

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: July 19, 2022

SUBJECT: Major Site Plan Review Blue Ridge BioFuels

PRESENTER: Matt Champion, Zoning Administrator

ATTACHMENTS: Staff Report

SUMMARY OF REQUEST: Wholesale Trade SR 8.1

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



Henderson County, North Carolina Code Enforcement Services

1. **Committee Request**

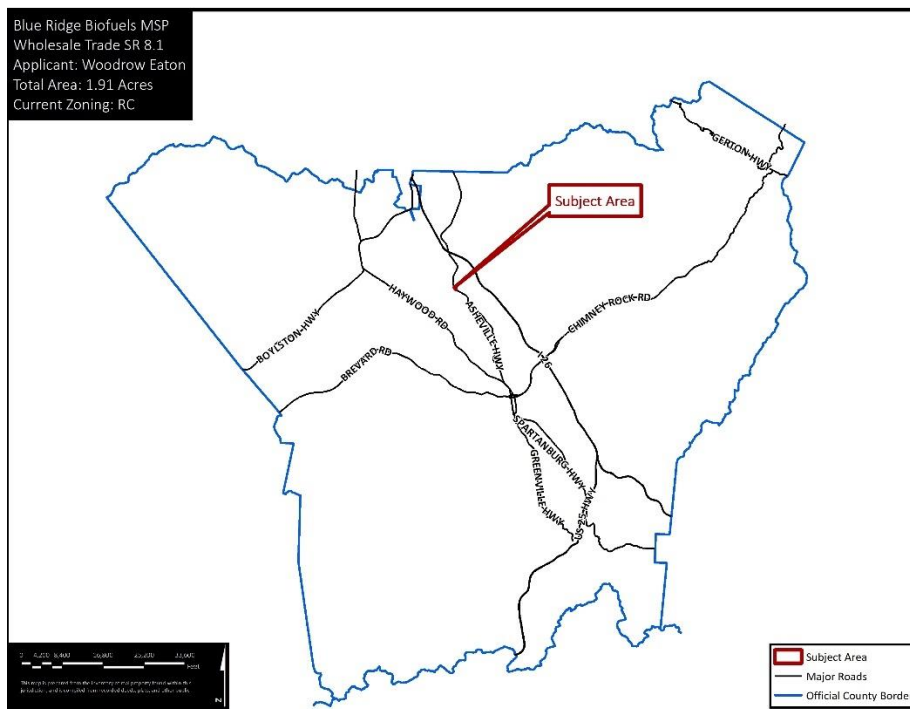
- 1.1. **Applicant:** Woodrow Eaton
- 1.2. **Request:** Major Site Plan Approval
- 1.3. **PINs:** 9651-61-1304
- 1.4. **Size:** 1.91 acres +/-
- 1.5. **Location:** The subject area is located at 4700 Asheville Hwy (US 25 Business).
- 1.6. **Supplemental Requirements:**

SR 8.1. Wholesale Trade

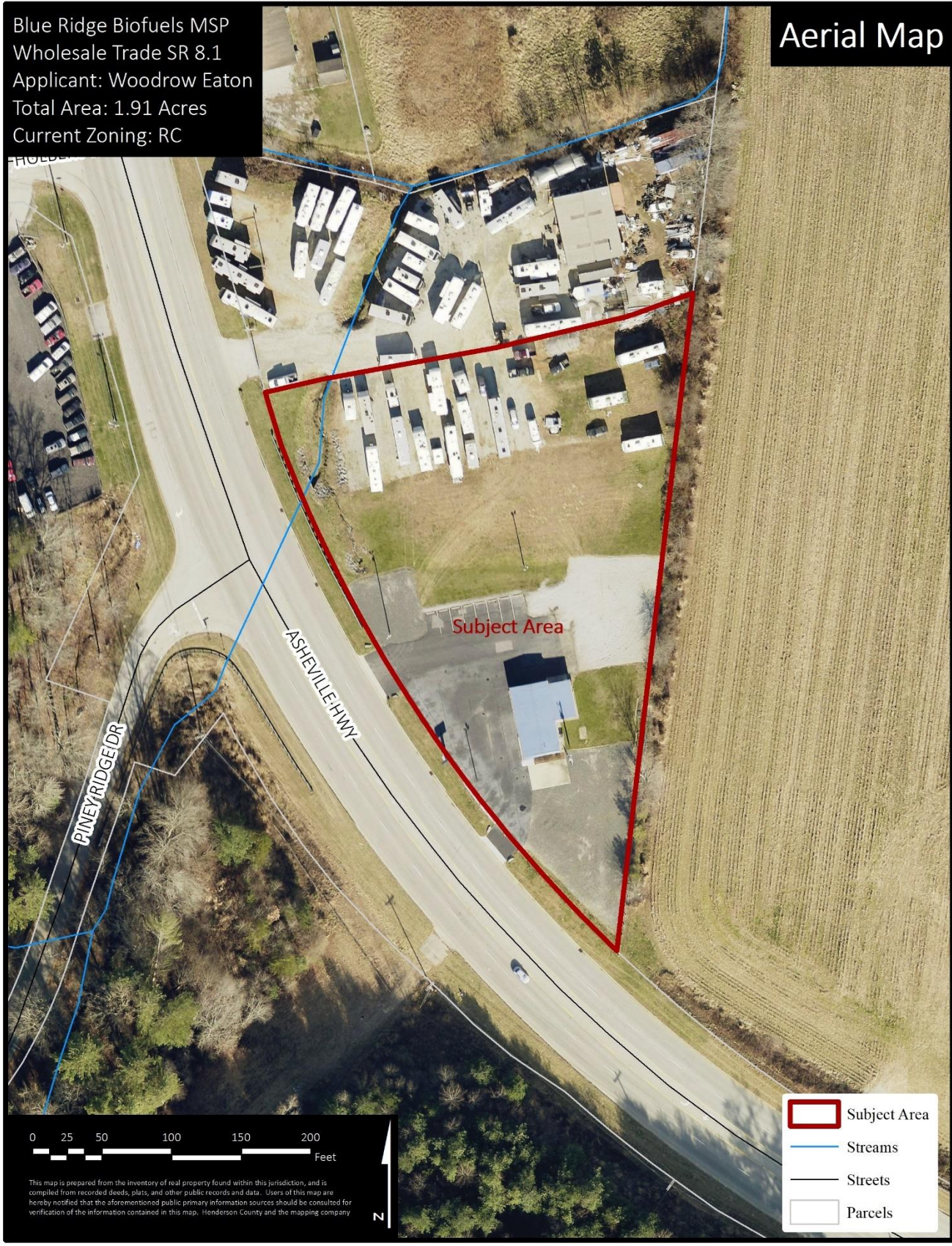
- (1) Site Plan. Major *Site Plan* required in accordance with §42-330 (Major Site Plan Review).
- (2) Lighting. *Adequate lighting* shall be placed in areas used for vehicular/pedestrian access including, but not limited to: stairs, sidewalks, crosswalks, intersections, or changes in grade. *Lighting mitigation* required.
- (3) Dust Reduction. Unpaved *roads, travelways* and/or parking areas shall be treated to prevent dust from adverse affects to adjacent properties.
- (4) Separation. A *wholesale trade structure* or storage area shall not be constructed or newly located within 100 feet of an existing *dwelling unit* (located in a *residential zoning district* and not located on the same property as the *use*).

Wholesale Trade. An establishment primarily engaged in selling and/or arranging the purchase of goods to other businesses at wholesale.

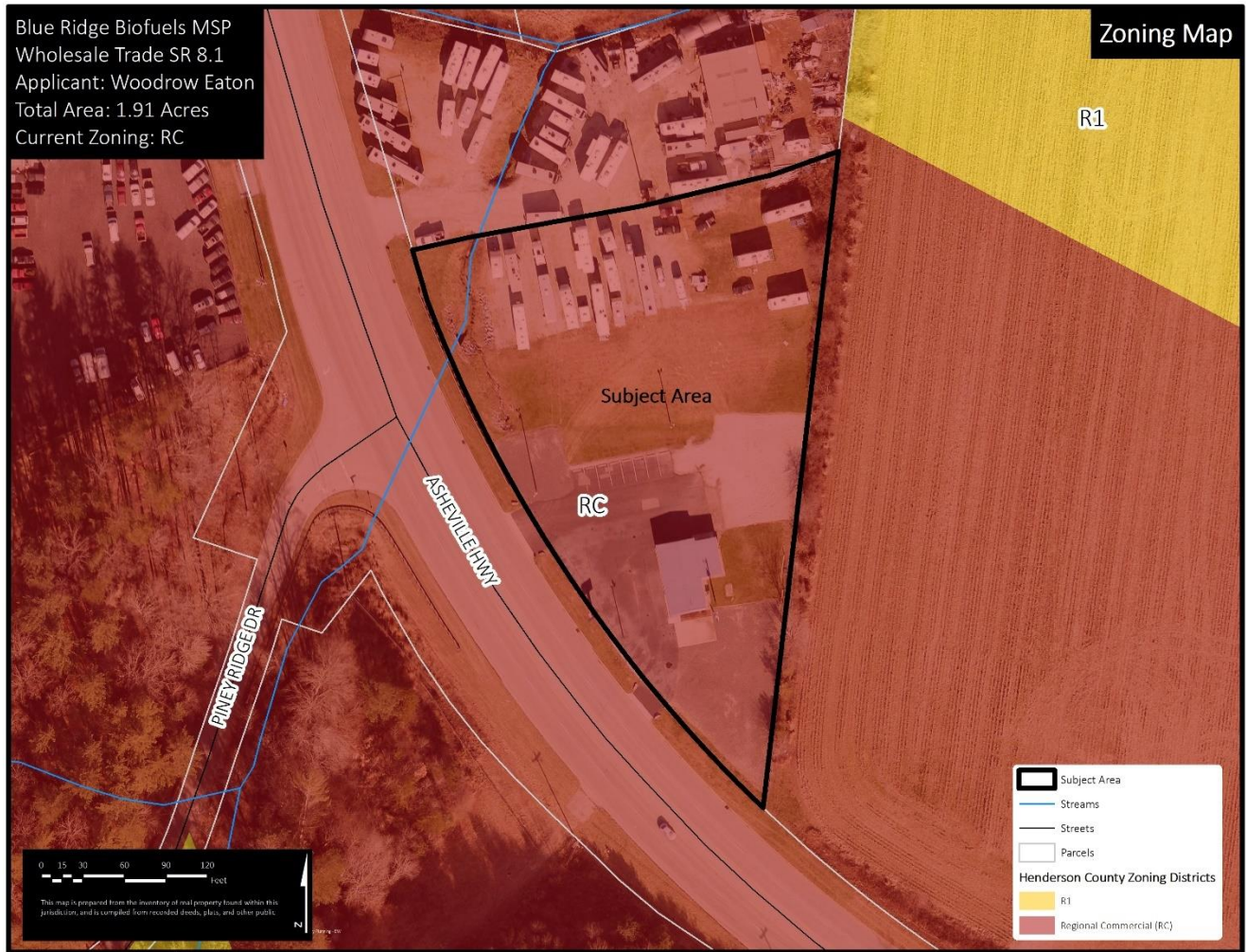
Map A: County Context



Map B: Aerial Map



Map C: Current Zoning



2. Current Conditions

2.1 Current Use: The subject area contains an approximately 1,500SQFT commercial structure that recently housed a used automobile sales office. The subject area currently has a lease agreement with the Carolina RV Sales & Service property to the north for overflow.

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

2.3 Zoning: The surrounding properties are all zoned Regional Commercial (RC). Residential One (R1) zoning is found northeast of the subject area.

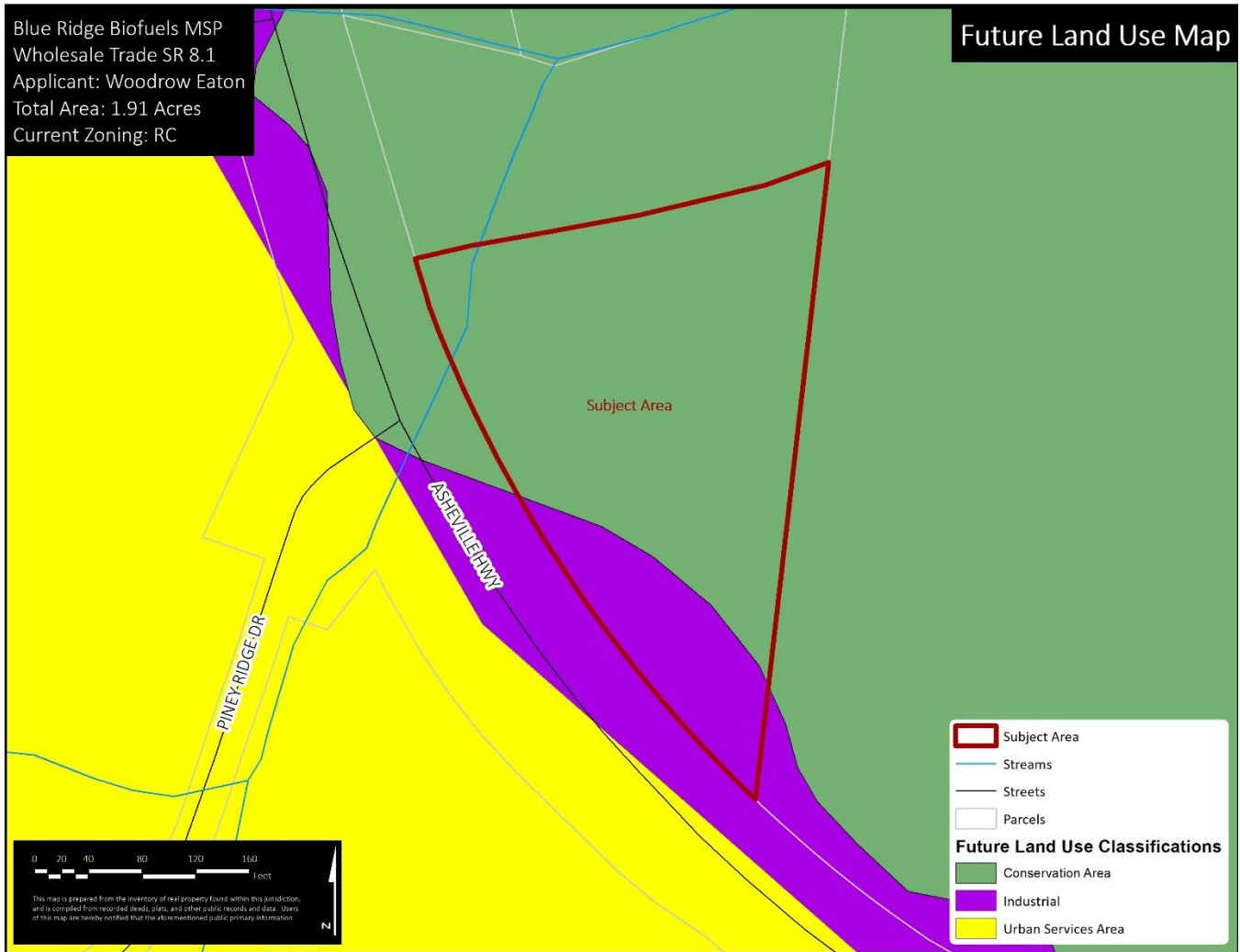
3. Floodplain /Watershed Protection The property is partially encumbered by the 100-year and 500-year flood hazard area. The major site plan only shows the proposed security fencing to encroach into the flood hazard area. The property is not in a Water Supply Watershed district.

4. Water and Sewer The subject area is already served by City of Hendersonville public water and a individual septic system.

Public Water: Yes

Public Sewer: No

Map D: CCP Future Land Use Map



5. Staff Comments

Henderson County Comprehensive Plan (CCP): The CCP Future Land Use Map places the Subject Area in the Industrial Area classification and the Conservation Area classification.

- a. **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.
- b. **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.” (CCP, Appendix IV pg. 12)

6. Proposal The applicant is proposing covert the property for wholesale distribution of used cooking oil to an off-site processing facility. Blue Ridge BioFuels serves the greater Henderson County area for removal of used cooking oil from the surrounding restaurants. The used cooking oil will be transferred to the site and placed in the proposed storage tanks. The site, as it currently sits, will remain as is with the addition of a containment dike and transfer station. The containment dike will

house used cooking oil, diesel, and a mix of diesel and cooking oil. No processing of used cooking oil will take place on the property. The transfer station includes an area for container trucks to fill up and move the liquids to another location. The proposed total expansion area is approximately 2,400SQFT and be constructed out of concrete. The major site plan shows the addition of a new security fence and gates to secure the property. The applicant is proposing to utilize the existing paved driveway to access the property.

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 Aerial Photos

View from East



01/07/2022

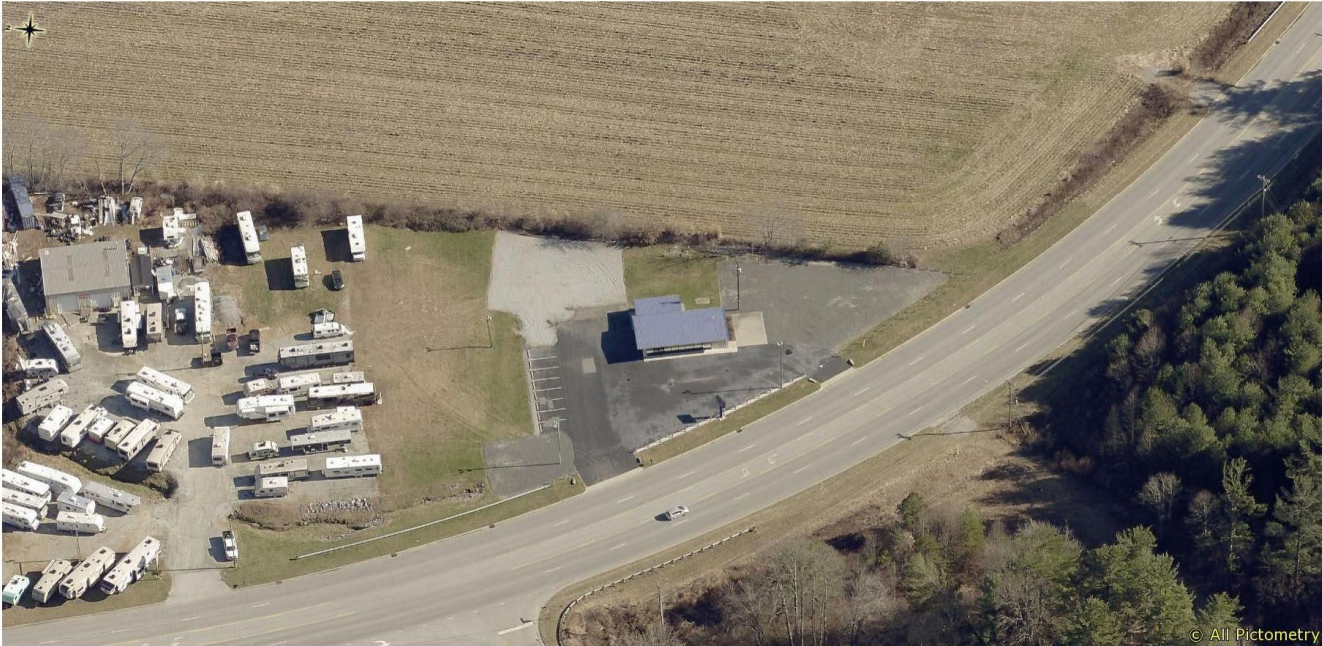
View from North



View from South



View from West



01/07/2022

**HENDERSON COUNTY
MAJOR SITE PLAN REVIEW APPLICATION**

CONTACT INFORMATION

Property Owner:

Name: Blue Ridge Biofuels, LLC (Under Contract) Phone: 828-253-1034
Complete Address: P.O. Box 2896 Asheville NC 28802

Applicant:

Name: Blue Ridge Biofuels, LLC Phone: 828-253-1034
Complete Address: PO Box 2896, Asheville, NC, 28802

Agent:

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

Plan Preparer:

Name: Brian Kintner, PE Phone: 828-628-6000
Complete Address: 1163 A Garren Creek Rd. Fairview, NC 28730

GENERAL INFORMATION

Date of Application: 07/05/2022

Site Plan Attached (Circle One): Yes No

PARCEL INFORMATION

PIN: <u>9651511304</u>	Tract Size (Acres): <u>1.91</u>
Zoning District: <u>RC</u>	Fire District: <u>Mountain Home</u>
Supplemental Requirement# <u>8.1</u>	Watershed: <u>NA</u>
Permitted by Right <input checked="" type="checkbox"/>	Floodplain: <u>Yes</u>
Special Use Permit <u>NA</u>	

Location / Property to be developed: Approximately 1.91 Acres located at 4700 Asheville Hwy. Hendersonville, NC.
Blue Ridge Biofuels plans to construct a tank farm for the storage and wholesale distribution of Used Cooking Oil and Biodiesel blends. Total area of the project will be approximately 2400 sq. ft. BRB will also construct a perimeter fence around the property to keep pedestrians away from the tank farm and equipment including a pumps, filter, and hot water heater to keep tanks warm.

County Use Only

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

