

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: October 15, 2019

SUBJECT: Major Site Plan Review Fluor United Asheville, LLC

PRESENTER: Toby Linville

ATTACHMENTS: Staff Report

SUMMARY OF REQUEST: Office Use

**Suggested Motion: I move that the TRC approve/deny the major site plan for Fluor
United Asheville, LLC DOT Office**



Henderson County, North Carolina Code Enforcement Services

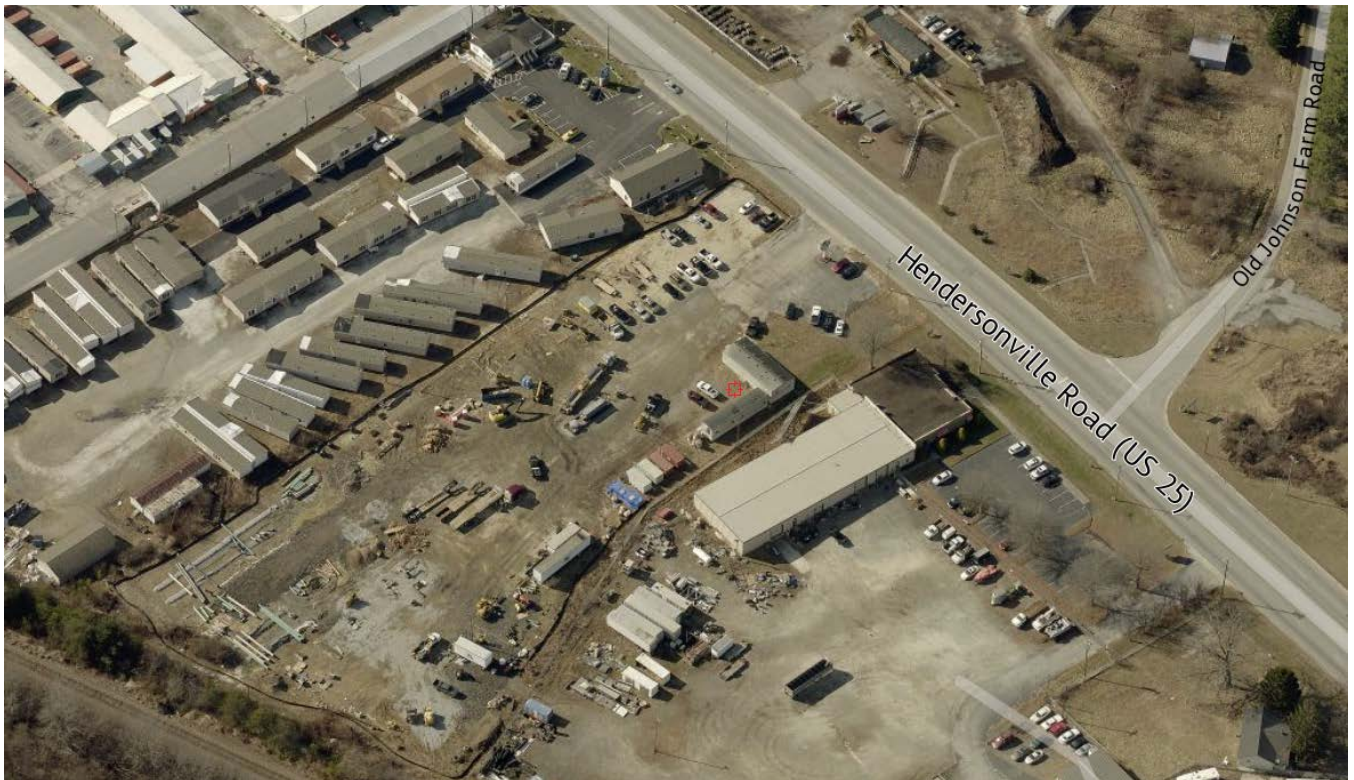
1. Committee Request

- 1.1. **Applicant:** Fluor United Asheville, LLC
- 1.2. **Request:** Major Site Plan Approval
- 1.3. **PIN:** 9652432062
- 1.4. **Size:** 1.63 acres +/-
- 1.5. **Location:** The subject area is located off US Hwy 25 at 5200 Hendersonville Road
- 1.6. **Supplemental Requirements:**

SR 6.9 Office: Professional

- (1) Site Plan. Major *Site Plan* required in accordance with §42-331 (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.

Map A: Aerial Photo/Pictometry



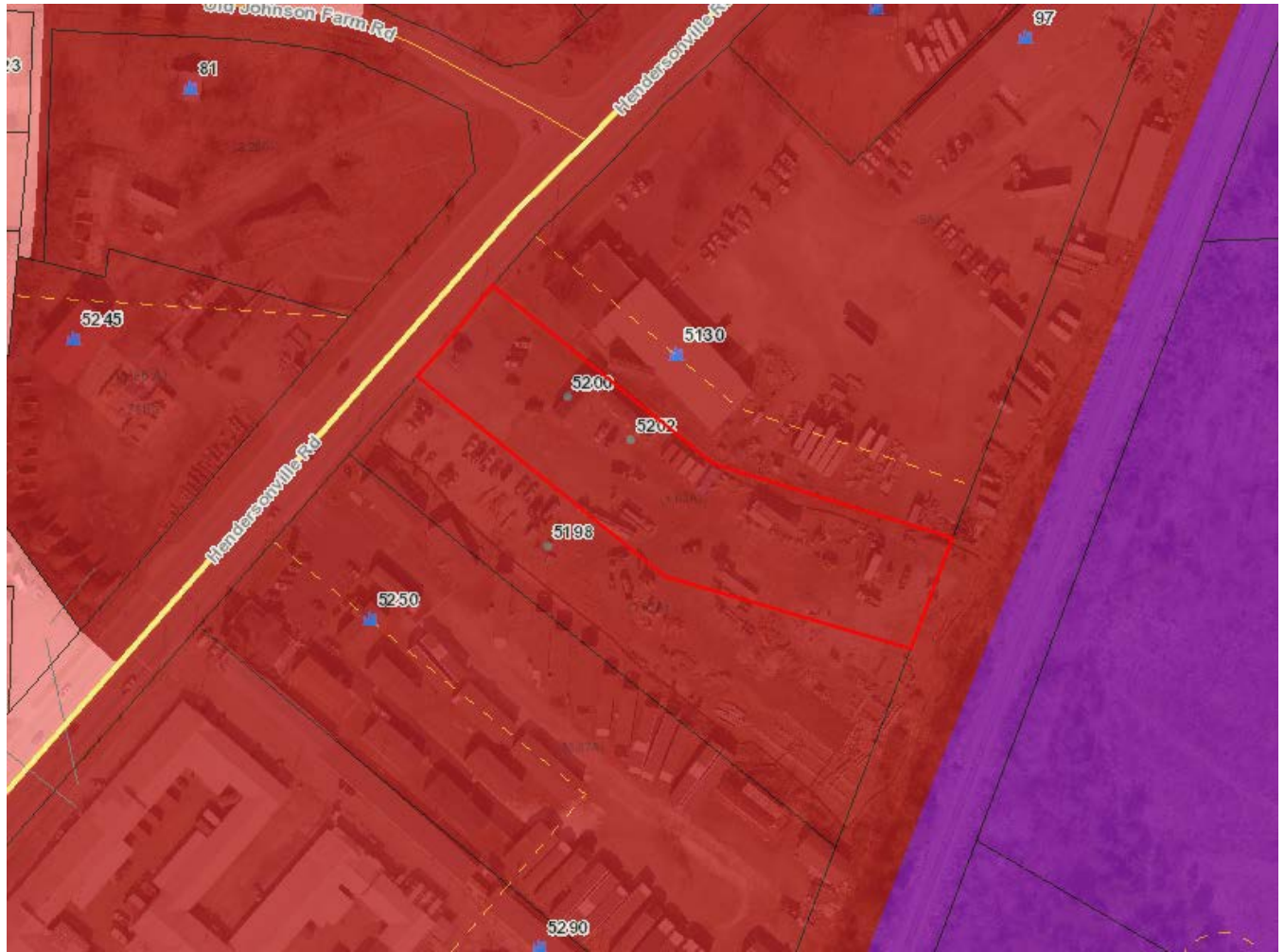
2. **Current Conditions**

2.1 Current Use: This parcel is currently vacant

2.2 Adjacent Area Uses: The surrounding properties consist of industrial and commercial uses.

2.3 Zoning: The surrounding properties are Regional Commercial

Map B: Current Zoning



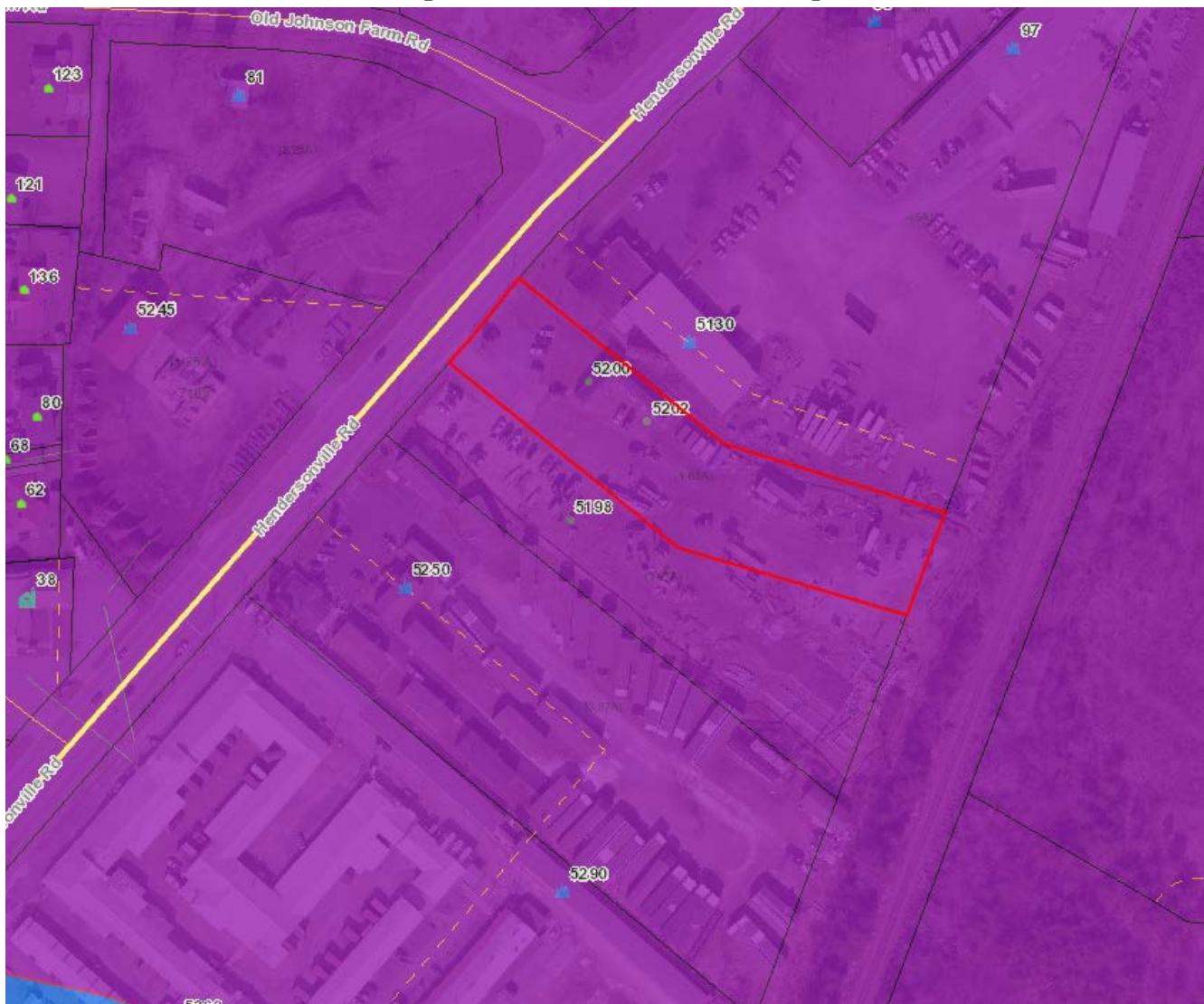
3. **Floodplain /Watershed Protection** The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.

4. **Water and Sewer** Hendersonville Water and Cane Creek sewer will serve this property.

Public Water: Yes

Public Sewer: Yes

Map C: CCP Future Land Use Map



5. Staff Comments

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:

The purpose of the Industrial District (I) is to foster orderly growth where the *principal use* of land is a mixture of industrial and heavy commercial. The intent of this district is to allow for *industrial* and heavy *commercial development* consistent with the recommendations of the *Comprehensive Plan*. In accordance with the *Comprehensive Plan*, the district will allow for and provide *industrial* and heavy *commercial development* that: (1) is compatible with adjacent development and the surrounding community; (2) will minimize conflict between land *uses*; and (3) is sensitive to its impact on surrounding land *uses* and the environment (natural and man-made).

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 because it is consistent with the current surrounding land uses and future land use recommendations.

7. Photographs

HENDERSON COUNTY
MAJOR SITE PLAN REVIEW APPLICATION

CONTACT INFORMATION

Property Owner:

Name: CAMPEN PROPERTIES Phone: 904-553-2478
Complete Address: 2160 Park Street, Jacksonville FL, 32204

Applicant:

Name: FIVOR UNITED ASHEVILLE LLC Phone: _____
Complete Address: 5200 Hendersonville Road, Fletcher NC, 28732

Agent:

Name: _____ Phone: _____
Complete Address: _____
Agent Form (Circle One): Yes No

Plan Preparer:

Name: JEFF KMEZ Phone: 714-334-3181
Complete Address: 714 REBECCA JANE DRIVE Mooresville NC, 28115

GENERAL INFORMATION

Date of Application: 9-25-2019
Site Plan Attached (Circle One): Yes No

PARCEL INFORMATION

PIN: 9652-42-2921 Tract Size (Acres): 1.91 ac
Zoning District: Regional Commercial Fire District: FLETCHER
Supplemental Requirement# _____ Watershed: HENDERSON County
Permitted by Right _____ Floodplain: NONE
Special Use Permit _____

Location / Property to be developed: 5198 Hendersonville Road, FLETCHER
NC, 28732.
5200 Hendersonville Road FLETCHER, NC 28732

County Use Only

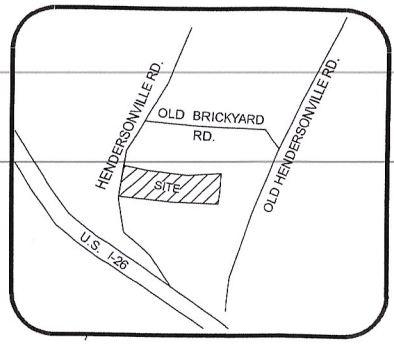
Fee: \$ _____ Paid: _____ Method: _____ Received by: _____

WES E. SMITH
1789 NEW CUT RD.
SPARTANBURG, SC 29303
PH: (803) 261-9800
N.C. PLS # L-4564

NOTES

- 1) SURVEY SHOWN HEREON REPRESENTS HENDERSON COUNTY PARCEL NUMBER: 9652-43-2062
- 2) TOTAL AREA = 1.91 AC.
- 3) BASIS OF BEARING BETWEEN POINTS A & B, N 48°24'01"W PER REFERENCE PLAT SLIDE 11508 BY W&A BEE & ASSC. DATED OCTOBER 22, 2018 AND RECORDED IN THE HENDERSON COUNTY REGISTER OF DEEDS.
- 4) THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHT-OF-WAYS FOR ROADS, UTILITIES AND ANY OTHER EASEMENTS THAT MAY APPEAR OF RECORD OR NOT OF RECORD.
* SUBJECT PROPERTY IS ZONED "RC - REGIONAL COMMERCIAL" PER HENDERSON COUNTY ZONING ORDINANCE

LOCATION MAP NTS



5130 HENDERSONVILLE RD.
PIN 9652-423-5229
DEED BK. 1260 @ PG. 610

5198 HENDERSONVILLE RD.
PIN 9652-42-2921
DEED BK. 1260 @ PG. 610

HENDERSONVILLE ROAD
(62' PAVED)

CURVE TABLE:

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|---------|-------------|---------------|--------------|
| C1 | 62.89 | 2800.38 | 11°17'12" | N 43°44'09" E | 162.89 |

LINE TABLE:

L1 S 43°06'10" W 160.96'

- LEGEND
- DENOTES IPF
 - DENOTES IPS 1/2" REBAR
 - DENOTES MAG. NAIL
 - DENOTES FIRE HYDRANT
 - DENOTES WATER METER
 - DENOTES WATER VALVE
 - DENOTES POWER POLE
 - DENOTES LAMP POST
 - DENOTES SEWER MANHOLE
 - DENOTES GAS VALVE
 - DENOTES ELEC. TRANSFORMER
 - DENOTES TEL. PEDESTAL

STATE OF NORTH CAROLINA
HENDERSON COUNTY

1. _____ REVIEW OFFICER OF HENDERSON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER/DATE

I, WES E. SMITH, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1260, PAGE 610 (TRACT 3), ETC. (NOTED), THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____ THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH C.S. 47-37 AS AMENDED.

1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS



WES E. SMITH
DATE: SEPTEMBER 24, 2019
N.C. PLS # L-4564

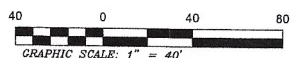
REFERENCES

DEED BOOK'S 1260 @ PAGE 610; 613 @ PAGE 625; 912 @ PAGE 632.

PLAT BOOK'S 11508, 222; 3227.

SETBACKS

FRONT = 30'
SIDE = 10'
REAR = 10'



RECORD NORTH
(PLAT SLIDE 11508)

TOTAL = 1.91 AC.

BOUNDARY SURVEY AT THE REQUEST OF:

FLOUR-UNITED ASHEVILLE, LLC.

HENDERSON COUNTY, NORTH CAROLINA

| | | | |
|-------------------|-------------------------|------------|----------|
| Drawn By: | W.E.S. | Plate No.: | B-20-19 |
| Check By: | W.E.S. | Scale: | 1" = 40' |
| Project Address: | 5200 HENDERSONVILLE RD. | | |
| Project Location: | HENDERSONVILLE, NC. | | |
| Plot #: | 9652-43-2062 | | |
| App Number: | B_9-19-09 | | |