REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITEE

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 <u>Ridge BioFuels</u>



Henderson County, North Carolina Code Enforcement Services

1. <u>Committee Request</u>

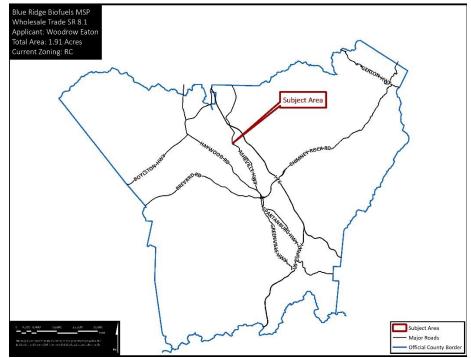
- 1.1. Applicant: Woodrow Eaton
- 1.2. Request: Major Site Plan Approval
- 1.3. **PINs:** 9651-61-1304
- 1.4. Size: 1.91 acres +/-
- 1.5. Location: The subject area is located at 4700 Asheville Hwy (US 25 Business).

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*).

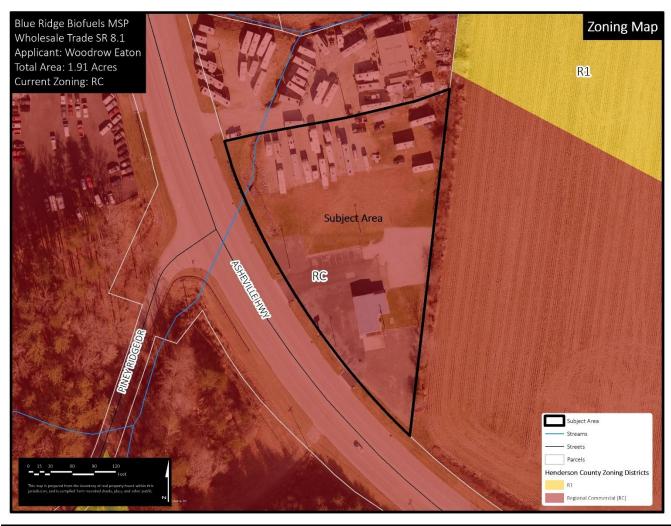
Wholesale Trade. An establishment primarily engaged in selling and/or arranging the purchase of goods to other businesses at wholesale.



Map A: County Context

Map B: Aerial Map





Map C: Current Zoning

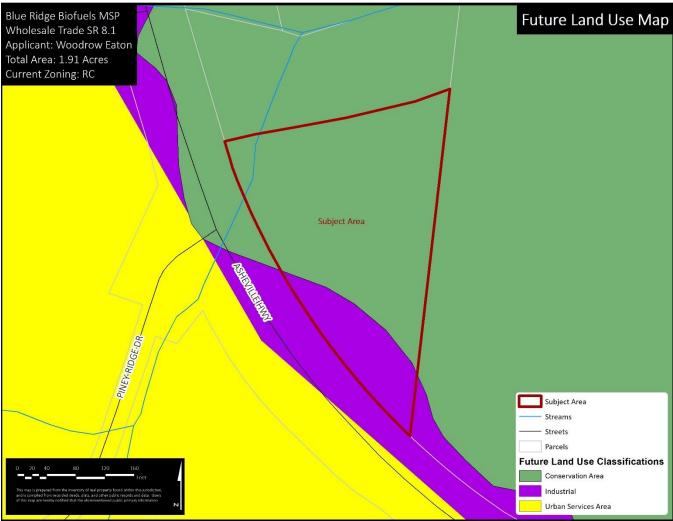
2. <u>Current Conditions</u>

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. <u>Floodplain /Watershed Protection</u> 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.
- <u>Water and Sewer</u> 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. <u>Staff Comments</u>

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. <u>Proposal</u> 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. <u>Oblique Aerial Photos</u>





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 Co				
Complete Address: P.O. Box 2896 Ashevill	e NC 28802			
Applicant:				
Name: Blue Ridge Biofuels, LLC	Phone: <u>828-253-1034</u>			
Complete Address: PO Box 2896, Asheville	e, NC, 28802			
Agent:				
Name:	Phone:			
Complete Address:				
Agent Form (Circle One): Yes No				
Plan Preparer:				
Name: Brian Kintner, PE	Phone: <u>828-628-6000</u>			
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	4.04			
PIN: <u>9651511304</u>	Tract Size (Acres): <u>1.91</u>			
Zoning District: <u>RC</u>	Fire District: Mountain Home			
Supplemental Requirement# 8.1	Watershed: <u>NA</u>			
Permitted by Right	Floodplain: Yes			
Special Use Permit NA				
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:		

APPLICATION IDENTIFICATION	N.C. DEPARTMENT OF TRANSPORTATION				
Driveway Date of Permit No. Application	STREET AND DRIVEWAY ACCESS				
County: Henderson	PERMIT APPLICATION				
Development Name: Blue Ridge Biofuels Hendersonville					
LOCATION OF PROP	ERTY:				
Route/Road: 4700 Asheville Hwy Hwy 25					
Exact Distance 1.5					
From the Intersection of Route No. <u>I-26 exit 44</u> and Route No.	Hwy 25 Toward Hendersonville				
Property Will Be Used For: 🔲 Residential /Subdivision 🛛 Commercial 🔲 Educ	cational Facilities 🔲 TND 📋 Emergency Services 🔲 Other				
Property: is not within	Hendersonville City Zoning Area.				
AGREEMENT					
• I, the undersigned property owner, request access and permission t	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) i Street and Driveway Access to North Carolina Highways" as adopted 					
Transportation.I agree that no signs or objects will be placed on or over the public it	right-of-way other than those approved by NCDOT				
 I agree that the driveway(s) or street(s) will be constructed as show 	• • • • • •				
• I agree that that driveway(s) or street(s) as used in this agreement i	•				
speed change lanes as deemed necessary.					
• I agree that if any future improvements to the roadway become nec					
located on public right-of-way will be considered the property of the will not be entitled to reimbursement or have any claim for present e					
 I agree that this permit becomes void if construction of driveway(s) specified by the "Policy on Street and Driveway Access to North Ca 	or street(s) is not completed within the time				
 I agree to pay a \$50 construction inspection fee. Make checks paya 					
application is denied.					
 I agree to construct and maintain the driveway(s) or street(s) in a sa the public travel. 	afe manner so as not to interfere with or endanger				
• 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 Departm for damage that may arise by reason of this construction. 	nent of Transportation from all damages and claims				
 I agree that the North Carolina Department of Transportation will as be caused to such facilities, within the highway right-of-way limits, ir 					
 I agree to provide a Performance and Indemnity Bond in the amoun 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.					
2004-01 NOTE: Submit Four Copies of Application to Local District Engin 61-03419	eer, N.C. Department of Transportation TEB 65-04rev.				

SIGNATURES OF APPLICANT				
COMPANY SIGNATURE ADDRESS	PROPERTY OWNER (APPLICANT) X X X X Phone No. X	SIGNATURE ADDRESS	WITNESS X X X X	
COMPANY SIGNATURE ADDRESS	AUTHORIZED AGENT	_	WITNESS	
		OVALS		
	RECEIVED BY DISTRICT ENGINEER		DATE	
APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required)				
	SIGNATURE	TITLE	DATE	
APPLICATION APPROVED BY DISTRICT ENGINEER SIGNATURE DATE				
INSPECTION B	Y NCDOT			
	SIGNATURE	TITLE	DATE	
COMMENTS:				

