

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: January 18, 2022

SUBJECT: Major Site Plan Review for Blue Ridge Commerce Center

PRESENTER: Matt Champion, Zoning Administrator

ATTACHMENTS: Staff Report

SUMMARY OF REQUEST: Warehousing & Storage

Suggested Motion: I move that the TRC approve/deny the major site plan for Blue Ridge Commerce Center



Henderson County, North Carolina Code Enforcement Services

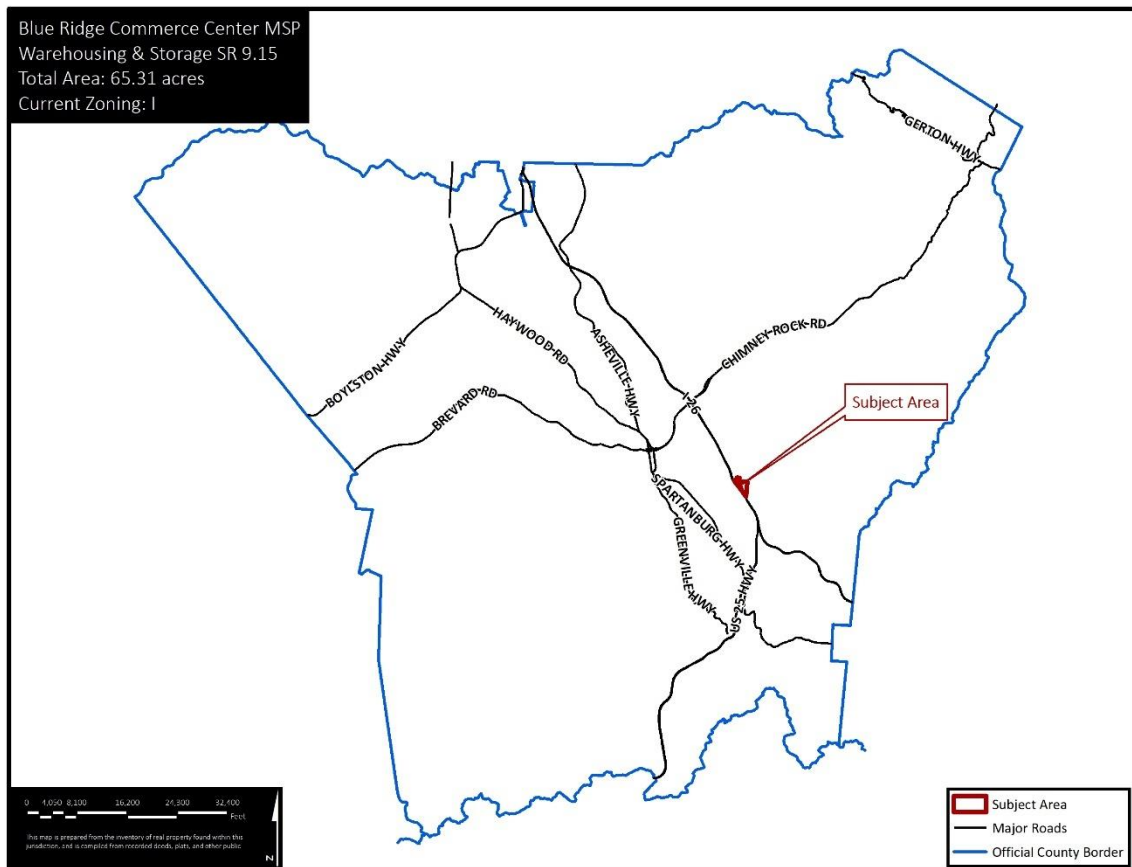
1. Committee Request

- 1.1. **Applicant:** Oppidan Investment Company
- 1.2. **Request:** Major Site Plan Approval
- 1.3. **PIN:** 9588-23-3651, 9588-13-6579, & 9588-23-1267
- 1.4. **Size:** 65.31 acres +/-
- 1.5. **Location:** The subject area is located off McMurray Rd (SR 1790)
- 1.6. **Supplemental Requirements:**

SR 9.15. Warehousing and Storage (Excluding Warehousing of Hazardous Substances)

- (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.

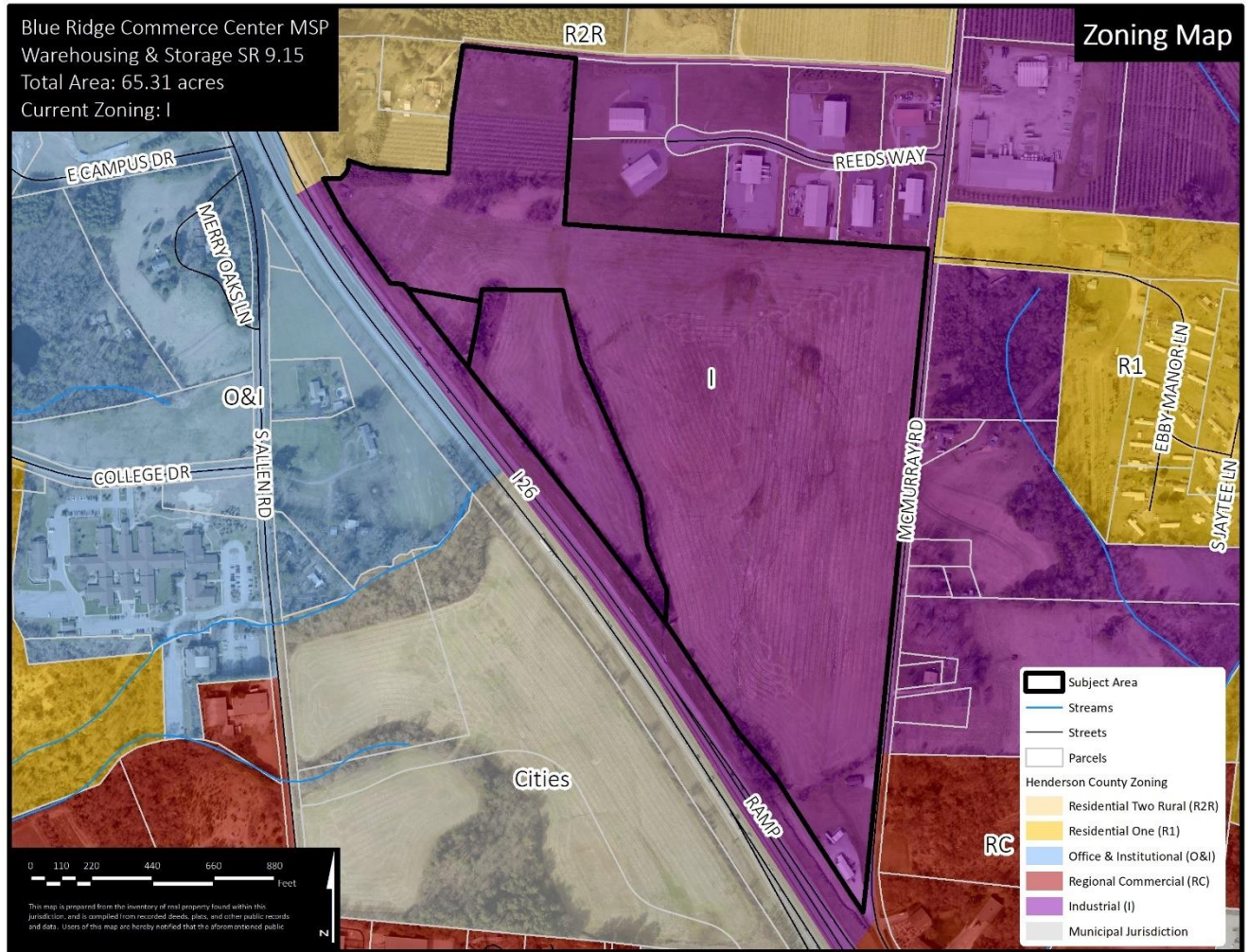
Map A: County Context



Map B: Aerial Map



Map C: Current Zoning



2. Current Conditions

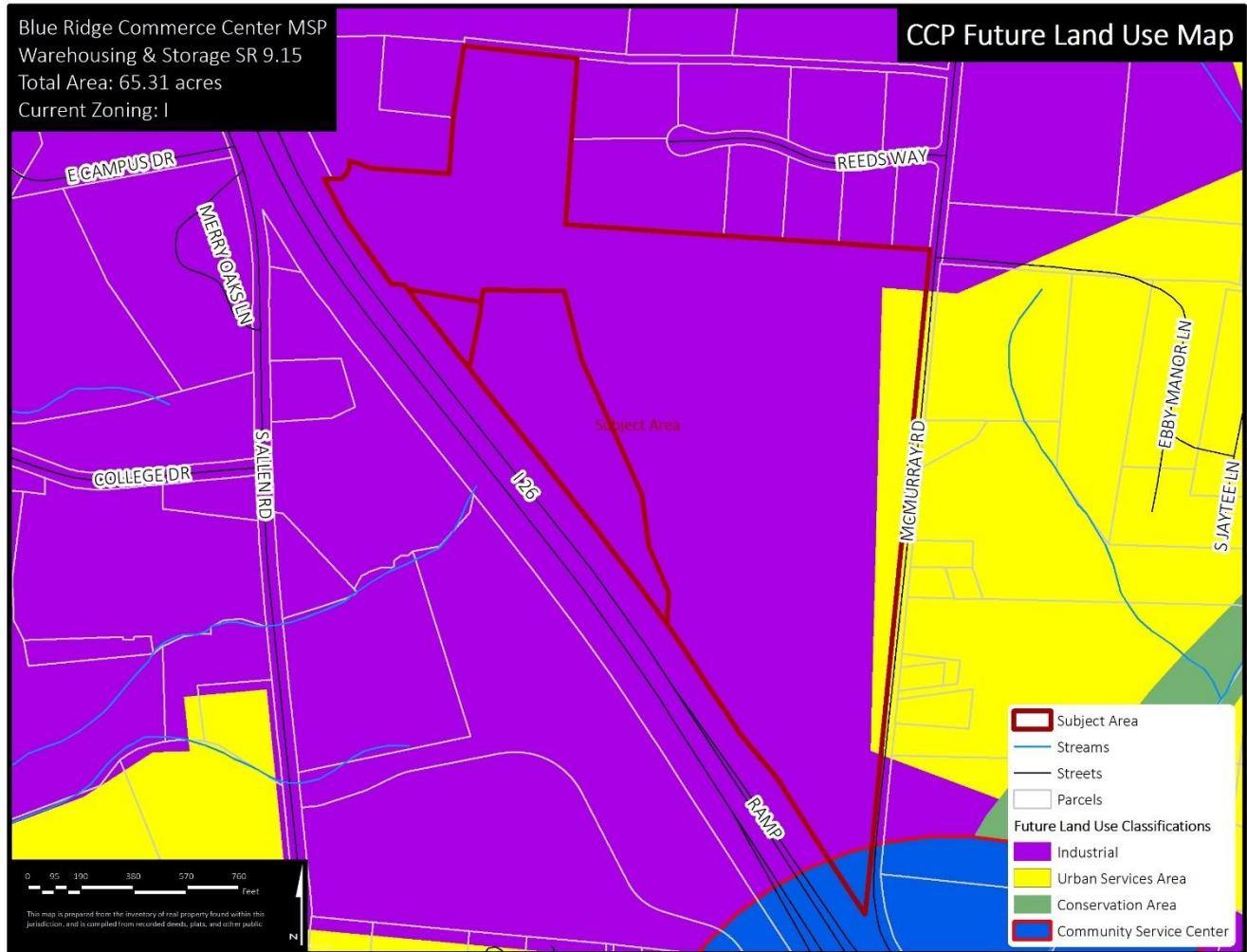
2.1 Current Use: This parcel currently contains two commercial structures to support the on-site agricultural operations. One existing structure is approximately 1,152SQFT and the other is 2,100SQFT.

2.2 Adjacent Area Uses: The surrounding properties consist of vacant, agricultural, residential, commercial, and industrial uses. Blue Rock Commerce Center is located to the north of the subject area. Mountain Inn & Suites is located southeast of the subject area.

2.3 Zoning: The surrounding properties are zoned Industrial (I) to the east, Residential Two Rural (R2R) to the north, Office and Institutional (O&I) to the west, City of Hendersonville incorporated limits to the west, and Regional Commercial (RC) to the south and southeast.

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.

Map D: CCP Future Land Use Map

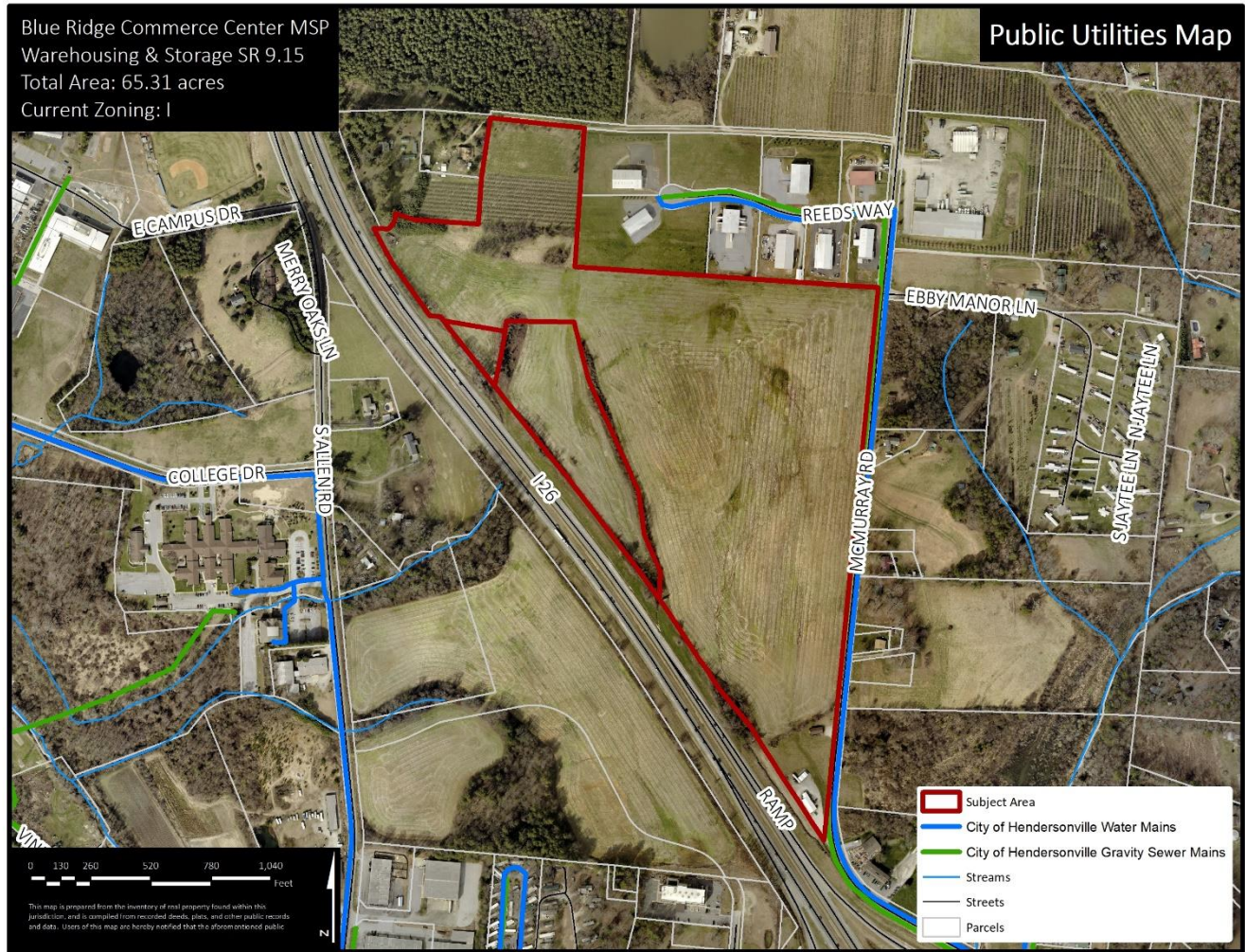


4. Staff Comments

Henderson County Comprehensive Plan (CCP): The CCP Future Land Use Map places the Subject Area in the Urban Services Area, Community Service Center, and Conservation classifications.

- a. **Community Service Center:** “Intended to be intensive, efficient, defined concentrations of mixed services that meet the needs of the surrounding community and defined service areas.” (CCP, Pg. 138)
- b. **Urban Services Area:** “The USA will contain virtually all existing and future industrial development and will be the focus of future economic development activities. Industrial development will exist within predefined zoning districts whose standards and configuration are in keeping with the surrounding community.” (CCP, Pg. 133)
- c. **Conservation:** “This category includes land areas that are intended to remain largely in their natural state, with only limited development. Such areas should be targeted for protection through regulations and incentives.

Map E: Utilities Map



5. **Water and Sewer** The applicant is proposing a connection to water and sewer through the City of Hendersonville.

Public Water: Yes

Public Sewer: Yes

6. **Proposal** The applicant is proposing to construct a 654,216SQFT of warehousing and storage space in four (4) separate structures. The site will be developed in two phases. Phase 1 consists of two (2) 143,192SQFT structures. Phase 2 will consist of one (1) 143,192SQFT structure and one (1) 224,640SQFT structure. Each of the structures will have a dedicated loading dock and a total of 542 parking spaces to accommodate the site. The site will be served by three (3) driveway cuts off McMurray Rd and internal roads to access each structure. The major site plan also shows a total of 35.14 acres or 53.8% of impervious surfaces, monument sign locations, maximum building height of 43', stormwater detention ponds, parking lot landscaping, and existing vegetation to remain in place for buffering purposes.

7. **Staff Recommendations**

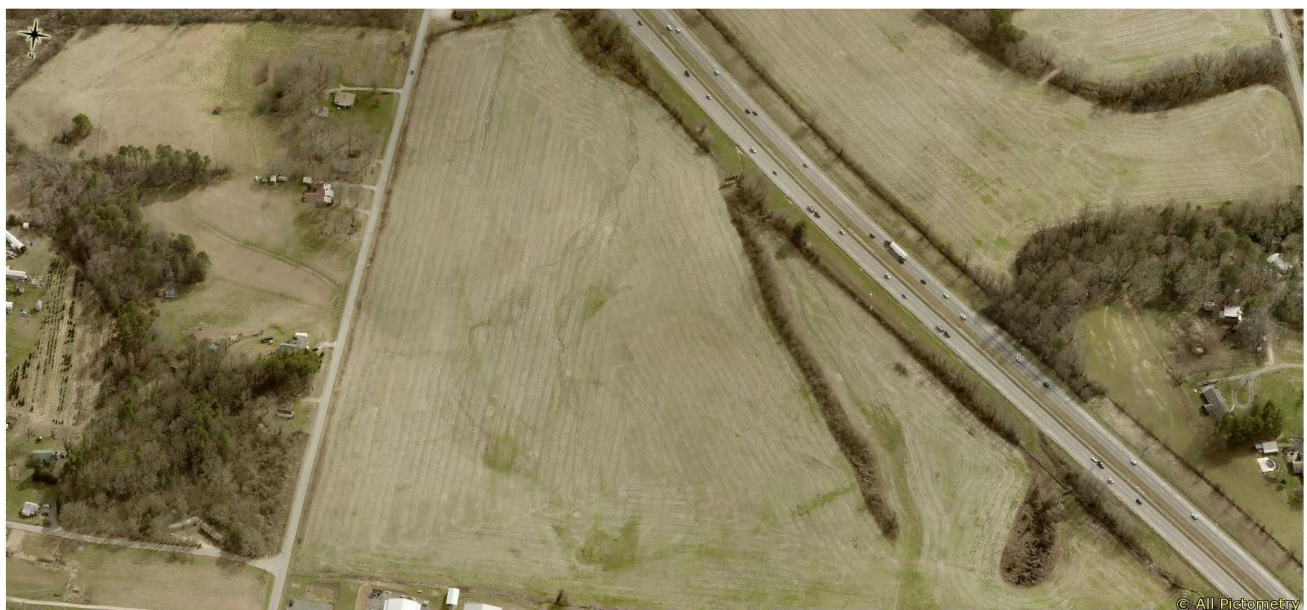
Staff's Position currently, under the guidelines of current plans, policies and studies, is to approve the Major Site Plan because it is consistent with the current surrounding land uses and future land use recommendations.

8. Oblique Photos

View from East



View from North



View from South



View from West



**HENDERSON COUNTY
MAJOR SITE PLAN REVIEW APPLICATION**

CONTACT INFORMATION

Property Owner:

Name: John A Hudgens Jr Family LTD Partnership Phone: 828-216-3300
Complete Address: 819 McMurray Road, Flat Rock, NC 28731

Applicant:

Name: Oppidan Investment Company Phone: 919-818-6998
Complete Address: 2000 Regency Parkway, Suite 435, Cary, NC 27518

Agent:

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

Plan Preparer:

Name: Thomas & Hutton Phone: 864-365-5705
Complete Address: 501 River Street, Suite 200, Greenville, SC 29601

GENERAL INFORMATION

Date of Application: January 10, 2022

Site Plan Attached (Circle One): Yes No

PARCEL INFORMATION

PIN: 9588-23-3651/9588-13-6579/9588-23-1267 Tract Size (Acres): 65.31
Zoning District: I Fire District: Blue Ridge Fire District
Supplemental Requirement# _____ Watershed: _____
Permitted by Right _____ Floodplain: Zone X
Special Use Permit _____

Location / Property to be developed: The proposed site is located on McMurray Road, and consists of 3 parcels that will be combined into one overall parcel totaling 65.13 acres. The site is bound by McMurray Road to the east, Interstate 26 to the south/west, private property to the north.

County Use Only

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

APPLICATION IDENTIFICATION		N.C. DEPARTMENT OF TRANSPORTATION STREET AND DRIVEWAY ACCESS PERMIT APPLICATION			
Driveway Permit No.	Date of Application			January 10, 2022	
County: Henderson					
Development Name: Blue Ridge Commerce Center					

LOCATION OF PROPERTY:

Route/Road: McMurray Road

Exact Distance 2,400 LF Miles N S E W
 Feet

From the Intersection of Route No. 1722 (Upward Rd) and Route No. 1790 (McMurray Rd) Toward North

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

Property: is is not within Hendersonville 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	Oppidan Investment Company	NAME	X	_____
SIGNATURE	_____		SIGNATURE	_____	_____
ADDRESS	X	2000 Regency Parkway, Suite 435,	ADDRESS	X	_____
	X	Cary, NC 27518 Phone No. X	919-818-6998	X	_____

	AUTHORIZED AGENT				WITNESS
COMPANY	_____	NAME	_____	_____	_____
SIGNATURE	_____	SIGNATURE	_____	_____	_____
ADDRESS	_____	ADDRESS	_____	_____	_____
	_____	Phone No.	_____	_____	_____

APPROVALS

APPLICATION RECEIVED BY DISTRICT ENGINEER

SIGNATURE

DATE

APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required)

SIGNATURE

TITLE

DATE

APPLICATION APPROVED BY DISTRICT ENGINEER

SIGNATURE

DATE

INSPECTION BY NCDOT

SIGNATURE

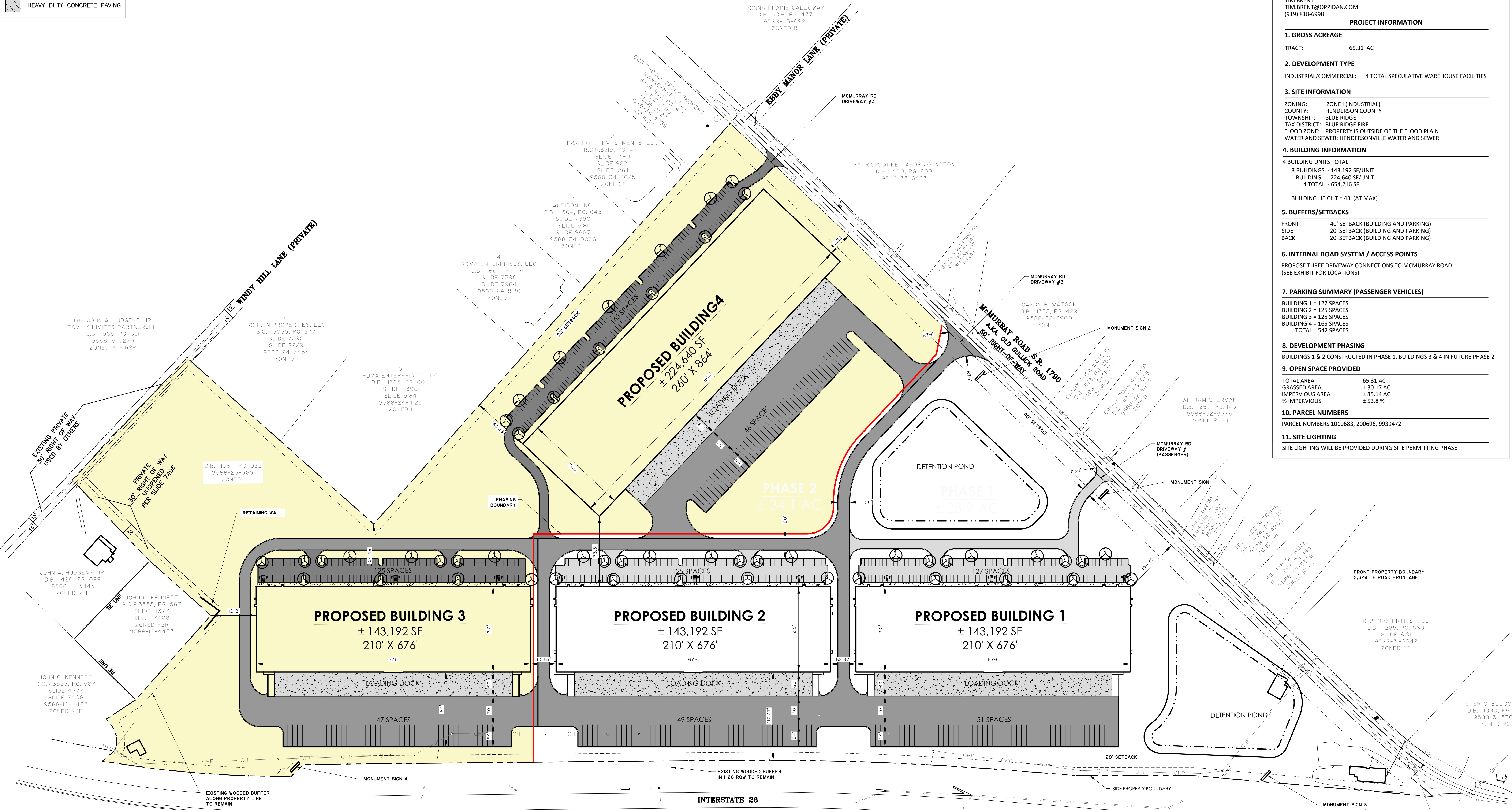
TITLE

DATE

COMMENTS:

LEGEND:

[Pattern]	LIGHT DUTY ASPHALT PAVING
[Pattern]	HEAVY DUTY ASPHALT PAVING
[Pattern]	CONCRETE WALKS AND PLAZA
[Pattern]	HEAVY DUTY CONCRETE PAVING



PROPOSED PROJECT / DEVELOPER	
OPPIDAN 2000 REGENCY PARKWAY, SUITE 435 CARY, NC 27518 TIM BRENT TIM.BRENT@OPPIDAN.COM (919) 818-6998	
PROJECT INFORMATION	
1. GROSS ACREAGE	TRACT: 65.31 AC
2. DEVELOPMENT TYPE	INDUSTRIAL/COMMERCIAL: 4 TOTAL SPECULATIVE WAREHOUSE FACILITIES
3. SITE INFORMATION	ZONING: ZONE I (INDUSTRIAL) COUNTY: HENDERSON COUNTY TOWNSHIP: BLUE RIDGE TAX DISTRICT: BLUE RIDGE FIRE FLOOD ZONE: PROPERTY IS OUTSIDE OF THE FLOOD PLAIN WATER AND SEWER: HENDERSONVILLE WATER AND SEWER
4. BUILDING INFORMATION	4 BUILDING UNITS TOTAL 3 BUILDINGS - 143,192 SF/UNIT 1 BUILDING - 224,640 SF/UNIT 4 TOTAL - 654,216 SF BUILDING HEIGHT = 43' (AT MAX)
5. BUFFERS/SETBACKS	FRONT: 40' SETBACK (BUILDING AND PARKING) SIDE: 20' SETBACK (BUILDING AND PARKING) BACK: 20' SETBACK (BUILDING AND PARKING)
6. INTERNAL ROAD SYSTEM / ACCESS POINTS	PROPOSE THREE DRIVEWAY CONNECTIONS TO MCMURRAY ROAD (SEE EXHIBIT FOR LOCATIONS)
7. PARKING SUMMARY (PASSENGER VEHICLES)	BUILDING 1 = 127 SPACES BUILDING 2 = 125 SPACES BUILDING 3 = 125 SPACES BUILDING 4 = 165 SPACES TOTAL = 542 SPACES
8. DEVELOPMENT PHASING	BUILDINGS 1 & 2 CONSTRUCTED IN PHASE 1, BUILDINGS 3 & 4 IN FUTURE PHASE 2
9. OPEN SPACE PROVIDED	TOTAL AREA: 65.31 AC GRASSED AREA: ± 30.17 AC IMPERVIOUS AREA: ± 35.14 AC % IMPERVIOUS: ± 53.8%
10. PARCEL NUMBERS	PARCEL NUMBERS 1010683, 200696, 9939472
11. SITE LIGHTING	SITE LIGHTING WILL BE PROVIDED DURING SITE PERMITTING PHASE

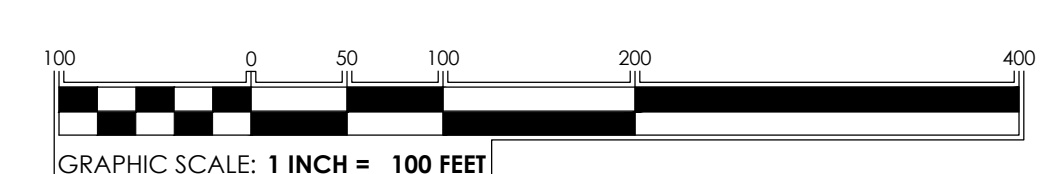
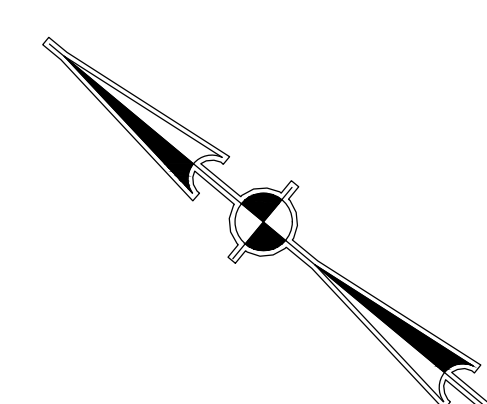
NO.	REVISIONS	DATE

THOMAS & HUTTON
 501 River Street • Suite 200
 Greenville, SC 29601 • 864.412.2222
 www.thomasandhutton.com

OPPIDAN
 HENDERSON COUNTY, NC
 BLUE RIDGE COMMERCE CENTER
 SITE PLAN

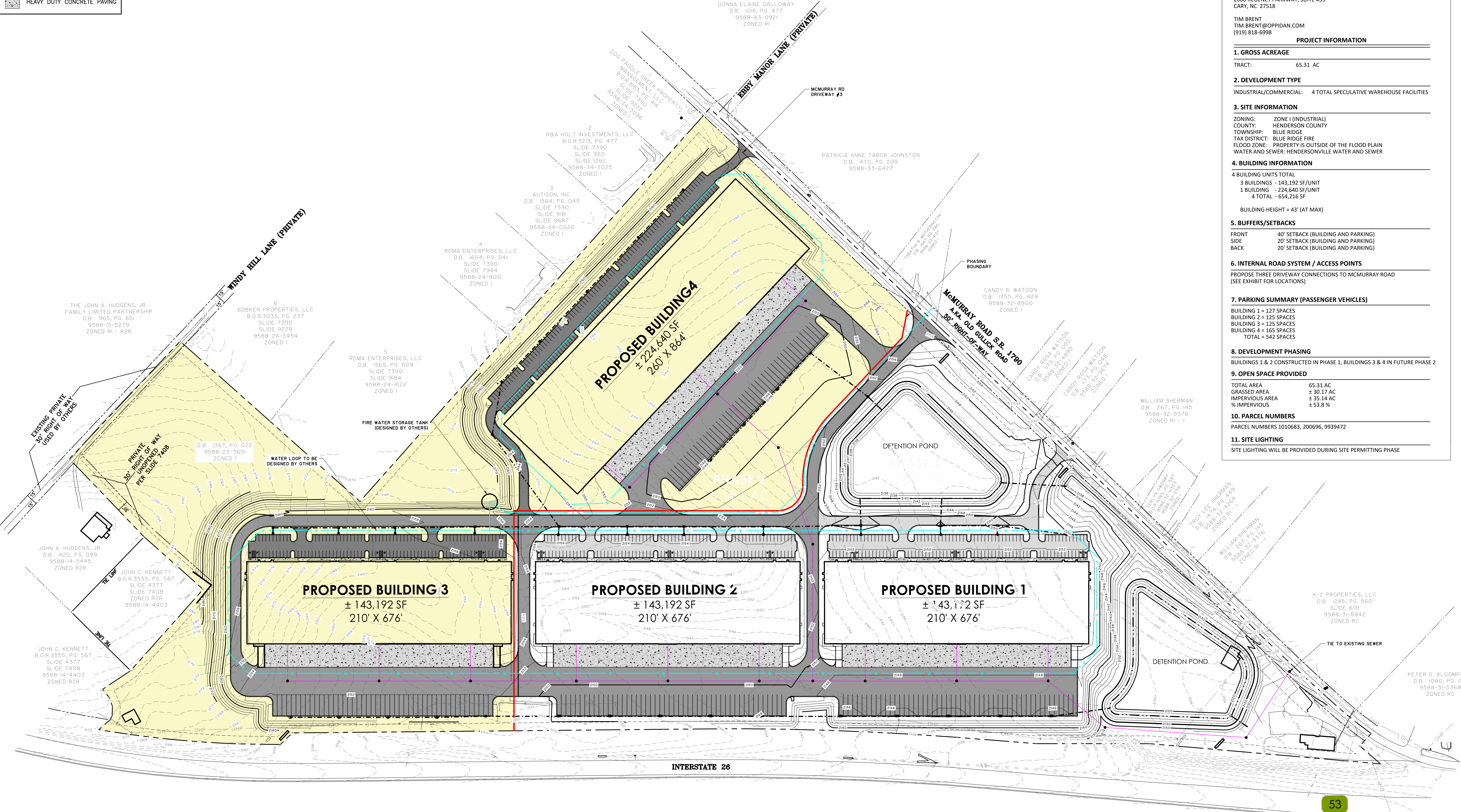
JOB NO:	J-29675-0000
DATE:	1/10/2022
DRAWN:	JM
DESIGNED:	RWP
REVIEWED:	CE
APPROVED:	RWP
SCALE:	1" = 100'

C1.0



LEGEND:

	LIGHT DUTY ASPHALT PAVING
	HEAVY DUTY ASPHALT PAVING
	CONCRETE WALKS AND PLAZA
	HEAVY DUTY CONCRETE PAVING



PROPOSED PROJECT / DEVELOPER

OPPIDAN
2000 REGENCY PARKWAY, SUITE 435
CARY, NC 27518

TIM BRENT
TIM.BRENT@OPPIDAN.COM
(919) 818-6998

PROJECT INFORMATION

1. GROSS ACREAGE
TRACT: 65.31 AC

2. DEVELOPMENT TYPE
INDUSTRIAL/COMMERCIAL: 4 TOTAL SPECULATIVE WAREHOUSE FACILITIES

3. SITE INFORMATION
ZONING: ZONE I (INDUSTRIAL)
COUNTY: HENDERSON COUNTY
TOWNSHIP: BLUE RIDGE
TAX DISTRICT: BLUE RIDGE FIRE
FLOOD ZONE: PROPERTY IS OUTSIDE OF THE FLOOD PLAIN
WATER AND SEWER: HENDERSONVILLE WATER AND SEWER

4. BUILDING INFORMATION
4 BUILDING UNITS TOTAL
3 BUILDINGS - 143,192 SF/UNIT
1 BUILDING - 224,640 SF/UNIT
4 TOTAL - 654,216 SF
BUILDING HEIGHT = 43' (AT MAX)

5. BUFFERS/SETBACKS
FRONT 40' SETBACK (BUILDING AND PARKING)
SIDE 20' SETBACK (BUILDING AND PARKING)
BACK 20' SETBACK (BUILDING AND PARKING)

6. INTERNAL ROAD SYSTEM / ACCESS POINTS
PROPOSE THREE DRIVEWAY CONNECTIONS TO MCMURRAY ROAD
(SEE EXHIBIT FOR LOCATIONS)

7. PARKING SUMMARY (PASSENGER VEHICLES)
BUILDING 1 = 127 SPACES
BUILDING 2 = 125 SPACES
BUILDING 3 = 125 SPACES
BUILDING 4 = 165 SPACES
TOTAL = 542 SPACES

8. DEVELOPMENT PHASING
BUILDINGS 1 & 2 CONSTRUCTED IN PHASE 1, BUILDINGS 3 & 4 IN FUTURE PHASE 2

9. OPEN SPACE PROVIDED
TOTAL AREA 65.31 AC
GRASSED AREA ± 30.17 AC
IMPERVIOUS AREA ± 35.14 AC
% IMPERVIOUS ± 53.8%

10. PARCEL NUMBERS
PARCEL NUMBERS 1010683, 200696, 9939472

11. SITE LIGHTING
SITE LIGHTING WILL BE PROVIDED DURING SITE PERMITTING PHASE

THOMAS & HUTTON
 501 River Street • Suite 200
 Greenville, SC 29601 • 864.412.2222
 www.thomasandhutton.com

OPPIDAN
 HENDERSON COUNTY, NC
 BLUE RIDGE COMMERCE CENTER
 GRADING, DRAINAGE & UTILITIES PLAN

JOB NO: J-29675-0000
 DATE: 1/10/2022
 DRAWN: JM
 DESIGNED: RWP
 REVIEWED: CE
 APPROVED: RWP
 SCALE: 1" = 100'

C2.1

