

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE

MEETING DATE: April 6, 2021

SUBJECT: Conditional Rezoning Application #R-2021-01-C HS Shipman

PRESENTER: Matt Champion, Zoning Administrator

ATTACHMENTS: 1.) Staff Report
2.) Site Plan

SUMMARY OF REQUEST:

Rezoning Application #R-2021-01-C was submitted on February 19, 2021 and requests that Henderson County conditionally rezone approximately 6.5 acres of land from Community Commercial (CC) zoning district to a Conditional District (CD-2020-03) to construct a new asphalt plant. The subject area is located on a portion of PIN: 9568-37-1990 along Spartanburg Hwy (US176). The property owner is Jeffrey B. Shipman Enterprises, Inc., the applicant is HS Shipman, and agent is Warren Sugg with Civil Design Concepts.

TECHNICAL REVIEW COMMITTEE ACTION REQUESTED:

Should the rezoning application meet the technical standards laid out in the Henderson County Land Development Code, the appropriate action by the Technical Review Committee would be to forward the application on to the Planning Board for further review.

Suggested Motion:

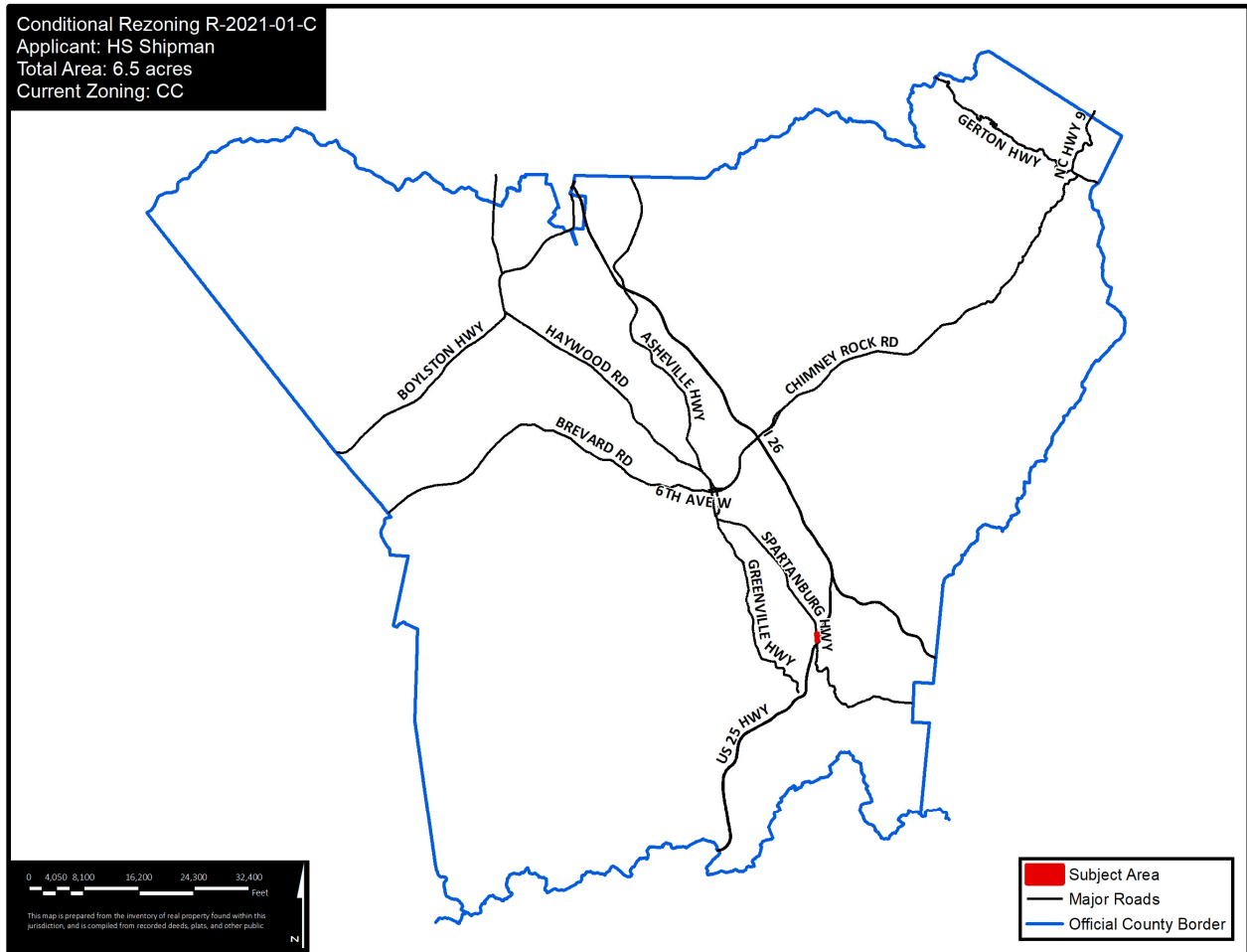
I move that the TRC forward the conditional rezoning application, #R-2021-01-C, to the Planning Board for further review pending it meets the technical requirements defined in the Henderson County Land Development Code and any conditions discussed.

Henderson County Planning Department Staff Report
Conditional Rezoning Application #R-2021-01-CD (CC to CD-2021-01)

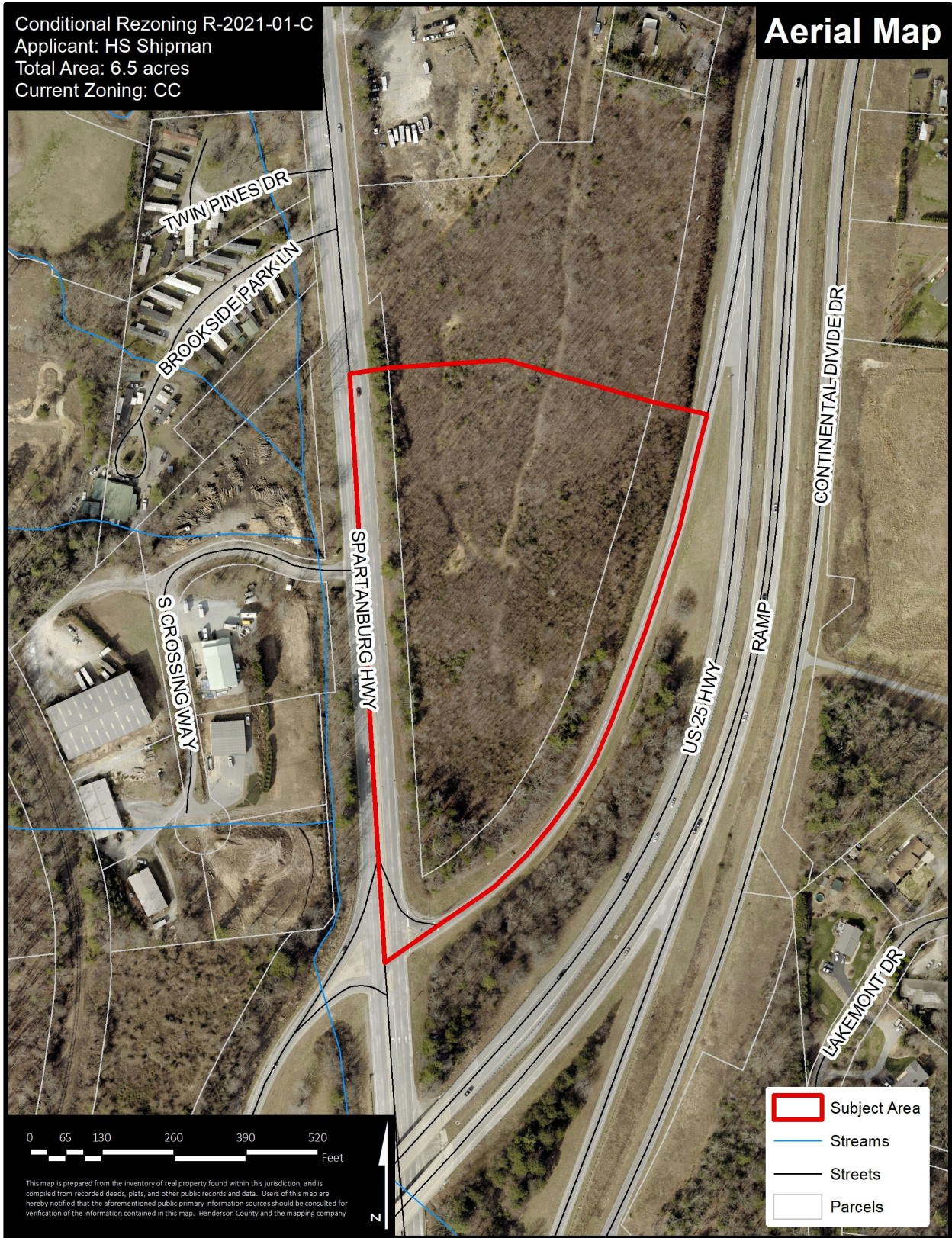
Applicant(s): HS Shipman
Owner(s): Jeffrey B. Shipman Enterprises, Inc.
Applicants Agent: Warren Sugg, Civil Design Concepts

- 1.1. **Applicant:** HS Shipman
- 1.2. **Agent:** Warren Sugg, Civil Design Concepts
- 1.3. **PIN:** 9586-37-1990
- 1.4. **Request:** Conditionally rezone a portion of the above PIN (hereafter the subject area) from a Community Commercial (CC) zoning district to a Conditional District (CD-2021-01) to construct a new asphalt plant.
- 1.5. **Size:** Total parcel area is approximately 11.9 acres. Subject area is approximately 6.5 acres. Remaining 5.4 acres are not included in this application.
- 1.6. **Location:** The subject area is located on Spartanburg Hwy (US 176), adjacent to US Hwy 25 and the Exit 7 ramp off US Hwy 25.

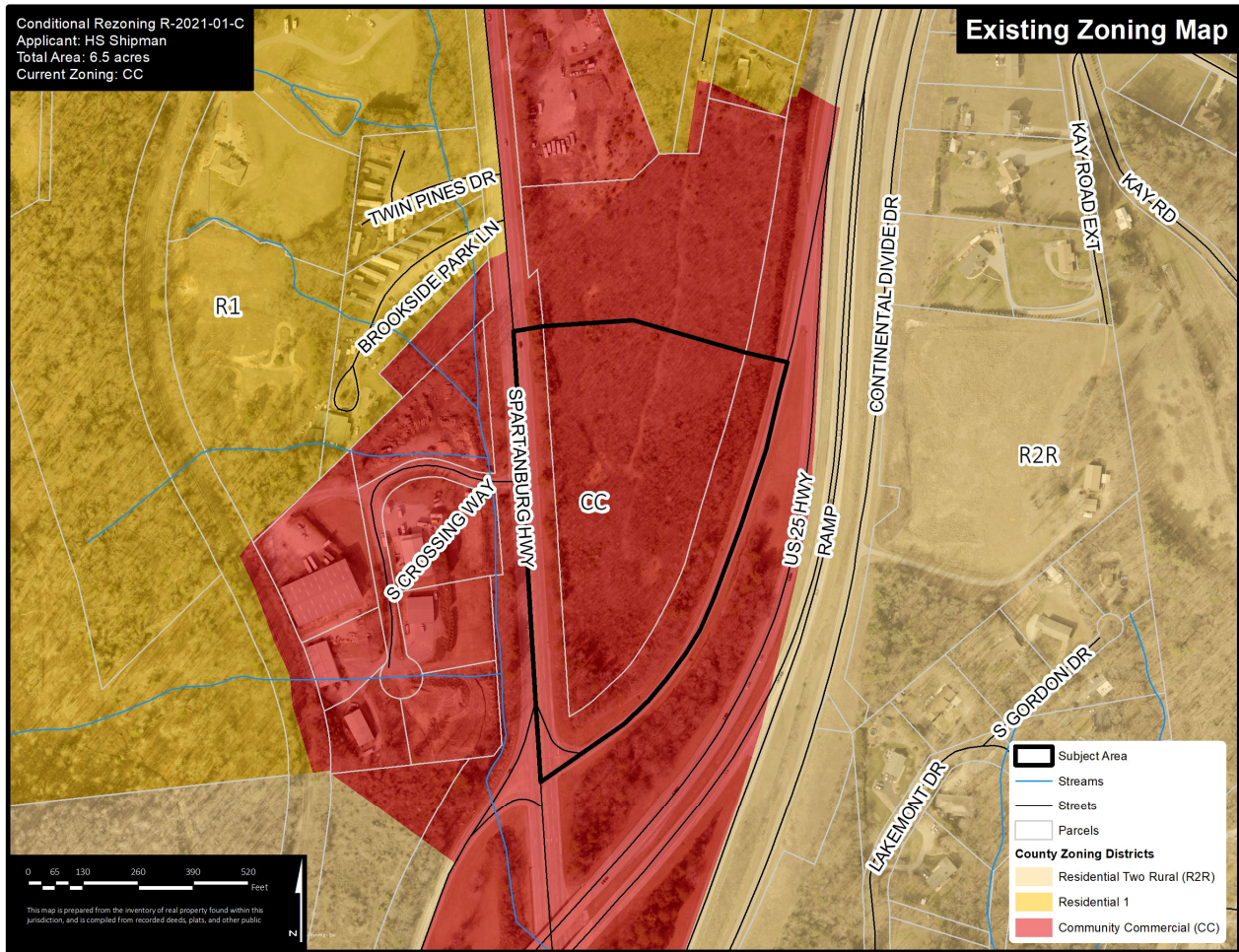
Map A: County Context



Map B: Aerial



Map C: Current Zoning



2. Current Zoning

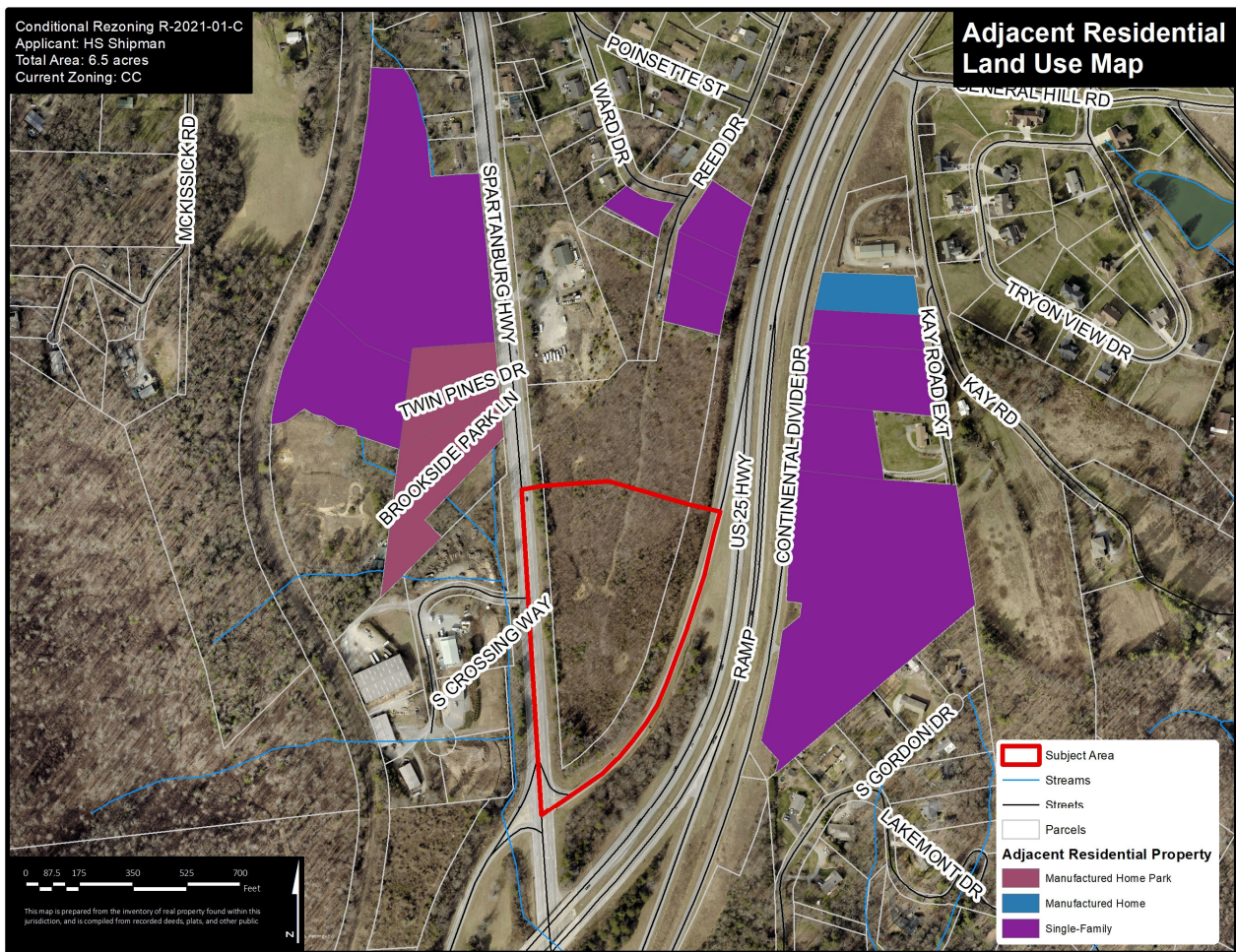
2.1. **Application of Current Zoning:** The subject area is currently zoned Community Commercial (CC). Property to the east of the subject area is zoned Residential Two Rural (R2R). Property to the north, west, and south is zoned Residential One (R1) and Community Commercial (CC). (See Map C)

2.2. **District Comparison:**

2.2.1. **Community Commercial (CC):** “The purpose of the Community Commercial District (CC) is to foster orderly growth where the *principal use* of land is commercial. The intent of this district is to allow for *commercial development* consistent with the recommendations of the *Comprehensive Plan*. In accordance with the *Comprehensive Plan*, the district will allow for and provide *commercial development* that: (1) includes a variety of retail sales and services, public and private administrations, offices and all other uses done primarily for sale or profit on the local and community level; (2) is directed largely to Community Service Centers as defined in the *Comprehensive Plan*; (3) is compatible with adjacent development and the surrounding community; and (4) will minimize congestion and sprawl. This general use district is meant to be utilized in areas designated as Transitional (RTA) or Urban (USA) in the *Comprehensive Plan*.” Maximum floor area in Community Commercial is 80,000sq ft (LDC §42-34).

2.2.1. **Conditional District (CD):** “Conditional Zoning Districts are created for the purpose of providing an optional rezoning choice where the owner of property proposes to rezone property and, in order to, among other reasons, carry out the purposes of the Comprehensive Plan, proposes to impose special limitations and conditions on the use of the property proposed for rezoning” (Chapter 42, Land Development Code §42-45). Conditions may be imposed in the furtherance of the purpose of the LDC and the recommendations of the County Comprehensive Plan. Conditional zoning districts are unique zoning regulations applied to a specific property and include a site-specific plan. Approved conditions are recorded with the register of deeds and runs with the land.

Map D: Adjacent Residential Use Map



3. Current Uses of Subject Area and Adjacent Properties

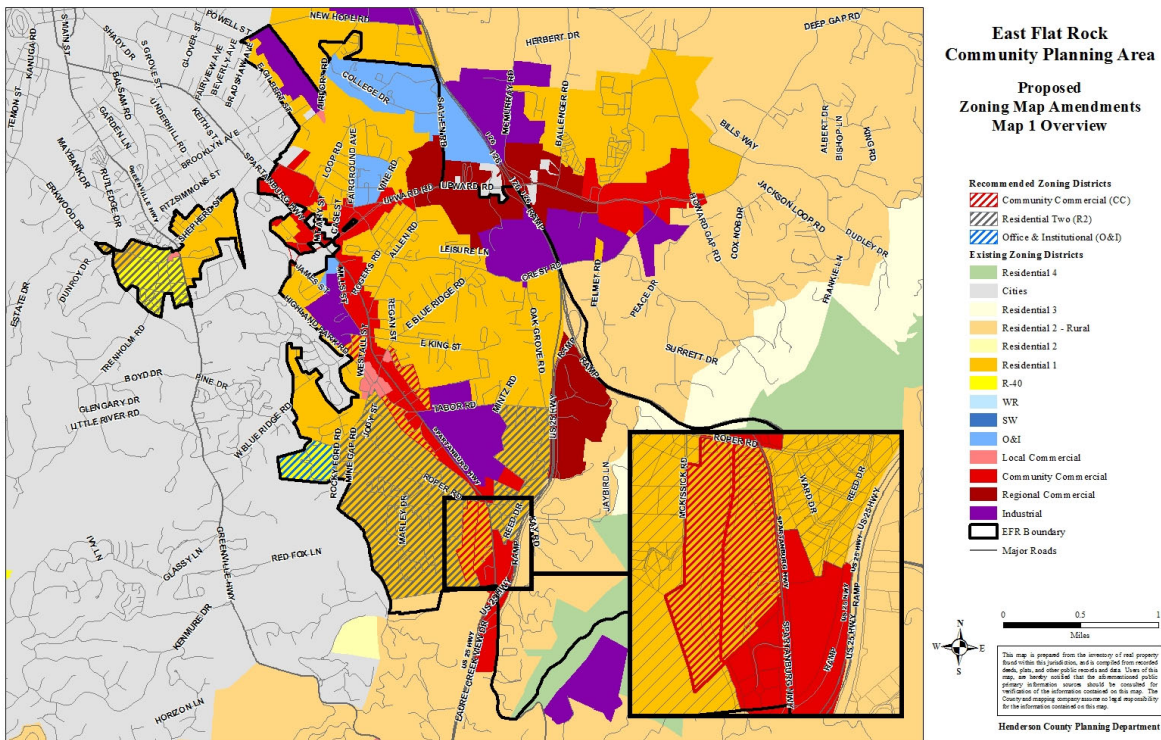
3.1. **Subject Area Uses:** The subject area is currently vacant and has an approved erosion and sedimentation control plan for land clearing activities. These activities such as, land clearing, grading, and site preparations are allowed with the appropriate erosion control permit and/or the related stormwater permit.

County staff notified the property owner and project engineer, that any use of the property would require a zoning permit and the property had no approved uses permitted at this time. **Any investment related to the site improvements cannot be considered as part of the conditional rezoning request.**

Improvements were made at the owner’s expense, and with the owner’s knowledge that a zoning permit for specific uses may, or may not, be allowed and are not guaranteed. All property owners are entitled to seek zoning permits in accordance with the Land Development Code.

3.2. Adjacent Area Uses: The surrounding properties include a variety of uses. To the southwest and north, adjacent uses are primarily commercial consisting of the South Crossing Business Park and an automotive repair business for large commercial vehicles. To the southeast, east, and northeast, the adjacent uses are primarily residential containing the Brookside Manufactured Home Park, single-family stick-built structures, and manufactured homes. (See Map D).

Map E: Overview of EFR Recommended Zoning Changes

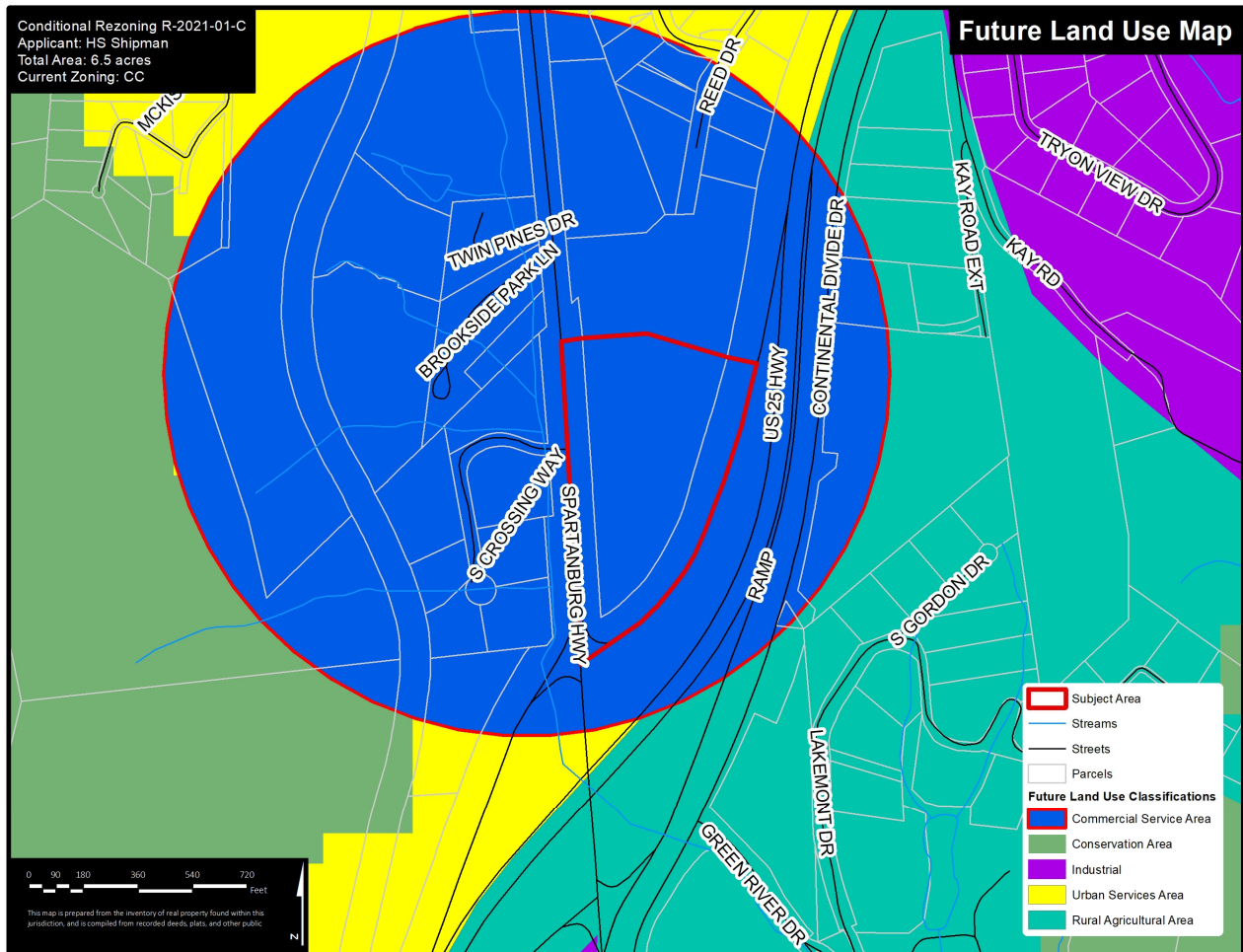


3.3. East Flat Rock Community Plan: The Henderson County Board of Commissioners adopted the County Comprehensive Plan (CCP) on July 6, 2004. A principal recommendation of the CCP is the detailed study of individual communities within the County. The East Flat Rock (EFR) Community Plan is a community specific comprehensive plan that outlines future goals related to land use and development, community character and design, natural and cultural resources, agriculture, housing,

community facilities and public services, transportation and economic development as it relates to the CCP. The Board of Commissioners by resolution took action on the EFR Community Plan on May 17, 2018. Within the EFR Community Plan were several recommended zoning changes. (See Map E). While the subject area is contained within the boundary of the EFR Community Plan, it was not recommended for any proposed zoning map amendments. The subject area has been zoned Community Commercial since the adoption of the Land Development Code in September of 2007.

3.3.1. EFR Community Plan does recommend rezoning property along Spartanburg Hwy (US 176) from Residential One (R1) to Community Commercial (CC) within the vicinity of the subject area.

Map G: County Comprehensive Plan Future Land Use Map



4. The Henderson County Comprehensive Plan (CCP)

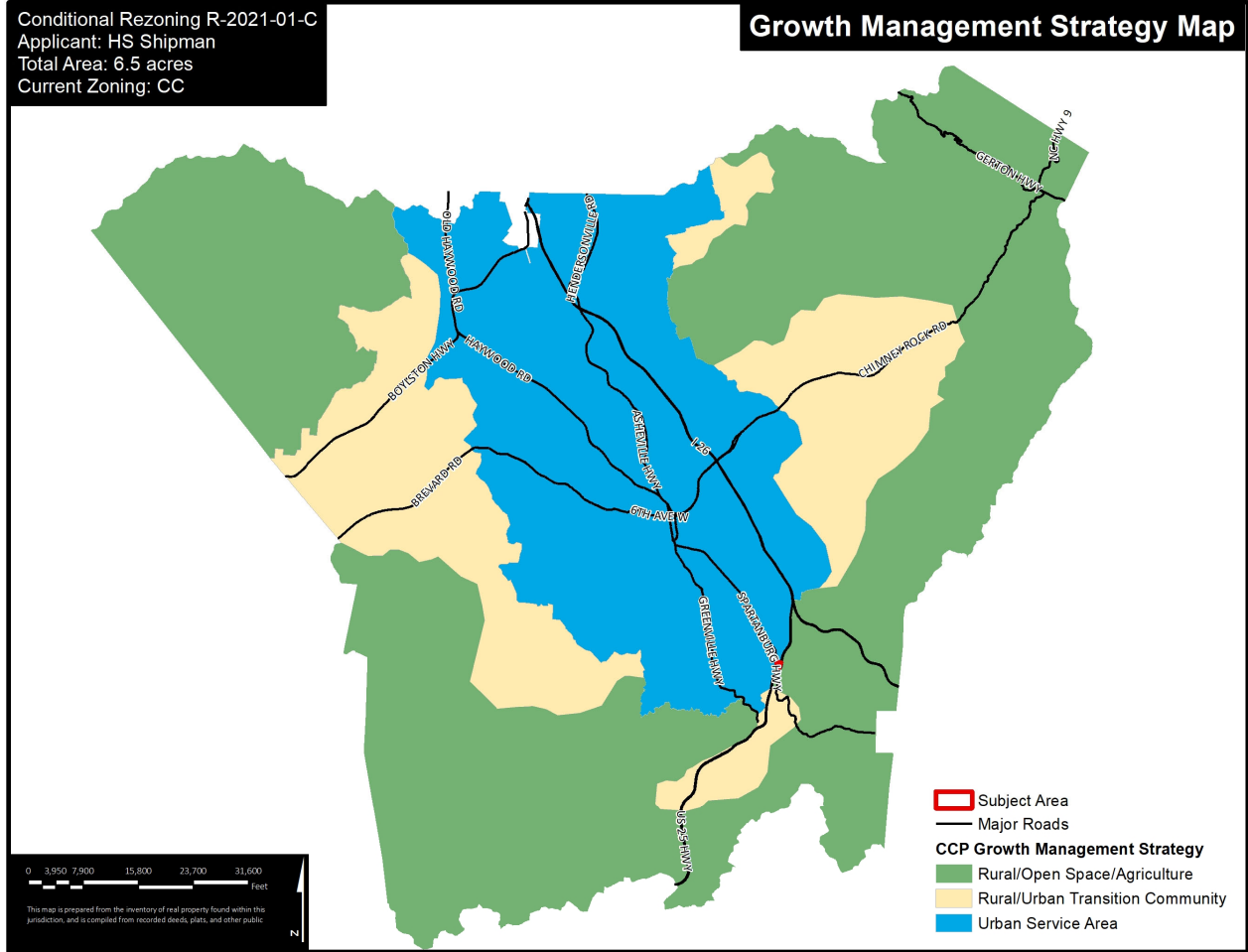
4.1. The CCP Future Land Use Map identifies the subject area as being in the **Community Service Center (CSC)** (CCP, Pgs. 138-140 & Appendix 1, Map 24). (See Map G).

4.1.1. **Community Service Center:** *Community Service Centers* are intended to be intensive, efficient, defined concentrations of mixed services that meet the needs of the surrounding community and defined service areas. *Community Service Centers* are appropriate for a mixture of commercial uses scaled to the service area in question; residential uses of varying densities depending upon available services; and *Community Facilities* such as schools, parks, community centers, and other similar *Community Facilities*. The mixture and intensity of land uses contained within *Community Service Centers* are intended to be appropriate within the context of the surrounding community and intended service area. *Community Service Centers* should also be properly controlled by appropriate aesthetic standards, access management standards, and other appropriate development control measures. (CCP, Pg. 138).

4.1.1.1. Furthermore, **Community Service Centers** are located in unified development concentrations at intersections of selected thoroughfares and in central locations that are convenient to nearby residential development so as to minimize problems associated with “strip” commercial development. CSC should be priority targets of investments for sewer and water, public transportation, greenways, other general road improvements, and other appropriate infrastructural improvements. (CCP, Pg. 138).

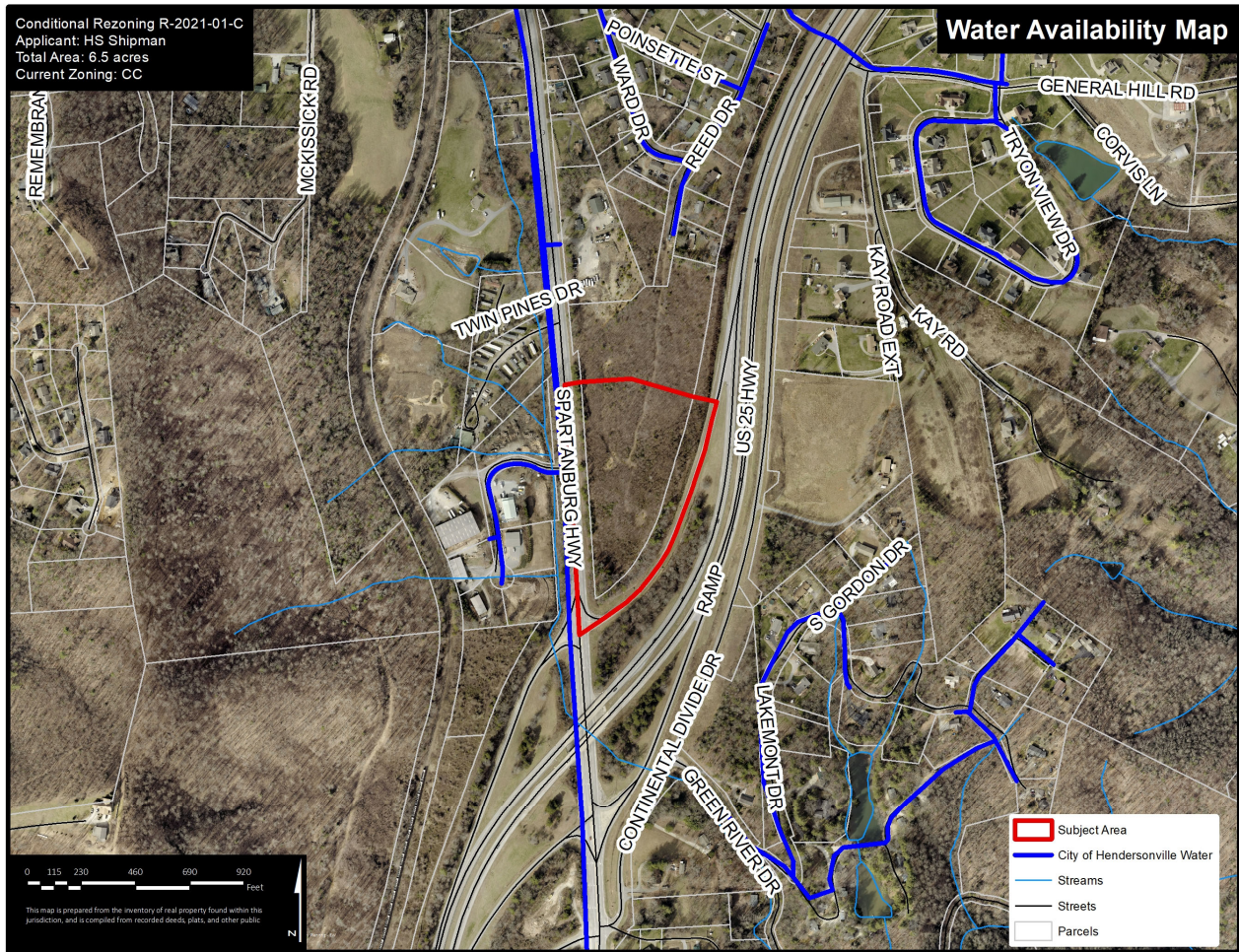
4.1.1.2. **Community Commercial** areas are located within defined **Community Service Centers**. Though still pedestrian friendly, they are larger center serving larger market areas and are situated at logical intersections along major roads. With proper project design, residential uses can also be included within Community Commercial areas. Public utilities are generally required. They should include a variety of retail sales and services, public and private administrations, offices, and all other uses done primarily for sale or profit on the local and community level. They should be compatible with adjacent development and the surrounding community and should minimize congestion and sprawl. (CCP, Pg. 139).

Map H: Growth Management Strategy Map



4.1.3. **Growth Management Strategy:** The CCP shows the subject area located in the Urban Services Area (USA) for Growth Management Strategy. The CCP states “The USA will contain considerable commercial development at a mixture of scales: Local, Community, and Regional, as defined below. In particular, all Regional Commercial development should be concentrated here. Commercial development will exist within predefined zoning districts whose standards and configuration are in keeping with the surrounding community.” (CCP, pg. 133, #4.) (See Map H)

Map I: Water Availability Map



5. Water and Sewer

5.1. **Public Water:** The applicant is proposing connection to public water via the City of Hendersonville to serve the project. The applicant must provide a capacity letter as a condition.

5.2. **Public Sewer:** The applicant is proposing an individual septic system to serve the project.

6. Buffering and Separation

6.1. **Buffering:** The applicant is proposing to install a 30' B2 Buffer to all residential property or property zoned residential.

6.1.1. B2 Buffer includes: 2 large or 3 small deciduous trees per 100 linear feet or 5 large or 12 small evergreen trees per 100 linear feet.

6.2. **Separation:** The applicant is showing a setback 500' of an existing dwelling unit in addition to a site wide 100' perimeter setback.

7. **Supplemental Requirement 10.1 for Asphalt Plant**

(These requirements do not automatically apply to a conditional rezoning application but may be conditions required by the Board of Commissioners as well as other conditions not stated below.)

- (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.
- (3) Dust Reduction. Unpaved *roads, travelways* and/or parking areas shall be treated to prevent dust from adverse effects to adjacent properties.
- (4) Separation. An *asphalt plant* shall not be constructed or newly located within:
 - a. One-half (½) mile of an existing *school, library, day care facility, healthcare facility and/or religious institution*; and
 - b. Five hundred (500) feet of an existing *dwelling unit* (located in a *residential zoning district* and not located on the same property as the *use*).
- (5) Perimeter Setback. One hundred (100) feet.
- (6) Security. The operations of an *asphalt plant* shall be totally enclosed by: (1) a security fence or wall at least eight (8) feet in height; or (2) a fireproof *building*. Entrances and exits should be secured and locked during non-operating hours.

8. **Proposed Conditional District (CD-2021-01) Development**

8.1. **Proposed Use:** The applicant is proposing to use the site for a new asphalt drum plant. The Conditional District allows the Board of Commissioners to place conditions or restrictions on the property that binds this specific development and location. Below is an overview of the development.

- 400 Square Foot Steel Control Building
- Raw Materials Storage Area
- Heavy Duty Asphalt Pad and Driveway
- Loading Zone
- Three Parking Spaces for Employees
- 2 Acres of Impervious Surfaces on Total Tract (17%)
- 1.8 Acres of Impervious Surfaces on Project Parcel (28%)
- Accessed off Spartanburg Hwy (US 176)
- Maximum Building Height – 65ft

9. **Neighborhood Compatibility Meeting**

- 9.1. A neighborhood compatibility meeting will be held on Tuesday, March 30, 2021 at 4:00 PM in the East Henderson High School Auditorium. Invitations will be sent to property owners within 400 feet of the subject area's boundary.
- 9.2. A report of this meeting will be forwarded to the Planning Board and Board of Commissioners.

10. Staff Comments

10.1. **The CCP:** The CCP Future Land Use Map (See Map G) places the subject area in Community Service Center classification.

10.2. **Comparison of Districts:** The existing Community Commercial (CC) zoning district allows for primarily commercial development with a maximum gross floor area of 80,000 sq ft. The corresponding Conditional District (CD) applies to instances where certain types of zoning districts would be inappropriate at certain locations in the absence of special conditions. Some land *uses* are of a nature or scale that may have significant impacts on both the immediate surrounding area and the entire community, which cannot be predetermined or controlled by general district standards. There are also circumstances in which a general use district designation allowing such a *use* by right would not be appropriate for a particular property though the *use* could, if properly planned, be appropriate for the property consistent with the objectives of these regulations, the adopted *Comprehensive Plan*, and adopted district. The review process established in the LDC provides for the accommodation of such *uses* by a reclassification of property into a conditional zoning district, subject to specific conditions, which ensure compatibility of the *use* with the use and enjoyment of neighboring properties.

10.3. **Conditional Zoning Approval:** If a petition for conditional zoning is approved, the development and use of the property shall be governed by the existing Chapter requirements applicable to the district’s category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute zoning regulations for the approved district and are binding on the property as an amendment to these regulations and to the Official Zoning Map.

10.3.1. Only those uses and structures indicated in the approved petition and site plan shall be allowed on the subject property. A change of location of the structures may be authorized pursuant to §42-50 (Alterations to Approval). Changes to the site plan layout shall not increase the number of structures. (LDC §42-49)

11. Technical Review Committee (TRC) Recommendations

11.1. The Technical Review Committee (TRC) will review the site plan on Tuesday, April 6, 2021 at 2:00 pm. The TRC will not approve the site plan or make a recommendation on the application. The TRC does not have authority of technical requirements under the State or EPA and will not discuss those standards. Any required permits from the EPA, State, Federal, Department of Environmental Quality (DEQ) (including related Water or Air Quality restrictions) will be required as conditions of approval if the BOC approves the application.

12. Planning Board Recommendations

12.1. The Planning Board will discuss this application on Thursday, April 15, 2021 at 5:30 pm at the East Henderson High School Auditorium.

13. Board of Commissioners Public Hearing

13.1. TBD

14. Recommended Conditions from the LDC, TRC, and Planning Board

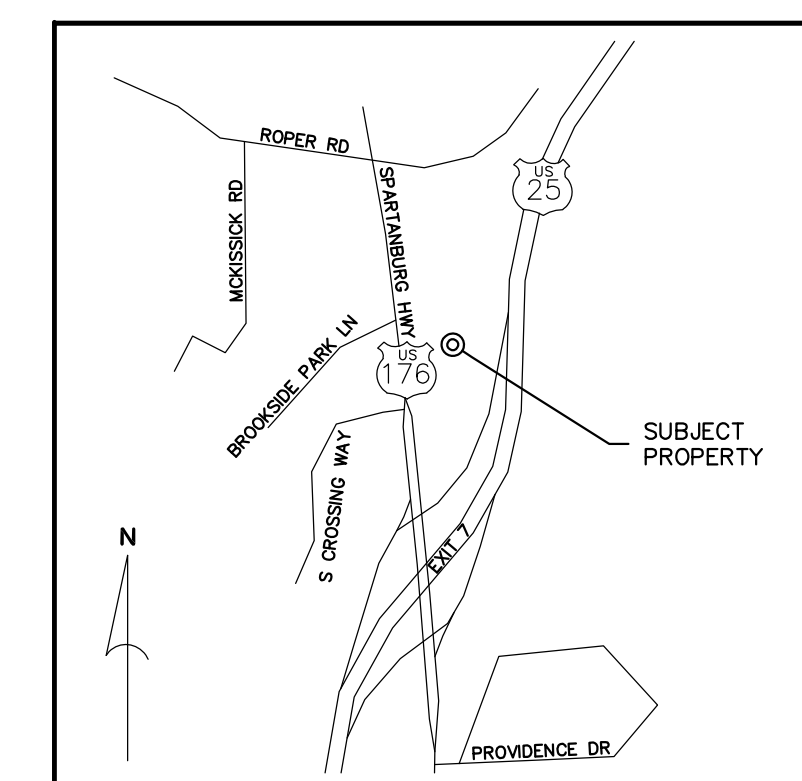
- 14.1. All conditions discussed will be attached to the staff report for the Board of Commissioners meeting.

HENDERSON COUNTY ASPHALT PLANT

HENDERSON COUNTY, NORTH CAROLINA

PREPARED FOR:
HS SHIPMAN, LLC
 PO BOX 368
 FLAT ROCK, NC 28731
JEFF SHIPMAN
 (828) 693-0230

Sheet List Table	
Sheet Number	Sheet Title
C000	COVER
C101	EXISTING CONDITIONS AND DEMOLITION PLAN
C201	SITE PLAN
C301	GRADING AND EROSION CONTROL PLAN
C501	STORM DRAINAGE PLAN
C601	UTILITY PLAN



VICINITY MAP
(NOT TO SCALE)

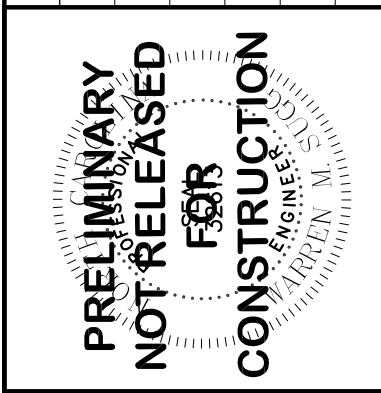


Know what's below.
Call before you dig.

DEVELOPMENT DATA	
OWNER/DEVELOPER:	HS SHIPMAN, LLC PO BOX 368 FLAT ROCK, NC 28731
CONTACT:	JEFF SHIPMAN (828) 693-0230
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	WARREN SUGG, P.E. (828) 252-5388

CDC Civil Design Concepts, PA
www.civildesignconcepts.com

NO.	DATE	DESCRIPTION	BY
1	02/18/2021	CONDITIONAL ZONING SUBMITTAL	SOB



HENDERSON COUNTY ASPHALT PLANT

DRAWN BY: SOB
 CDC PROJECT NO.: 22019
 HC PERMIT NO.: N/A

SHEET
C000

168 PATTON AVENUE
 ASHEVILLE, NC 28801
 PHONE (828) 252-5388
 FAX (828) 252-5385

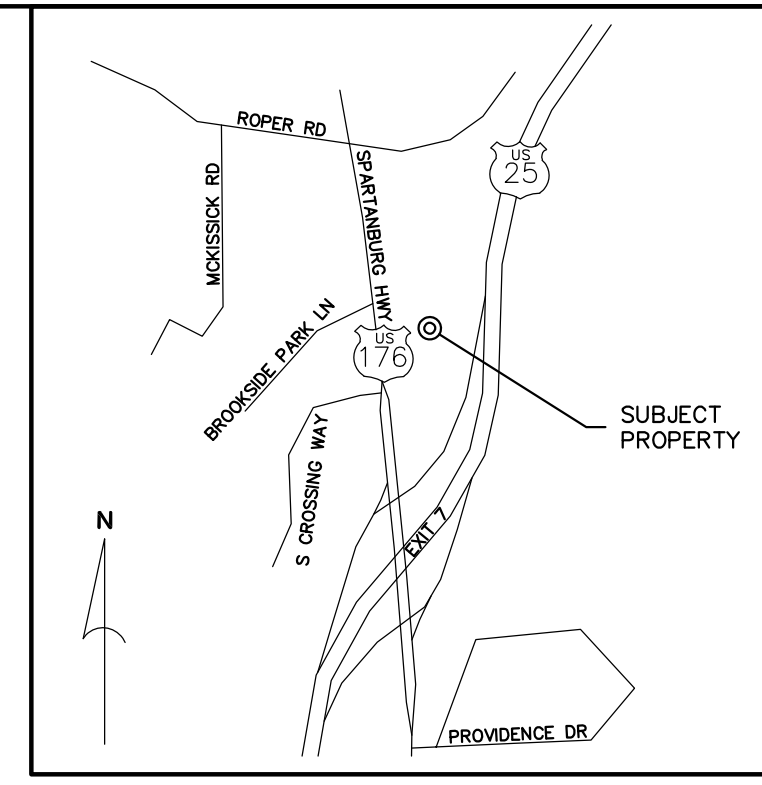
52 WALNUT STREET - SUITE 9
 WAYNE, NC 27178
 PHONE (828) 252-5400
 FAX (828) 455-5455

L9 # L10 Are Tie Lines

Line	Bearing	Distance
L1	N 44°53'09" E	75.00'
L2	S 28°42'29" E	33.99'
L3	S 80°51'56" E	60.11'
L4	N 09°03'28" E	137.92'
L5	S 02°47'29" W	30.11'
L6	S 57°46'42" W	56.75'
L7	S 47°47'40" W	31.82'
L8	N 05°37'59" W	215.25'
L9	N 09°00'04" E	37.02'
L10	N 07°09'33" E	55.23'

Curve	Arc Length	Radius	Chord Bearing	Chord Length
C1	1704.20'	3719.72'	S 19°17'25" W	1100.15'
C2	297.69'	433.46'	S 40°20'05" W	253.94'
C3	356.34'	11529.16'	N 04°13'46" W	356.32'
C4	50.62'	11529.16'	N 05°20'29" W	50.62'

- NOTES**
- ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
 - CONTRACTOR TO VERIFY WITH ENGINEER THAT THE REQUIRED GRADING/LAND DISTURBANCE AND DRIVEWAY PERMITS HAVE BEEN OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
 - ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
 - CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE EXACT LOCATION AND ELEVATION FOR ALL UTILITIES PRIOR TO CONSTRUCTION; AND TO NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES. THE LOCATION OF SOME UTILITIES SHOWN ON THE PLANS HAVE BEEN APPROXIMATED. ALL BURIED UTILITIES HAVE NOT BEEN SHOWN ON THE PLANS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES CALLED OUT TO REMAIN DURING CONSTRUCTION. ANY DAMAGE INCURRED DURING OR RESULTING FROM CONSTRUCTION ACTIVITY IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REPAIRED IN ACCORDANCE WITH APPLICABLE STANDARDS OF APPROPRIATE AGENCIES AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY ULOCO AT 1-800-632-4949 OR 811, 72 HOURS BEFORE CONSTRUCTION BEGINS.
 - EROSION CONTROL IS FIELD PERFORMANCE BASED AND CONTRACTOR SHALL INSTALL AND MAINTAIN ANY EROSION CONTROL MEASURES NECESSARY TO ASSURE MAXIMUM PROTECTION OF THE SITE DURING DEMOLITION AND CLEARING.
 - CONTRACTOR TO COORDINATE TIMING OF DEMOLITION AND CONSTRUCTION WITH OWNER TO ENSURE EXISTING FACILITIES REMAIN ACCESSIBLE.
 - ALL DEBRIS, STRUCTURES AND UTILITIES TO BE DEMOLISHED AND REMOVED FROM THE PROJECT SITE ARE NOT SHOWN ON THIS PLAN. ANY ADDITIONAL DEBRIS, STRUCTURES AND UTILITIES ENCOUNTERED DURING CONSTRUCTION, WHICH IN THE OPINION OF THE ENGINEER SHOULD BE DEMOLISHED AND REMOVED, SHALL BE DISPOSED OF OFF-SITE AT THE CONTRACTOR'S EXPENSE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY REQUIRED PERMITS.



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER: HS SHIPMAN, LLC
 PO BOX 368
 FLAT ROCK, NC 28731
 CONTACT: JEFF SHIPMAN
 (828) 693-0230

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
 168 PATTON AVENUE
 ASHEVILLE, NC 28801
 CONTACT: WARREN SUGG, P.E.
 (828) 252-5388

PROJECT DATA

PIN: 9586-37-1990
 ADDRESS: 9999 SPARTANBURG HWY, E FLAT ROCK
 DEED BOOK/PAGE: 3552/363
 TOTAL: 11.9 ACRES
 PROJECT PARCEL: 6.5 ACRES
 ZONING: CC-COMMUNITY COMMERCIAL
 PROPOSED ZONING: C2-CONDITIONAL ZONING

SETBACKS (ASPHALT PLANT):
 FRONT: 100'
 SIDES: 100'
 REAR: 100'
 CORNER: 100'

DISTURBED AREA: TOTAL: 4.5 AC (38%)
 PROJECT PARCEL: 3.8 AC (60%)
 GRADING: 20,000 CY ONSITE-BALANCED
 WATERSHED: GREEN RIVER

VEHICULAR PARKING:
 REQUIRED SPACES: 1 (MIN. 1/4000 SF)
 SPACES PROVIDED: 3

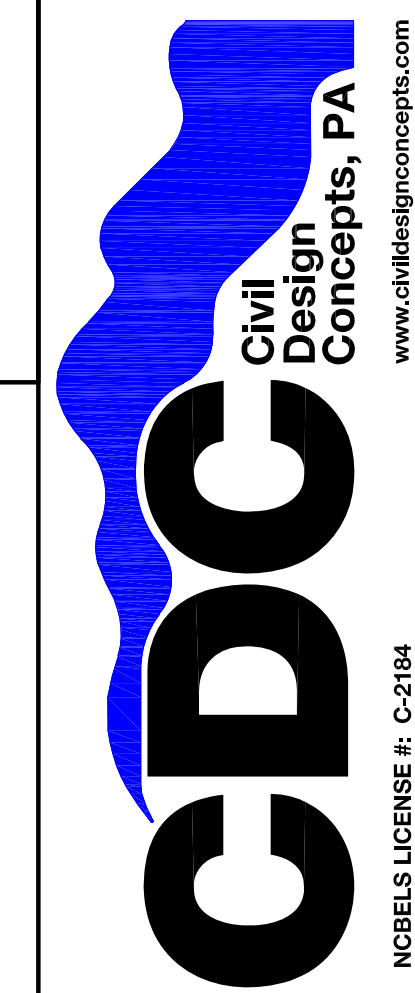
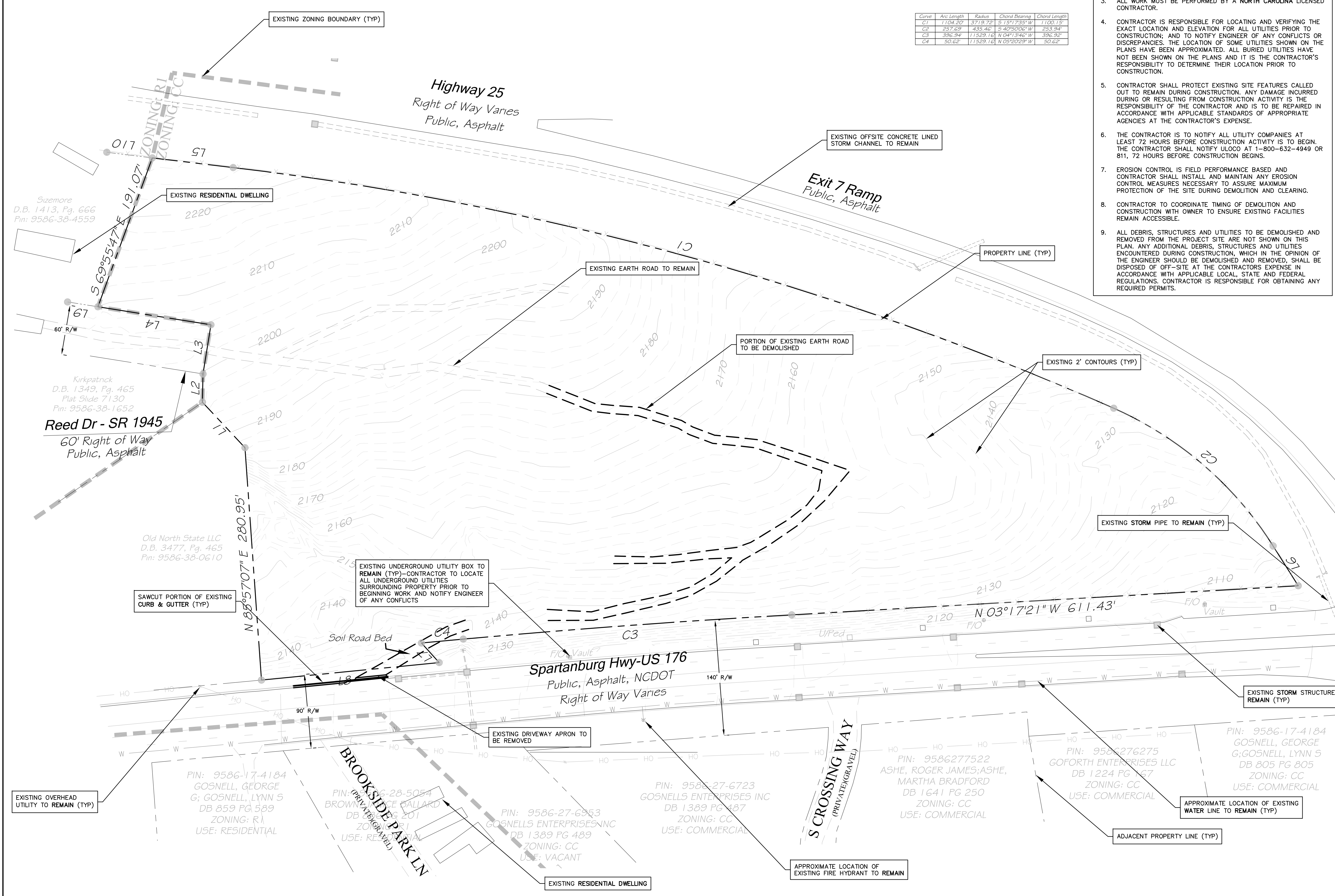
HANDICAPPED SPACES:
 SPACES REQUIRED: 1 SPACES PROVIDED: 1

IMPERVIOUS CALCULATIONS:
 PRE-DEVELOPMENT: IMPERVIOUS 0.00 ACRES (0%) PERVIOUS 11.9 ACRES (100%)
 POST-DEVELOPMENT: 2.0 ACRES (17%) 9.9 ACRES (83%)

LANDSCAPING REQUIREMENTS:
 BUFFER: 30' B2 BUFFER TO RESIDENTIAL
 (PLANTINGS BY EXISTING TREE CREDIT PENDING TREE SURVEY)

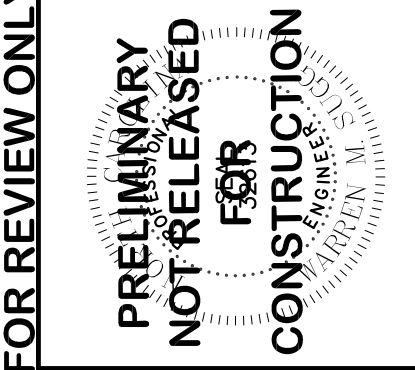
OPEN SPACE CALCULATIONS:
 N/A

SOIL TYPE: EwE/HyC
 SOIL GROUP: B/C



FOR REVIEW ONLY

NO.	DATE	DESCRIPTION
1	02/18/2021	CONDITIONAL ZONING SUBMITTAL

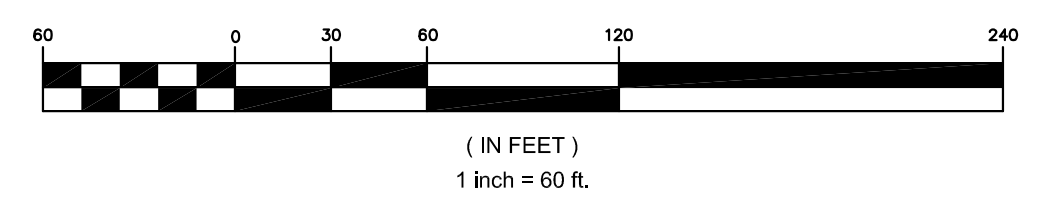


EXISTING CONDITIONS AND DEMOLITION PLAN FOR:
HENDERSON COUNTY ASPHALT PLANT

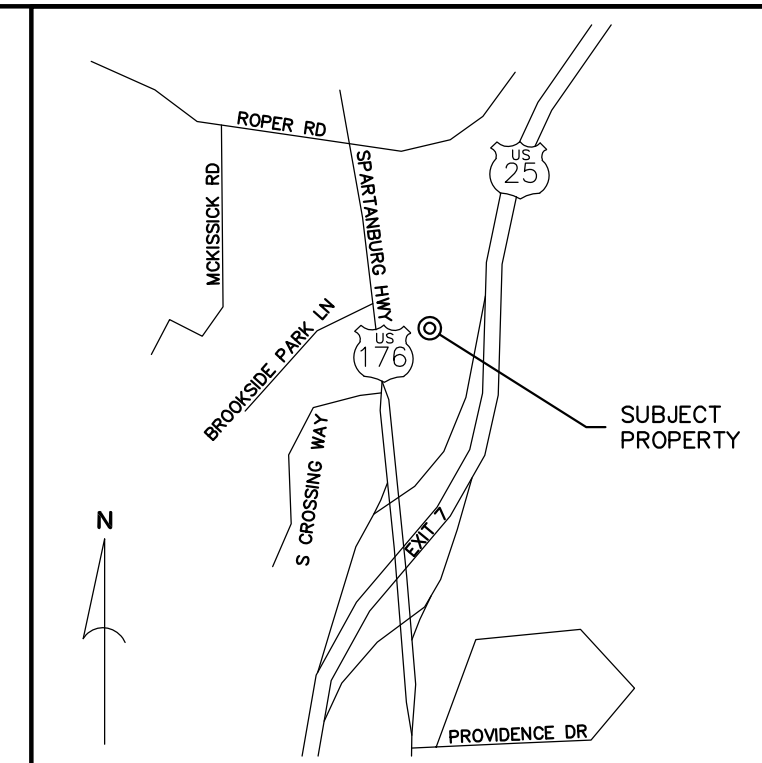
HS SHIPMAN, LLC - HENDERSON COUNTY, NORTH CAROLINA



EXISTING CONDITIONS AND DEMOLITION PLAN
 GRAPHIC SCALE



- NOTES**
1. ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
 2. SINGLE-PHASE CONSTRUCTION.
 3. ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
 4. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE EXACT LOCATION AND ELEVATION FOR ALL UTILITIES PRIOR TO CONSTRUCTION; AND TO NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES. THE LOCATION OF SOME UTILITIES SHOWN ON THE PLANS HAVE BEEN APPROXIMATED. ALL BURIED UTILITIES HAVE NOT BEEN SHOWN ON THE PLANS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION PRIOR TO CONSTRUCTION.
 5. CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES (SHOWN TO REMAIN) AND NEWLY COMPLETED WORK DURING CONSTRUCTION. ANY DAMAGE INCURRED DURING OR RESULTING FROM CONSTRUCTION ACTIVITY IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REPAIRED IN ACCORDANCE WITH APPLICABLE STANDARDS OF APPROPRIATE AGENCIES AT THE CONTRACTOR'S EXPENSE.
 6. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY ULCOO AT 1-800-632-4949 OR 811 72 HOURS BEFORE CONSTRUCTION BEGINS.
 7. SIDEWALKS SHALL BE CONSTRUCTED IN ORDER TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. A MAXIMUM OF 5% SIDEWALK/CROSSWALK LONGITUDINAL SLOPE IS PERMITTED. A MAXIMUM OF 1/4" PER FOOT SIDEWALK/CROSSWALK CROSS SLOPE IS PERMITTED. ANY SIDEWALK/CROSSWALK INSTALLED WITH A STEEPER SLOPE SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
 8. ALL RADI LISTED ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED. ALL PARKING LOT RADII ARE 5' UNLESS OTHERWISE NOTED.
 9. ALL ROAD/PARKING LOT IMPROVEMENTS, STRIPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (MUTCD). CONTRACTOR MAY USE A PAINT SUITABLE FOR ASPHALT APPLICATION IN LIEU OF THERMOPLASTIC WITH PRIOR APPROVAL FROM THE ENGINEER.
 10. CURB END TREATMENT TO BE APPLIED TO ALL CURB ENDS. REFER TO CURB END TREATMENT DETAIL.
 11. PROPOSED ROADS TO BE PRIVATE. HENDERSON COUNTY IS NOT RESPONSIBLE FOR ANY ROAD MAINTENANCE.



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER:	HS SHIPMAN, LLC PO BOX 368 FLAT ROCK, NC 28731
CONTACT:	JEFF SHIPMAN (828) 693-0230
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801 WARREN SUGG, P.E. (828) 252-5388
CONTACT:	

PROJECT DATA

PIN:	9586-37-1990
ADDRESS:	9999 SPARTANBURG HWY, E FLAT ROCK
DEED BOOK/PAGE:	3552/363
TOTAL:	11.9 ACRES
SITE ACREAGE:	PROJECT PARCEL: 6.5 ACRES
ZONING:	CC-COMMUNITY COMMERCIAL
PROPOSED ZONING:	CZ-CONDITIONAL ZONING

SETBACKS (ASPHALT PLANT):

FRONT:	100'
SIDES:	100'
REAR:	100'
CORNER:	100'

DISTURBED AREA:

TOTAL:	4.5 AC (38%)
PROJECT PARCEL:	3.8 AC (60%)
20,000 CY ONSITE-BALANCED GREEN RIVER	

VEHICULAR PARKING:

REQUIRED SPACES:	1 (MIN. 1/4000 SF)
SPACES PROVIDED:	3

HANDICAPPED SPACES:

SPACES REQUIRED:	1	SPACES PROVIDED:	1
------------------	---	------------------	---

IMPERVIOUS CALCULATIONS:

PRE-DEVELOPMENT:	IMPERVIOUS	PERVIOUS
POST-DEVELOPMENT:	0.00 ACRES (0%)	11.9 ACRES (100%)
	2.0 ACRES (17%)	9.9 ACRES (83%)

LANDSCAPING REQUIREMENTS:

BUFFER: 30' B2 BUFFER TO RESIDENTIAL
(PLANTINGS BY EXISTING TREE CREDIT PENDING TREE SURVEY)

OPEN SPACE CALCULATIONS:

N/A

SOIL TYPE: EwE/HyC
SOIL GROUP: B/C

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5388

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28786
PHONE (828) 252-5400
FAX (828) 455-5455

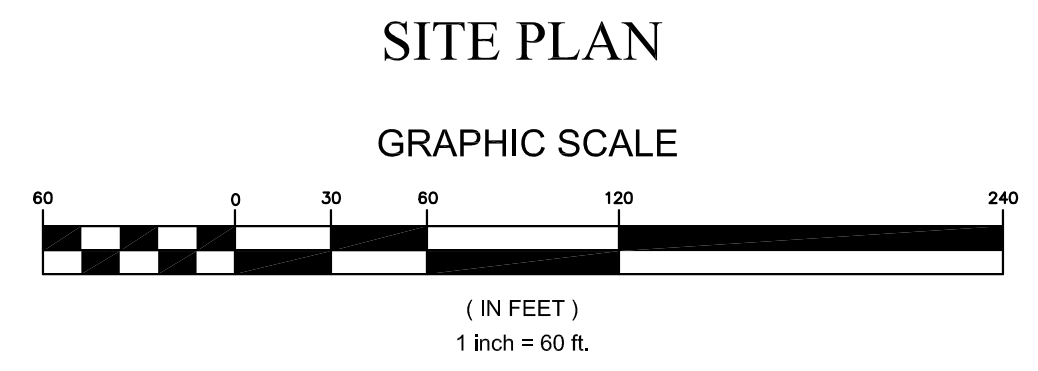
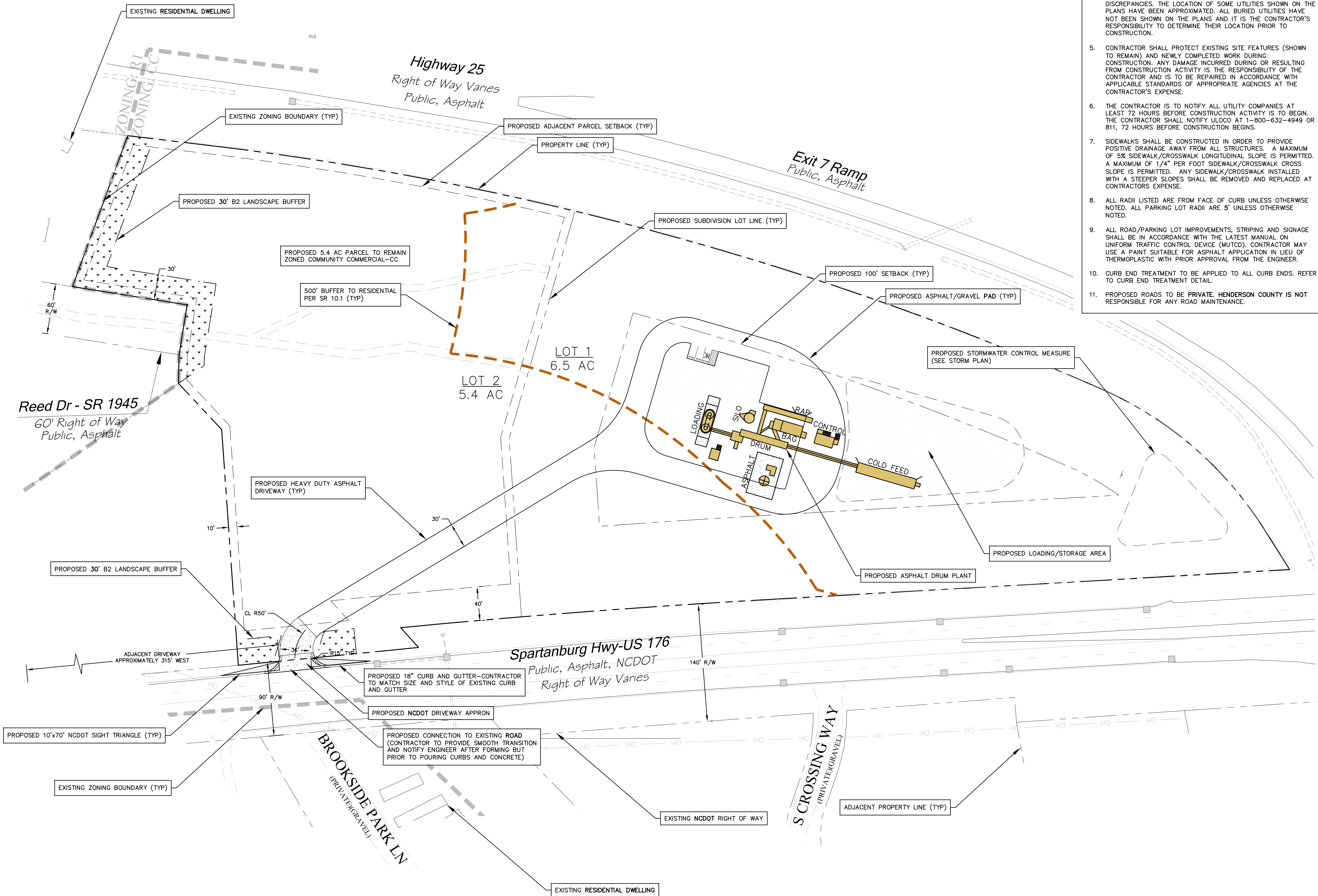
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NCELS LICENSE # C-2184

NO.	DATE	DESCRIPTION
1	02/18/2021	CONDITIONAL ZONING SUBMITTAL

FOR REVIEW ONLY

PRELIMINARY NOT RELEASED FOR CONSTRUCTION



HENDERSON COUNTY ASPHALT PLANT

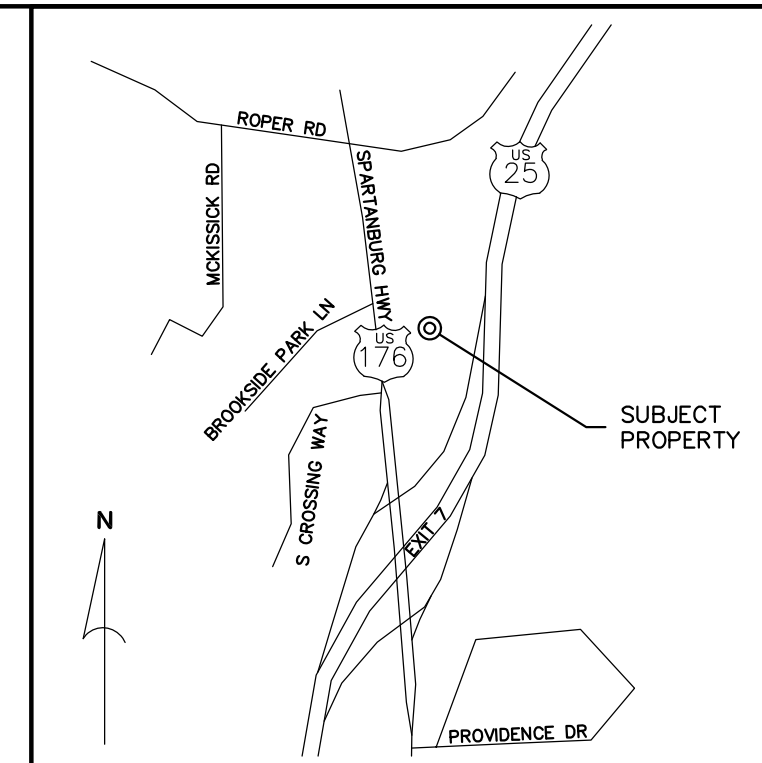
SHEET
C201

DRAWN BY: SDG
CDC PROJECT NO.: 22019
HC PERMIT NO.: N/A

ROUGH GRADING & EROSION CONTROL LEGEND

LIMITS OF DISTURBANCE	---
SILT FENCE	SF
SKIMMER & CONTROL STRUCTURE	⊙
EXISTING CONTOURS	00
PROPOSED CONTOURS	00
PERMANENT DIVERSION DITCH	→ PD → PD → PD
CHECK DAM	⊖
STRAW WATTLE	⊖
STONE INLET PROTECTION	⊖

- NOTES**
- SEE GRADING, EROSION CONTROL, AND STORM DRAINAGE DETAIL SHEETS FOR ALL GENERAL NOTES. CONTRACTOR RESPONSIBLE FOR INCLUSION OF DETAILS SHEETS WITH ALL PLANS.
 - NO PORTION OF THIS PROJECT LIES WITHIN THE 100-YR FEMA FLOODPLAIN.
 - SOIL TYPE B/C.



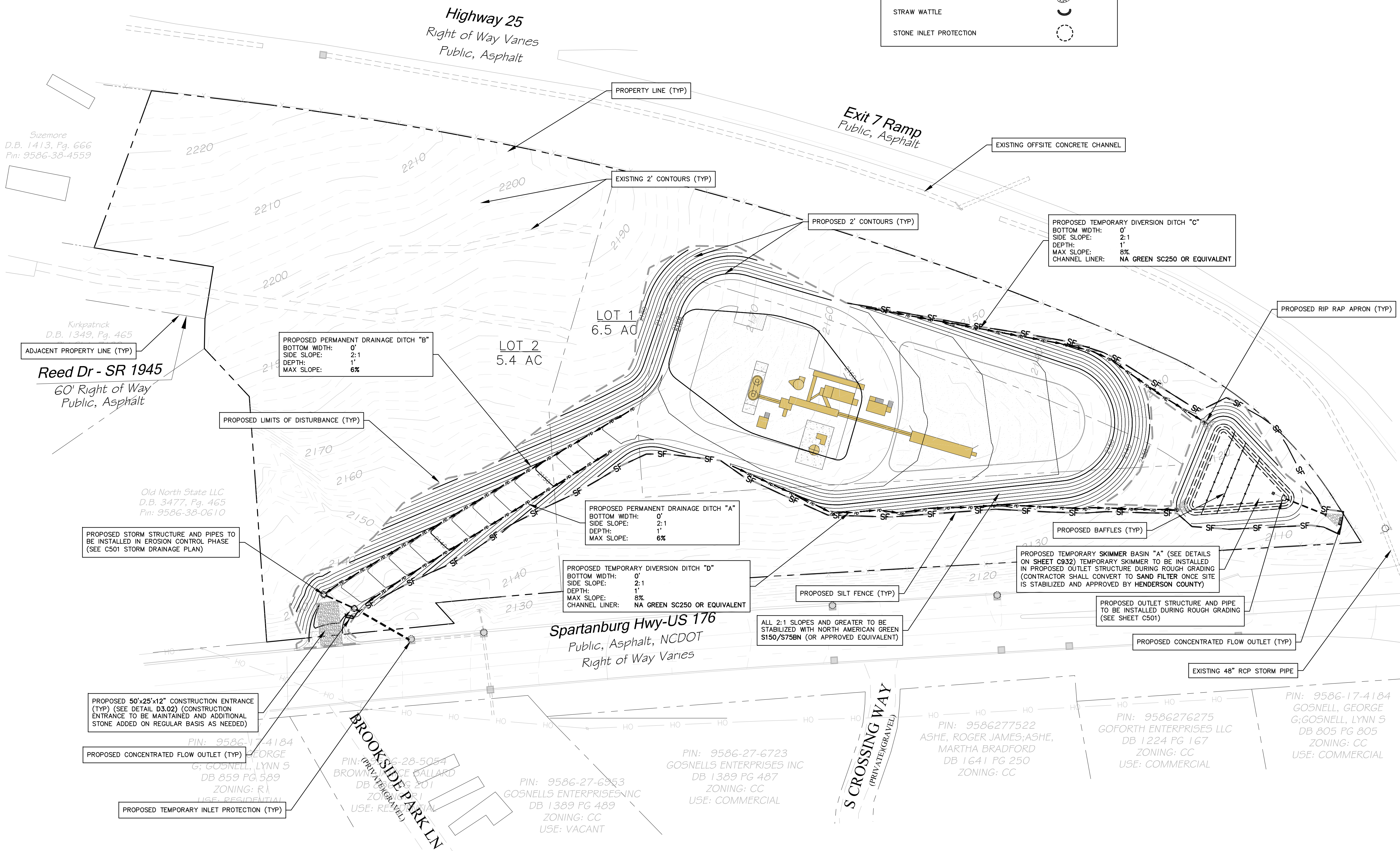
VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER:	HS SHIPMAN, LLC PO BOX 368 FLAT ROCK, NC 28731
CONTACT:	JEFF SHIPMAN (828) 693-0230
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	WARREN SUGG, P.E. (828) 252-5388

PROJECT DATA

PIN:	9586-37-1990
ADDRESS:	9999 SPARTANBURG HWY, E FLAT ROCK
DEED BOOK/PAGE:	3552/363
SITE ACREAGE:	TOTAL: 11.9 ACRES PROJECT PARCEL: 6.5 ACRES CC-COMMUNITY COMMERCIAL CZ-CONDITIONAL ZONING
ZONING:	
PROPOSED ZONING:	
SETBACKS (ASPHALT PLANT):	
FRONT:	100'
SIDES:	100'
REAR:	100'
CORNER:	100'
DISTURBED AREA:	TOTAL: 4.5 AC (38%) PROJECT PARCEL: 3.8 AC (60%)
GRADING:	20,000 CY ONSITE-BALANCED
WATERSHED:	GREEN RIVER
VEHICULAR PARKING:	1 (MIN. 1/4000 SF)
REQUIRED SPACES:	
SPACES PROVIDED:	3
HANDICAPPED SPACES:	
SPACES REQUIRED:	1
SPACES PROVIDED:	1
IMPERVIOUS CALCULATIONS:	
PRE-DEVELOPMENT:	IMPERVIOUS: 0.00 ACRES (0%) PERVIOUS: 11.9 ACRES (100%)
POST-DEVELOPMENT:	IMPERVIOUS: 2.0 ACRES (17%) PERVIOUS: 9.9 ACRES (83%)
LANDSCAPING REQUIREMENTS:	BUFFER: 30' B2 BUFFER TO RESIDENTIAL (PLANTINGS BY EXISTING TREE CREDIT PENDING TREE SURVEY)
OPEN SPACE CALCULATIONS:	
N/A	
SOIL TYPE:	EwE/HyC
SOIL GROUP:	B/C



Sizemore
D.B. 1413, Pg. 666
Pin: 9586-38-4559

Kirkpatrick
D.B. 1349, Pg. 465
Reed Dr - SR 1945
60' Right of Way
Public, Asphalt

Old North State LLC
D.B. 3477, Pg. 465
Pin: 9586-38-0610

PROPOSED 50'x25'x12" CONSTRUCTION ENTRANCE (TYP) (SEE DETAIL 03.02) (CONSTRUCTION ENTRANCE TO BE MAINTAINED AND ADDITIONAL STONE ADDED ON REGULAR BASIS AS NEEDED)

PIN: 9586-17-4184
GOSNELL, GEORGE
GOSNELL, LYNN 5
DB 859 PG 589
ZONING: CC
USE: COMMERCIAL

PIN: 9586-28-5054
BROWN, JEFFREY BALLARD
DB 1389 PG 487
ZONING: CC
USE: COMMERCIAL

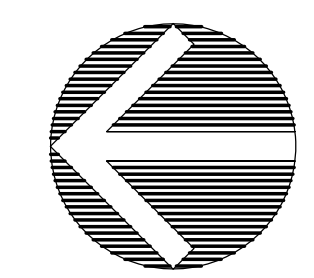
PIN: 9586-27-6353
GOSNELLS ENTERPRISES INC
DB 1389 PG 489
ZONING: CC
USE: VACANT

PIN: 9586-27-6723
GOSNELLS ENTERPRISES INC
DB 1389 PG 487
ZONING: CC
USE: COMMERCIAL

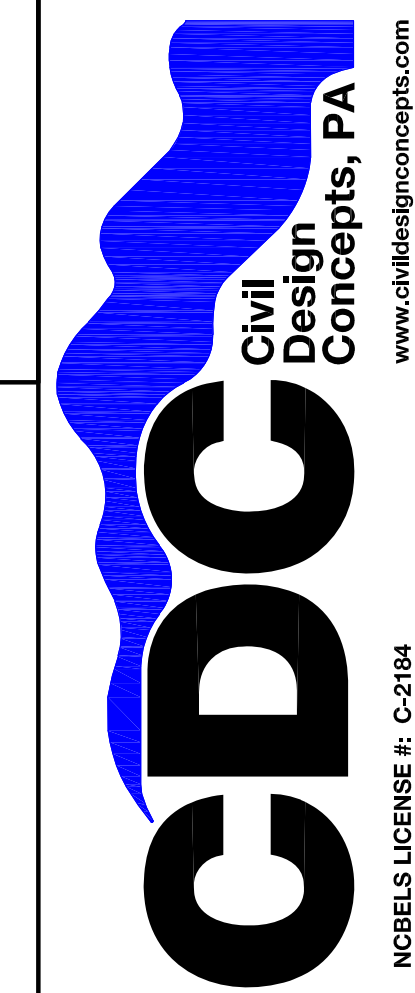
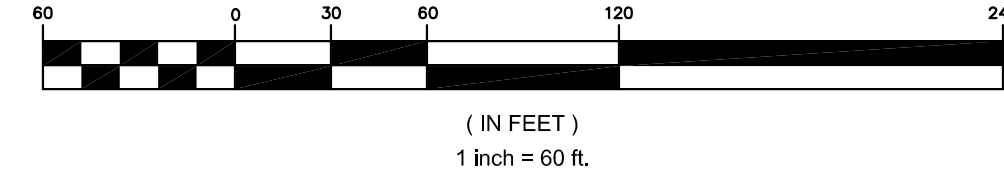
PIN: 9586277522
ASHE, ROGER JAMES; ASHE,
MARTHA BRADFORD
DB 1641 PG 250
ZONING: CC

PIN: 9586276275
GOFORTH ENTERPRISES LLC
DB 1224 PG 167
ZONING: CC
USE: COMMERCIAL

PIN: 9586-17-4184
GOSNELL, GEORGE
GOSNELL, LYNN 5
DB 805 PG 805
ZONING: CC
USE: COMMERCIAL



GRADING AND EROSION CONTROL PLAN
GRAPHIC SCALE



FOR REVIEW ONLY

NO.	DATE	DESCRIPTION
1	02/18/2021	CONDITIONAL ZONING SUBMITTAL

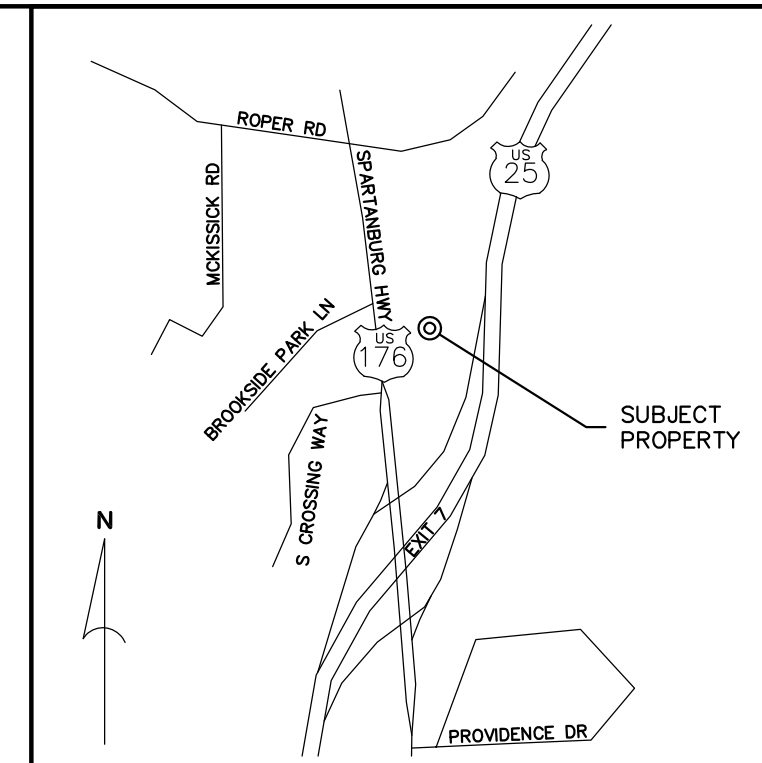
PRELIMINARY NOT RELEASED FOR CONSTRUCTION

HENDERSON COUNTY ASPHALT PLANT

DRAWN BY: SDB
CDC PROJECT NO.: 22019
HC PERMIT NO.: N/A

SHEET
C301

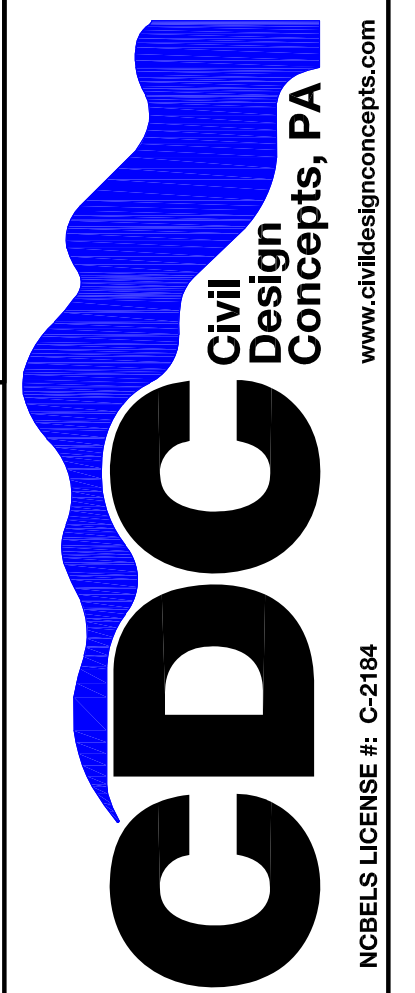
- NOTES**
- SEE GRADING, EROSION CONTROL, AND STORM DRAINAGE DETAIL SHEETS FOR ALL GENERAL NOTES. CONTRACTOR RESPONSIBLE FOR INCLUSION OF DETAILS SHEETS WITH ALL PLANS.
 - NO PORTION OF THIS PROJECT LIES WITHIN THE 100-YR FEMA FLOODPLAIN.
 - SOIL TYPE B/C.



168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5588
FAX (828) 252-5585

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 27884
PHONE (828) 442-4100
FAX (828) 442-4100

www.childdesignconcepts.com



NO.	DATE	DESCRIPTION
1	02/18/2021	CONDITIONAL ZONING SUBMITTAL

FOR REVIEW ONLY

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

HENDERSON COUNTY ASPHALT
PLANT

DRAWN BY: SDB
CDC PROJECT NO.: 22019
HC PERMIT NO.: N/A

SHEET
C501

DEVELOPMENT DATA

OWNER/DEVELOPER: HS SHIPMAN, LLC
PO BOX 368
FLAT ROCK, NC 28731
CONTACT: JEFF SHIPMAN (828) 693-0230

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
168 PATTON AVENUE
ASHEVILLE, NC 28801
WARREN SUGG, P.E. (828) 252-5388

PROJECT DATA

PIN: 9586-37-1990
ADDRESS: 9999 SPARTANBURG HWY, E FLAT ROCK
DEED BOOK/PAGE: 3552/363
SITE ACREAGE: TOTAL: 11.9 ACRES
PROJECT PARCEL: 6.5 ACRES
ZONING: CC-COMMUNITY COMMERCIAL
PROPOSED ZONING: CZ-CONDITIONAL ZONING

SETBACKS (ASPHALT PLANT):
FRONT: 100'
SIDES: 100'
REAR: 100'
CORNER: 100'

DISTURBED AREA: TOTAL: 4.5 AC (38%)
PROJECT PARCEL: 3.8 AC (60%)
20,000 CY ONSITE-BALANCED
GREEN RIVER

VEHICULAR PARKING:
REQUIRED SPACES: 1 (MIN. 1/4000 SF)
SPACES PROVIDED: 3

HANDICAPPED SPACES:
SPACES REQUIRED: 1 SPACES PROVIDED: 1

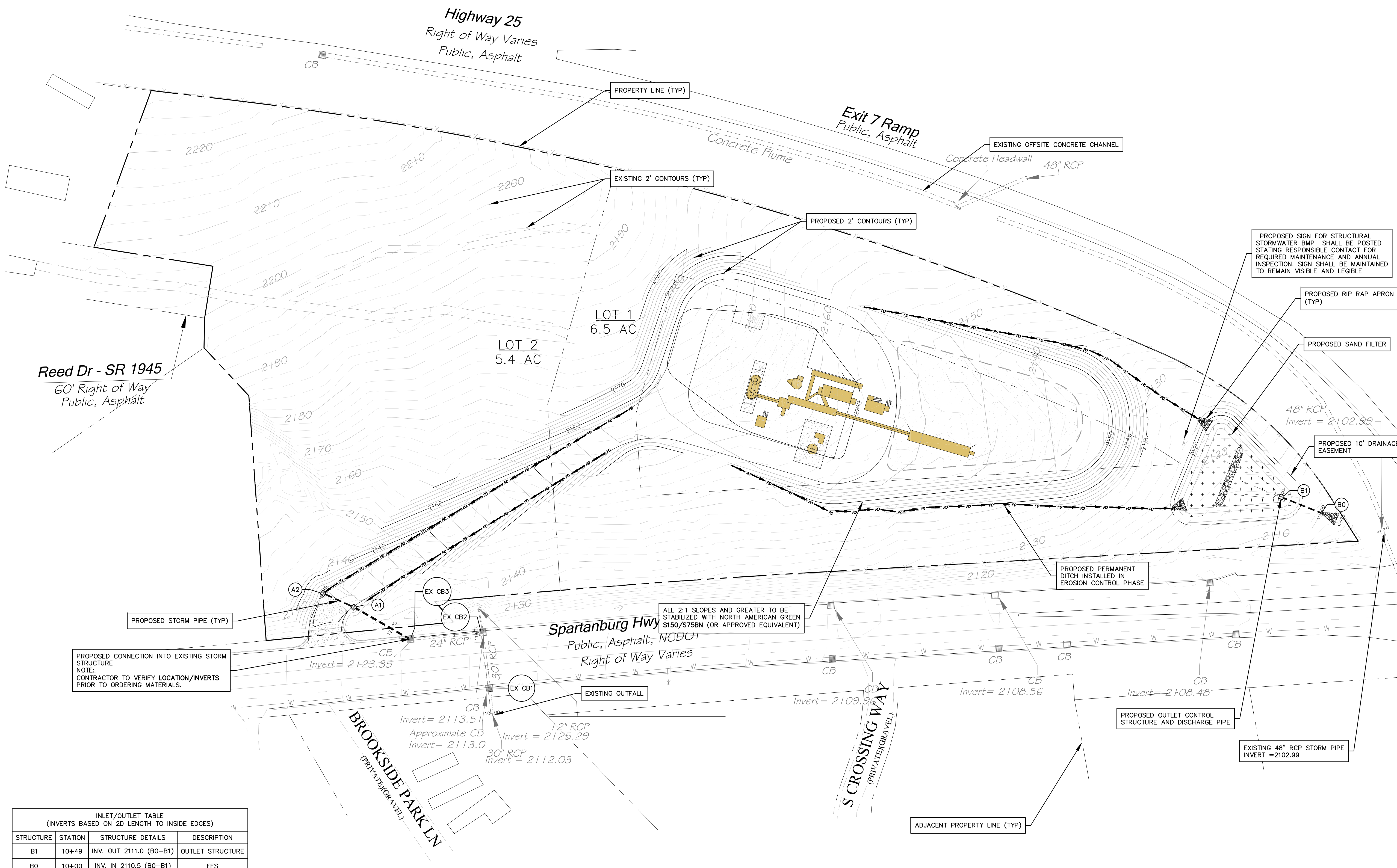
IMPERVIOUS CALCULATIONS:

PRE-DEVELOPMENT:	IMPERVIOUS	PERVIOUS
	0.00 ACRES (0%)	11.9 ACRES (100%)
POST-DEVELOPMENT:	2.0 ACRES (17%)	9.9 ACRES (83%)

LANDSCAPING REQUIREMENTS:
BUFFER: 30' B2 BUFFER TO RESIDENTIAL
(PLANTINGS BY EXISTING TREE CREDIT PENDING TREE SURVEY)

OPEN SPACE CALCULATIONS:
N/A

SOIL TYPE: EwE/HyC
SOIL GROUP: B/C



INLET/OUTLET TABLE
(INVERTS BASED ON 2D LENGTH TO INSIDE EDGES)

STRUCTURE	STATION	STRUCTURE DETAILS	DESCRIPTION
B1	10+49	INV. OUT 2111.0 (B0-B1)	OUTLET STRUCTURE
B0	10+00	INV. IN 2110.5 (B0-B1)	FES

STRUCTURE TABLE
(INVERTS BASED ON 2D LENGTH TO INSIDE EDGES)

STRUCTURE	STATION	STRUCTURE DETAILS	DEPTH	DESCRIPTION
A1	12+51	RIM 2132.0 INV. IN 2125.3 (A1-A2) INV. OUT 2124.8 (EX CB3 - A1)	7.1'±	OPEN THROAT CATCH BASIN
A2	12+89	RIM 2132.2 INV. OUT 2127.8 (A1-A2)	4.4'±	OPEN THROAT CATCH BASIN
EX CB3	11+76	RIM 2126.6 INV. IN 2123.6 (EX CB3 - A1) INV. OUT 2123.4 (EX CB2 - EX CB3)	3.3'±	EXISTING CATCH BASIN

PIPE TABLE
(SLOPES BASED ON 2D LENGTH TO INSIDE EDGES)

PIPE NAME	SIZE	LENGTH	SLOPE	MATERIAL
A1-A2	18"	35'	7.2%	HDPE
EX CB3 - A1	24"	72'	1.7%	RCP
B0-B1	18"	47'	1.0%	HDPE

811 Know what's below. Call before you dig.

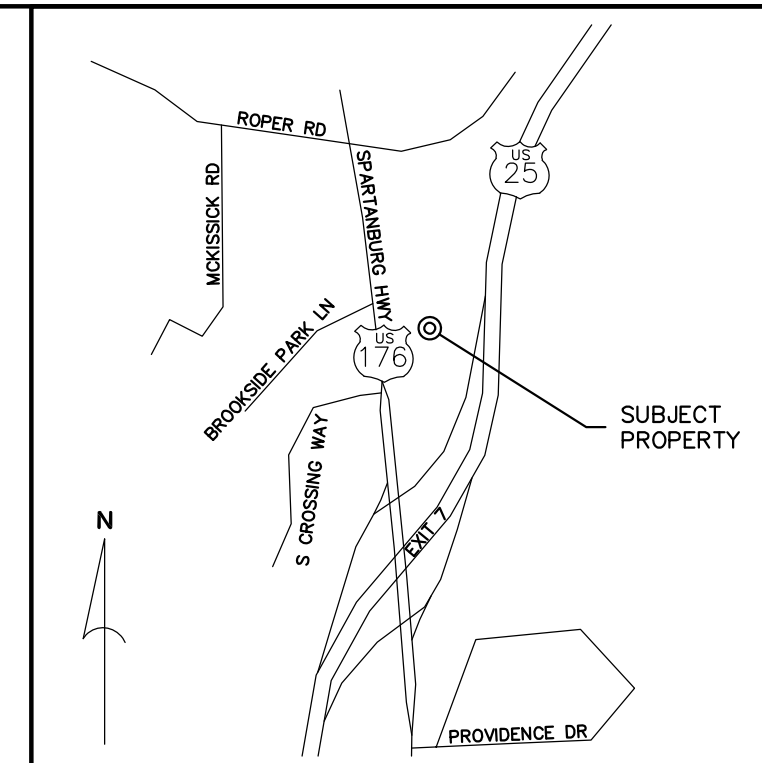
NORTH

STORM DRAINAGE PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

- NOTES**
- SEE UTILITY DETAIL SHEETS FOR ALL GENERAL WATER & SEWER NOTES. CONTRACTOR RESPONSIBLE FOR INCLUSION OF DETAILS SHEETS WITH ALL UTILITY PLANS.
 - WATER METERS ARE TO BE PLACED MAXIMUM OF 5' OFF EDGE OF PAVEMENT/SIDEWALK. WHEN A UTILITY STRIP IS PRESENT, METERS SHALL BE INSTALLED WITHIN STRIP. WHEN SIDEWALK IS CONSTRUCTED AND NO STRIP IS AVAILABLE, SERVICE LINES CROSSING SIDEWALK SHALL BE CONSTRUCTED WITH PVC SLEEVE EXTENDING 6" ON EITHER SIDE OF SIDEWALK PER HENDERSON COUNTY STANDARDS AND SPECIFICATIONS.
 - TYPICAL EASEMENTS FOR WATER LINES LOCATED OUTSIDE ESTABLISHED UTILITY EASEMENTS OR ROAD RIGHT-OF-WAYS SHALL BE A 20 FEET. THE ENTIRE WATER EASEMENT MUST BE CLEAR AND REMAINED CLEARED OF TREE PLANTINGS, EXISTING TREES, AND ANY PERMANENT STRUCTURES.
 - CROSSINGS TO MAINTAIN MSD REQUIRED VERTICAL SEPARATION. CONTRACTOR TO CONTACT ENGINEER ON ANY CROSSING THAT DOES NOT MEET THIS SEPARATION, OR SEPARATION IS CLOSER THAN 1'. REFER TO GENERAL NOTES ON SEWER DETAIL SHEET FOR SEPARATION REQUIREMENTS BETWEEN UTILITIES.
 - TYPICAL EASEMENTS FOR SEWER LINES LOCATED OUTSIDE ESTABLISHED UTILITY EASEMENTS OR ROAD RIGHT-OF-WAYS SHALL BE AS SHOWN. THE ENTIRE SEWER EASEMENT MUST BE CLEAR AND REMAINED CLEARED OF TREE PLANTINGS, EXISTING TREES, AND ANY PERMANENT STRUCTURES.
 - NO PORTION OF THIS PROJECT LIES WITHIN THE 100-YR FEMA FLOODPLAIN.



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER:	HS SHIPMAN, LLC PO BOX 368 FLAT ROCK, NC 28731
CONTACT:	JEFF SHIPMAN (828) 693-0230
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801
CONTACT:	WARREN SUGG, P.E. (828) 252-5388

PROJECT DATA

PIN:	9586-37-1990
ADDRESS:	9999 SPARTANBURG HWY, E FLAT ROCK
DEED BOOK/PAGE:	3552/363
SITE ACREAGE:	TOTAL: 11.9 ACRES PROJECT PARCEL: 6.5 ACRES
ZONING:	CC-COMMUNITY COMMERCIAL
PROPOSED ZONING:	CZ-CONDITIONAL ZONING

SETBACKS (ASPHALT PLANT):

FRONT:	100'
SIDES:	100'
REAR:	100'
CORNER:	100'

DISTURBED AREA: TOTAL: 4.5 AC (38%)
PROJECT PARCEL: 3.8 AC (60%)
20,000 CY ONSITE-BALANCED GREEN RIVER

VEHICULAR PARKING:

REQUIRED SPACES:	1 (MIN. 1/4000 SF)
SPACES PROVIDED:	3

HANDICAPPED SPACES:

SPACES REQUIRED:	1	SPACES PROVIDED:	1
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IMPERVIOUS CALCULATIONS:

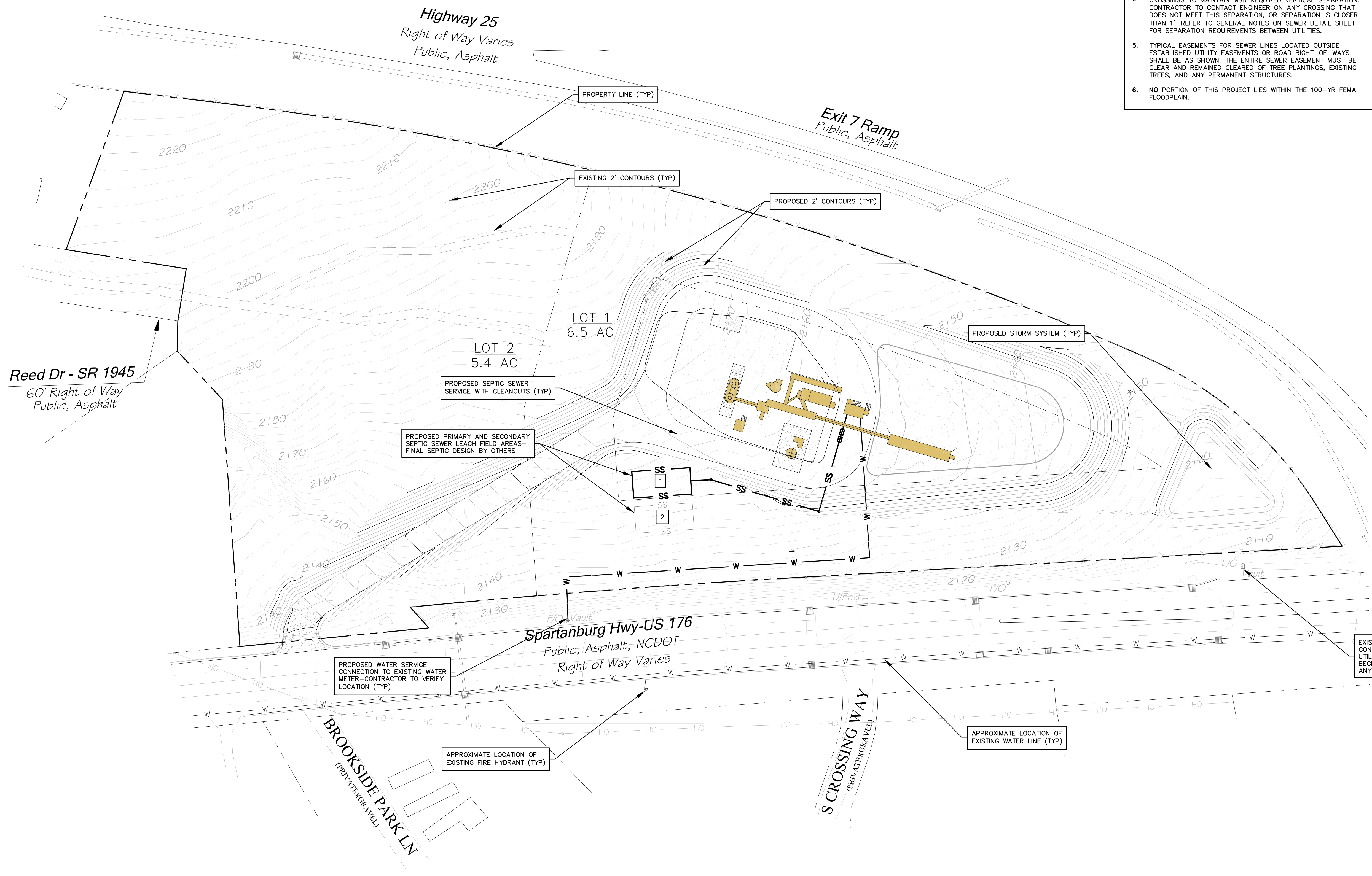
	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT:	0.00 ACRES (0%)	11.9 ACRES (100%)
POST-DEVELOPMENT:	2.0 ACRES (17%)	9.9 ACRES (83%)

LANDSCAPING REQUIREMENTS:
BUFFER: 30' B2 BUFFER TO RESIDENTIAL (PLANTINGS BY EXISTING TREE CREDIT PENDING TREE SURVEY)

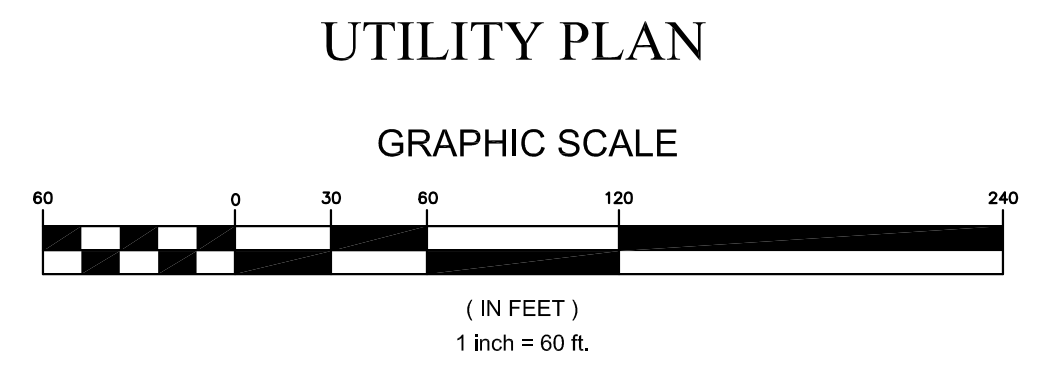
OPEN SPACE CALCULATIONS:

N/A	
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SOIL TYPE: EwE/HyC
SOIL GROUP: B/C



EXISTING UNDERGROUND UTILITY BOX (TYP)-
CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES SURROUNDING PROPERTY PRIOR TO BEGINNING WORK AND NOTIFY ENGINEER OF ANY CONFLICTS



168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5385

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 27611
PHONE (828) 252-5400
FAX (828) 252-5405

CDC Civil Design Concepts, PA
www.civildesignconcepts.com

NCELS LICENSE # C-2184

NO.	DATE	DESCRIPTION
1	02/18/2021	CONDITIONAL ZONING SUBMITTAL

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FOR
CONSTRUCTION

UTILITY PLAN FOR:
HENDERSON COUNTY ASPHALT PLANT

HS SHIPMAN, LLC - HENDERSON COUNTY, NORTH CAROLINA

DRAWN BY: SDG
CDC PROJECT NO.: 22019
HC PERMIT NO.: N/A

SHEET
C601