

**REQUEST FOR COMMITTEE ACTION**

**HENDERSON COUNTY**

**TECHNICAL REVIEW COMMITTEE**

MEETING: 5-30-18

SUBJECT: **Major Site Plan Review – Kyocera**

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 Kyocera International**



## Henderson County, North Carolina Code Enforcement Services

### 1. Committee Request

- 1.1. **Applicant:** Kyocera Industrial Ceramics Corp
- 1.2. **Request:** Major Site Plan Approval
- 1.3. **PIN:** 9660173156
- 1.4. **Size:** 17.63 acres +/-
- 1.5. **Location:** 100 Industrial Park 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





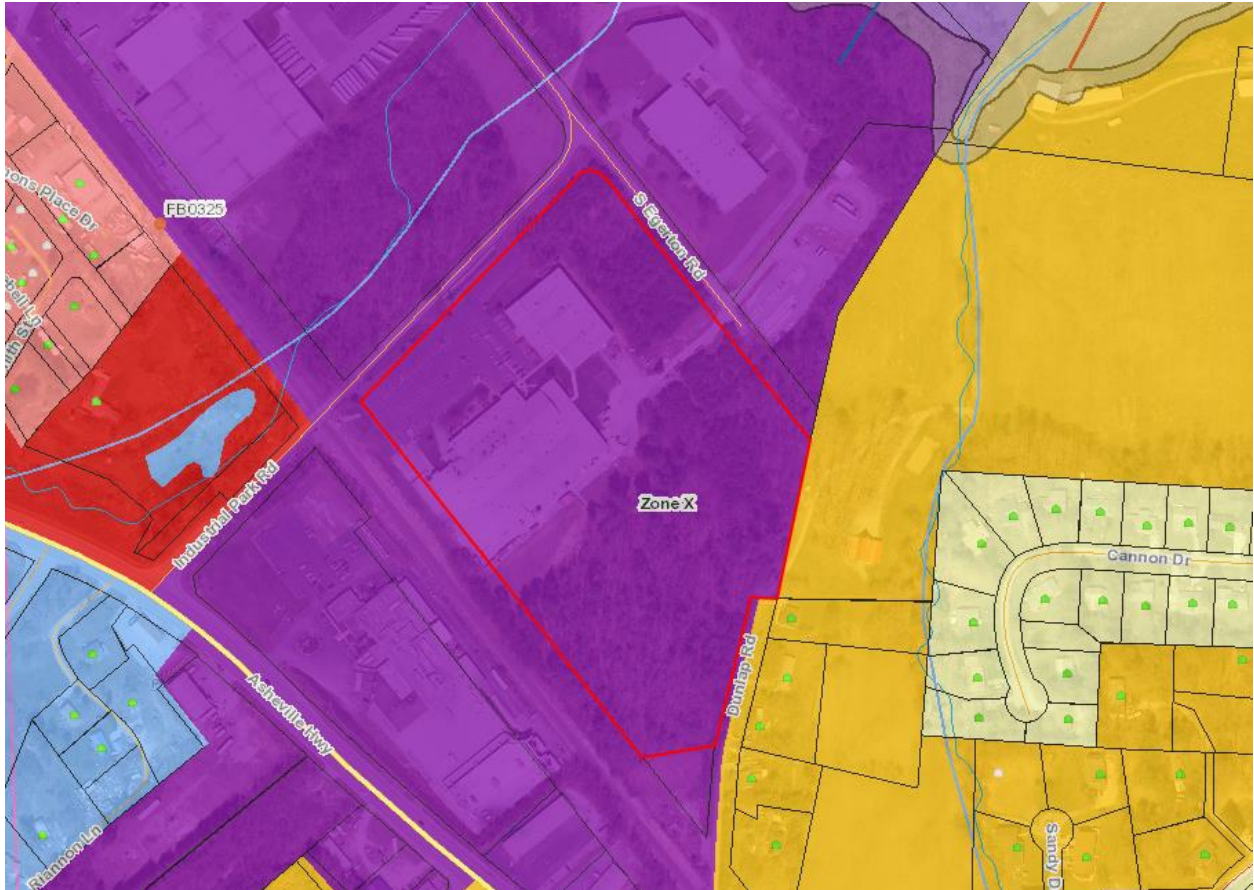
2. **Current Conditions**

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

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

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

**Map B: Current Zoning**



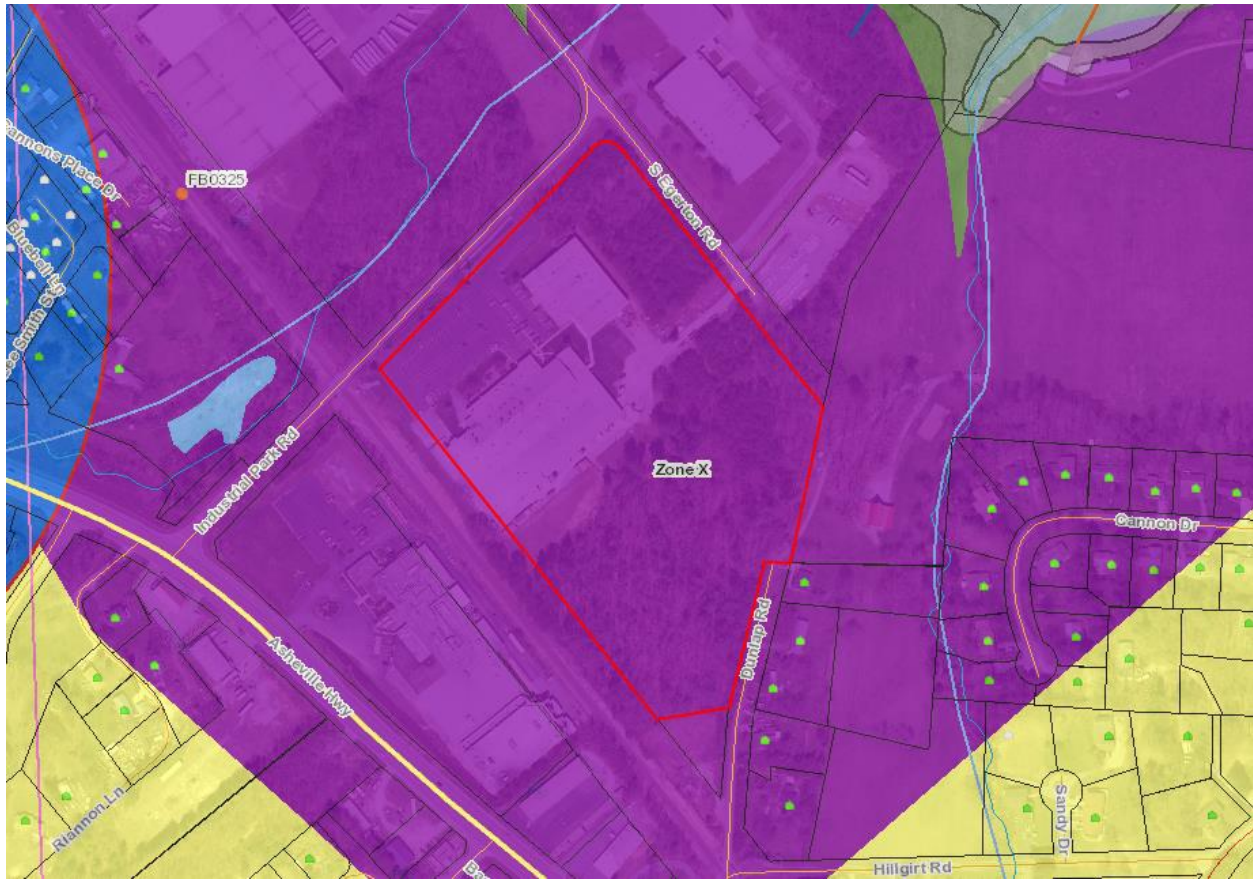
3. **Floodplain /Watershed Protection** The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.

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

**Public Water:** City of Hendersonville

**Public Sewer:** Cane Creek Sewer

**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**









Received by: \_\_\_\_\_

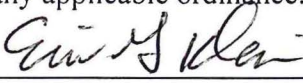


**APPOINTMENT OF AGENT FORM (OPTIONAL)**

I Eric G. Klein, Vice President, Kyocera International, Inc. owner of property located on 100 Industrial Park Road Hendersonville, NC 28792,  
(Name) (Street Name)  
recorded in 519/249 and having a parcel identification number of 9660-17-3156,  
(Deed Book/Page) (PIN)  
located in Henderson County, North Carolina, do hereby appoint William R. Buie, WGLA Engineering,  
(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.

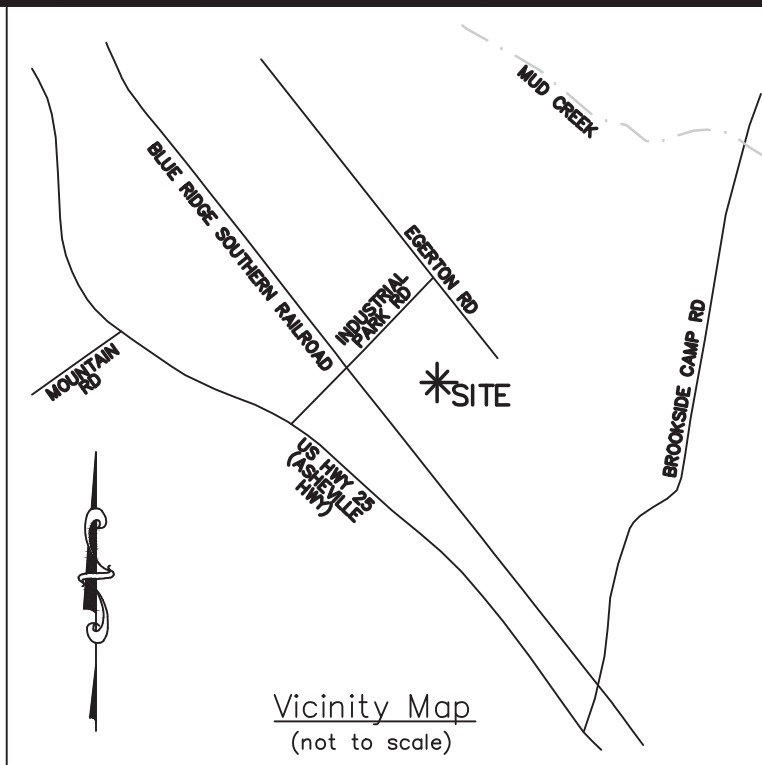
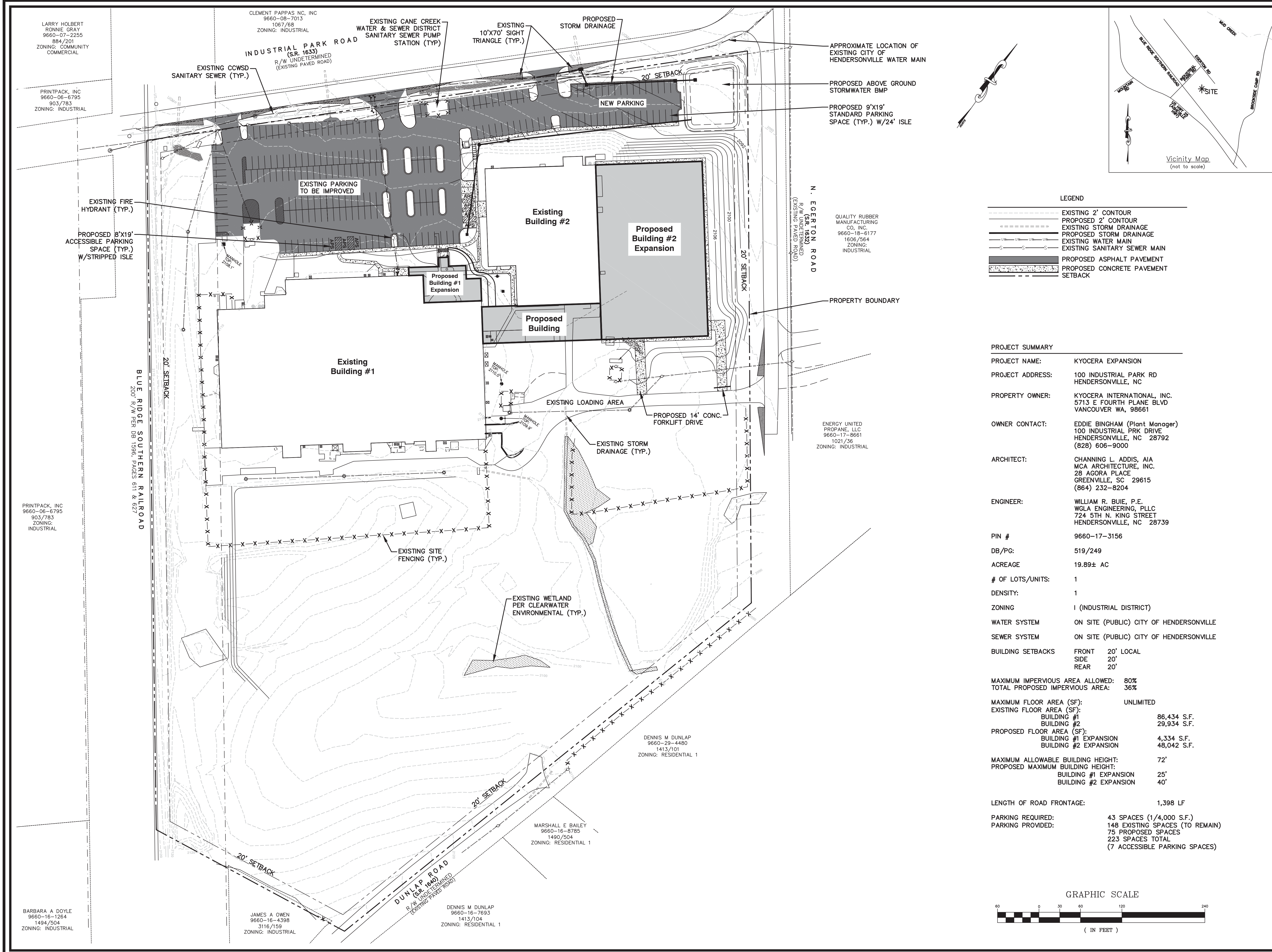
I however understand that as the listed property owner, I must sign all affidavits and statements required by any applicable ordinance.

  
Property Owner

May 11, 2018  
Date

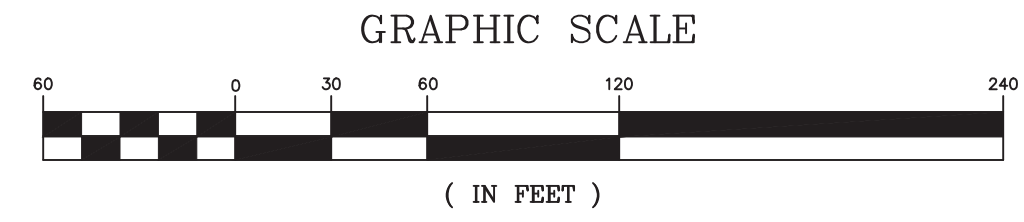


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LEGEND	
	EXISTING 2' CONTOUR
	PROPOSED 2' CONTOUR
	EXISTING STORM DRAINAGE
	PROPOSED STORM DRAINAGE
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER MAIN
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	SETBACK

PROJECT SUMMARY	
PROJECT NAME:	KYOCERA EXPANSION
PROJECT ADDRESS:	100 INDUSTRIAL PARK RD HENDERSONVILLE, NC
PROPERTY OWNER:	KYOCERA INTERNATIONAL, INC. 5713 E FOURTH PLANE BLVD VANCOUVER WA, 98661
OWNER CONTACT:	EDDIE BINGHAM (Plant Manager) 100 INDUSTRIAL PRK DRIVE HENDERSONVILLE, NC 28792 (828) 606-9000
ARCHITECT:	CHANNING L. ADDIS, AIA MCA ARCHITECTURE, INC. 28 AGORA PLACE GREENVILLE, SC 29615 (864) 232-8204
ENGINEER:	WILLIAM R. BUIE, P.E. WGLA ENGINEERING, PLLC 724 5TH N. KING STREET HENDERSONVILLE, NC 28739
PIN #	9660-17-3156
DB/PG:	519/249
ACREAGE	19.89± AC
# OF LOTS/UNITS:	1
DENSITY:	1
ZONING	I (INDUSTRIAL DISTRICT)
WATER SYSTEM	ON SITE (PUBLIC) CITY OF HENDERSONVILLE
SEWER SYSTEM	ON SITE (PUBLIC) CITY OF HENDERSONVILLE
BUILDING SETBACKS	FRONT 20' LOCAL SIDE 20' REAR 20'
MAXIMUM IMPERVIOUS AREA ALLOWED:	80%
TOTAL PROPOSED IMPERVIOUS AREA:	36%
MAXIMUM FLOOR AREA (SF):	UNLIMITED
EXISTING FLOOR AREA (SF):	
BUILDING #1	86,434 S.F.
BUILDING #2	29,934 S.F.
PROPOSED FLOOR AREA (SF):	
BUILDING #1 EXPANSION	4,334 S.F.
BUILDING #2 EXPANSION	48,042 S.F.
MAXIMUM ALLOWABLE BUILDING HEIGHT:	72'
PROPOSED MAXIMUM BUILDING HEIGHT:	
BUILDING #1 EXPANSION	25'
BUILDING #2 EXPANSION	40'
LENGTH OF ROAD FRONTAGE:	1,398 LF
PARKING REQUIRED:	43 SPACES (1/4,000 S.F.)
PARKING PROVIDED:	148 EXISTING SPACES (TO REMAIN) 75 PROPOSED SPACES 223 SPACES TOTAL (7 ACCESSIBLE PARKING SPACES)



# WGLA Engineering

WGLA ENGINEERING, PLLC  
724 5th AVENUE WEST  
HENDERSONVILLE, NC 28739  
(828) 687-7177  
WGLA.COM  
NC LICENSE P-1342

## Kyocera Expansion

Henderson County  
North Carolina

5/1/2018

REVISIONS	
DATE	DESCRIPTION

Know what's below.  
Call before you dig.

PROJECT NUMBER: 17157  
DATE: 4/18  
DRAWN BY: KHC  
CHECKED BY: TWT

### DEVELOPMENT PLAN

# C-100

SCALE: 1"= 60'