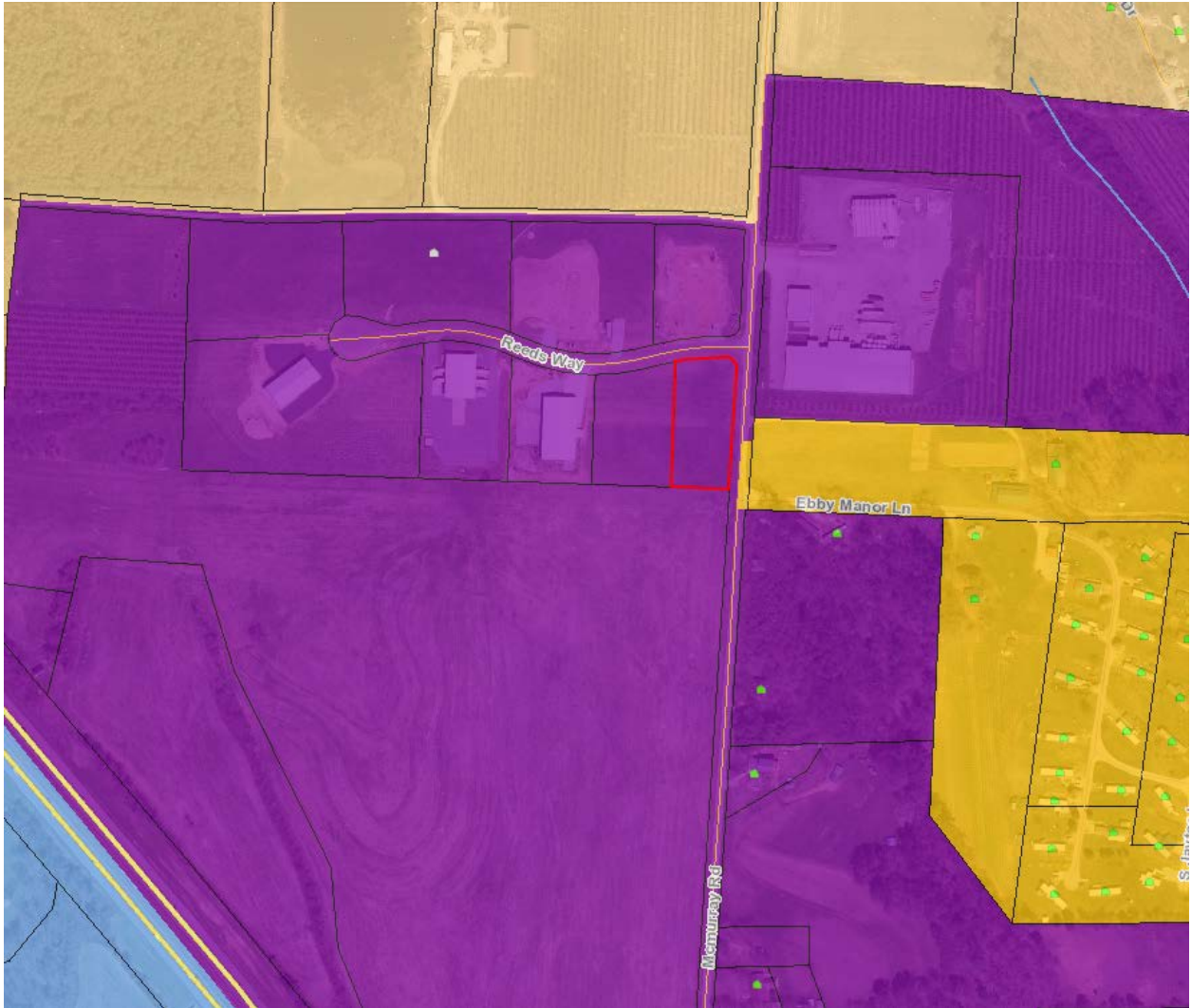
2. **Current Conditions**

**Current Use:** This parcel is currently vacant

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

**Zoning:** The surrounding property to the west is Industrial, North is R2R and east is R1.

**Map B: Current Zoning**



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

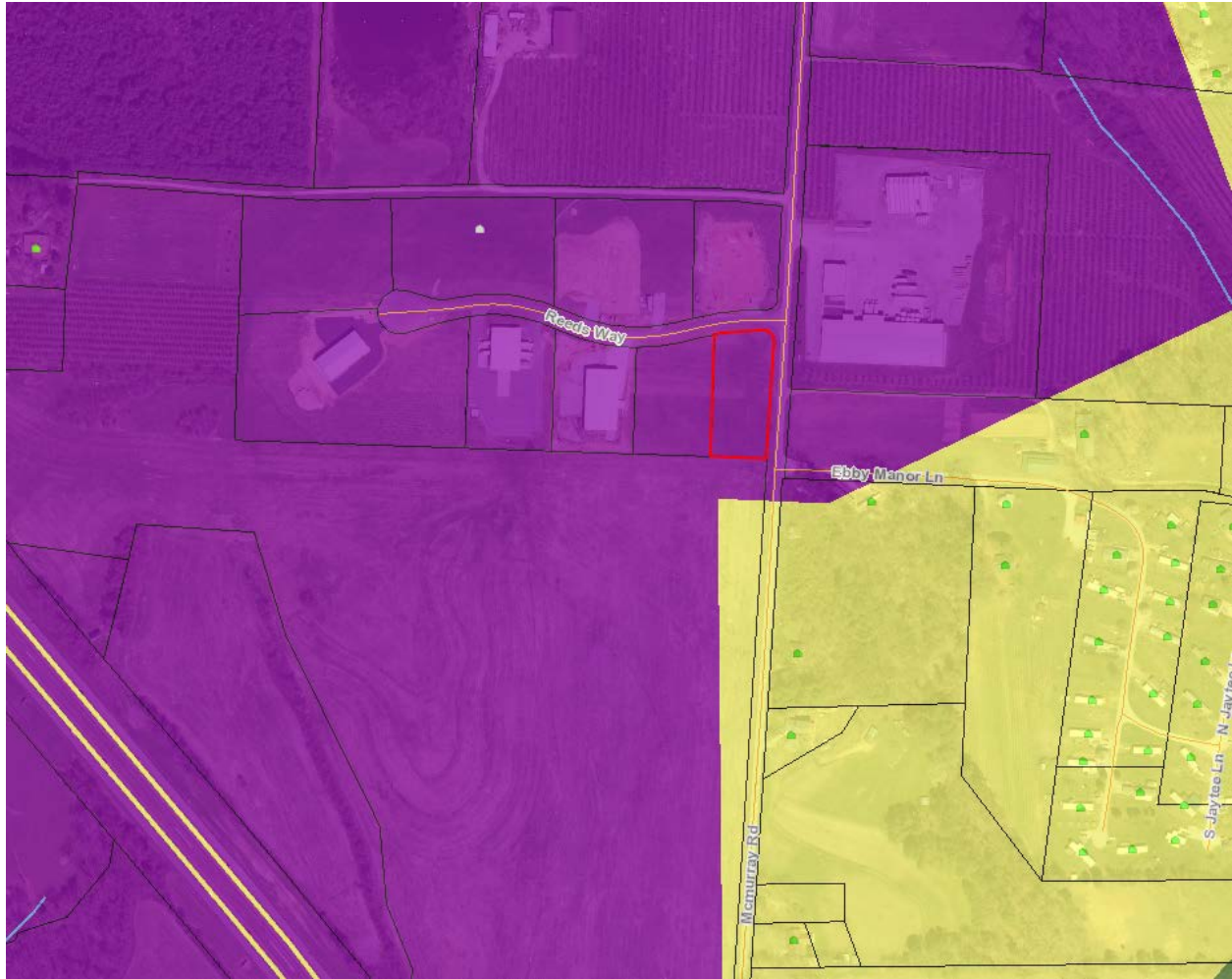
4. **Water and Sewer** This property is served by public water and sewer.

**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 Area. 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.

**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.

**7. Photographs**





**HENDERSON COUNTY  
MAJOR SITE PLAN REVIEW APPLICATION**

**CONTACT INFORMATION** *Curtis A Berge III*

**Property Owner:**

Name: Bill McLaws Phone: (828) 989-1605  
Complete Address: 104 Arrowood Ln Hendersonville, NC 28791

**Applicant:**

Name: Arrowood Mechanical Phone: (828) 989-1605  
Complete Address: 104 Arrowood Ln Hendersonville, NC 28791

**Agent:**

Name: Zach Cooper Phone: (828) 329-9246  
Complete Address: 761 South Allen Road Flat Rock NC 28731  
Agent Form (Circle One):    Yes    No

**Plan Preparer:**

Name: Tom Wilson Phone: (828) 606-0034  
Complete Address: Po Box 18563

**GENERAL INFORMATION**

Date of Application: April 30 2018  
Site Plan Attached (Circle One):  Yes    No

**PARCEL INFORMATION**

PIN: 9588343096 Tract Size (Acres): 1.06  
Zoning District: \_\_\_\_\_ Fire District: \_\_\_\_\_  
Supplemental Requirement# \_\_\_\_\_ Watershed: \_\_\_\_\_  
Permitted by Right \_\_\_\_\_ Floodplain: \_\_\_\_\_  
Special Use Permit \_\_\_\_\_

Location / Property to be developed: O Reeds Way  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\*\*\*\*\*

**County Use Only**

Fee: \$ \_\_\_\_\_ Paid: \_\_\_\_\_ Method: \_\_\_\_\_ Received by: \_\_\_\_\_

<b>APPLICATION IDENTIFICATION</b>		<b>N.C. DEPARTMENT OF TRANSPORTATION STREET AND DRIVEWAY ACCESS PERMIT APPLICATION</b>
Driveway Permit No.	Date of Application <u>5/1/18</u>	
County: <u>Henderson</u>		
Development Name: <u>Reed's Way</u>		

**LOCATION OF PROPERTY:**

Route/Road: McMurray Rd

Exact Distance 1/2 mile     Miles     Feet    N   S   E   W  
            

From the Intersection of Route No. McMurray and Route No. Tracy Grove Rd Toward \_\_\_\_\_

Property Will Be Used For:    Residential /Subdivision    Commercial    Educational Facilities    TND    Emergency Services    Other

Property:                             is                             is not                            within \_\_\_\_\_ City Zoning Area.

**AGREEMENT**

- I, the undersigned property owner, request access and permission to construct driveway(s) or street(s) on public right-of-way at the above location.
- I agree to construct and maintain driveway(s) or street entrance(s) in absolute conformance with the current "Policy on Street and Driveway Access to North Carolina Highways" as adopted by the North Carolina Department of Transportation.
- I agree that no signs or objects will be placed on or over the public right-of-way other than those approved by NCDOT.
- I agree that the driveway(s) or street(s) will be constructed as shown on the attached plans.
- I agree that that driveway(s) or street(s) as used in this agreement include any approach tapers, storage lanes or speed change lanes as deemed necessary.
- I agree that if any future improvements to the roadway become necessary, the portion of driveway(s) or street(s) located on public right-of-way will be considered the property of the North Carolina Department of Transportation, and I will not be entitled to reimbursement or have any claim for present expenditures for driveway or street construction.
- I agree that this permit becomes void if construction of driveway(s) or street(s) is not completed within the time specified by the "Policy on Street and Driveway Access to North Carolina Highways".
- I agree to pay a \$50 construction inspection fee. Make checks payable to NCDOT. This fee will be reimbursed if application is denied.
- I agree to construct and maintain the driveway(s) or street(s) in a safe manner so as not to interfere with or endanger the public travel.
- I agree to provide during construction proper signs, signal lights, flaggers and other warning devices for the protection of traffic in conformance with the current "Manual on Uniform Traffic Control Devices for Streets and Highways" and Amendments or Supplements thereto. Information as to the above rules and regulations may be obtained from the District Engineer.
- I agree to indemnify and save harmless the North Carolina Department of Transportation from all damages and claims for damage that may arise by reason of this construction.
- I agree that the North Carolina Department of Transportation will assume no responsibility for any damages that may be caused to such facilities, within the highway right-of-way limits, in carrying out its construction.
- I agree to provide a Performance and Indemnity Bond in the amount specified by the Division of Highways for any construction proposed on the State Highway system.
- The granting of this permit is subject to the regulatory powers of the NC Department of Transportation as provided by law and as set forth in the N.C. Policy on Driveways and shall not be construed as a contract access point.
- **I AGREE TO NOTIFY THE DISTRICT ENGINEER WHEN THE PROPOSED WORK BEGINS AND WHEN IT IS COMPLETED.**



**SIGNATURES OF APPLICANT**

PROPERTY OWNER (APPLICANT)		WITNESS	
COMPANY	X <u>DOG PADDLE CREEK</u>	NAME	X <u>Kim Toney</u>
SIGNATURE	<u>Bill McJure</u>	SIGNATURE	<u>[Signature]</u>
ADDRESS	X <u>104 ARROWOOD W</u>	ADDRESS	X <u>761 South Allen Rd</u>
	X <u>H'VILLE NC</u> Phone No. X <u>828 928 1605</u>		X <u>Flat Rock NC</u>

AUTHORIZED AGENT		WITNESS	
COMPANY	<u>Cooper Construction</u>	NAME	<u>Kim Toney</u>
SIGNATURE	<u>[Signature]</u>	SIGNATURE	<u>[Signature]</u>
ADDRESS	<u>761 South Allen Rd.</u>	ADDRESS	<u>761 South Allen Rd.</u>
	<u>Flat Rock, NC</u> Phone No. <u>(928) 329-9246</u>		<u>Flat Rock, NC</u>

**APPROVALS**

APPLICATION RECEIVED BY DISTRICT ENGINEER

\_\_\_\_\_

SIGNATURE DATE

APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required)

[Signature] ZONING ADMINISTRATOR 5/3/18

SIGNATURE TITLE DATE

APPLICATION APPROVED BY DISTRICT ENGINEER

\_\_\_\_\_

SIGNATURE DATE

INSPECTION BY NCDOT

\_\_\_\_\_

SIGNATURE TITLE DATE

COMMENTS:

\_\_\_\_\_

