

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: January 3, 2023

SUBJECT: Major Site Plan Review for Project Button off Commercial Blvd

PRESENTER: Matt Champion, Zoning Administrator

ATTACHMENTS: Staff Report

**SUMMARY OF REQUEST: SR 10.8 Manufacturing and Production Operations
>10,000SQFT**

**Suggested Motion: I move that the TRC approve/deny the major site plan for Project
Button off Commercial Blvd**



Henderson County, North Carolina Code Enforcement Services

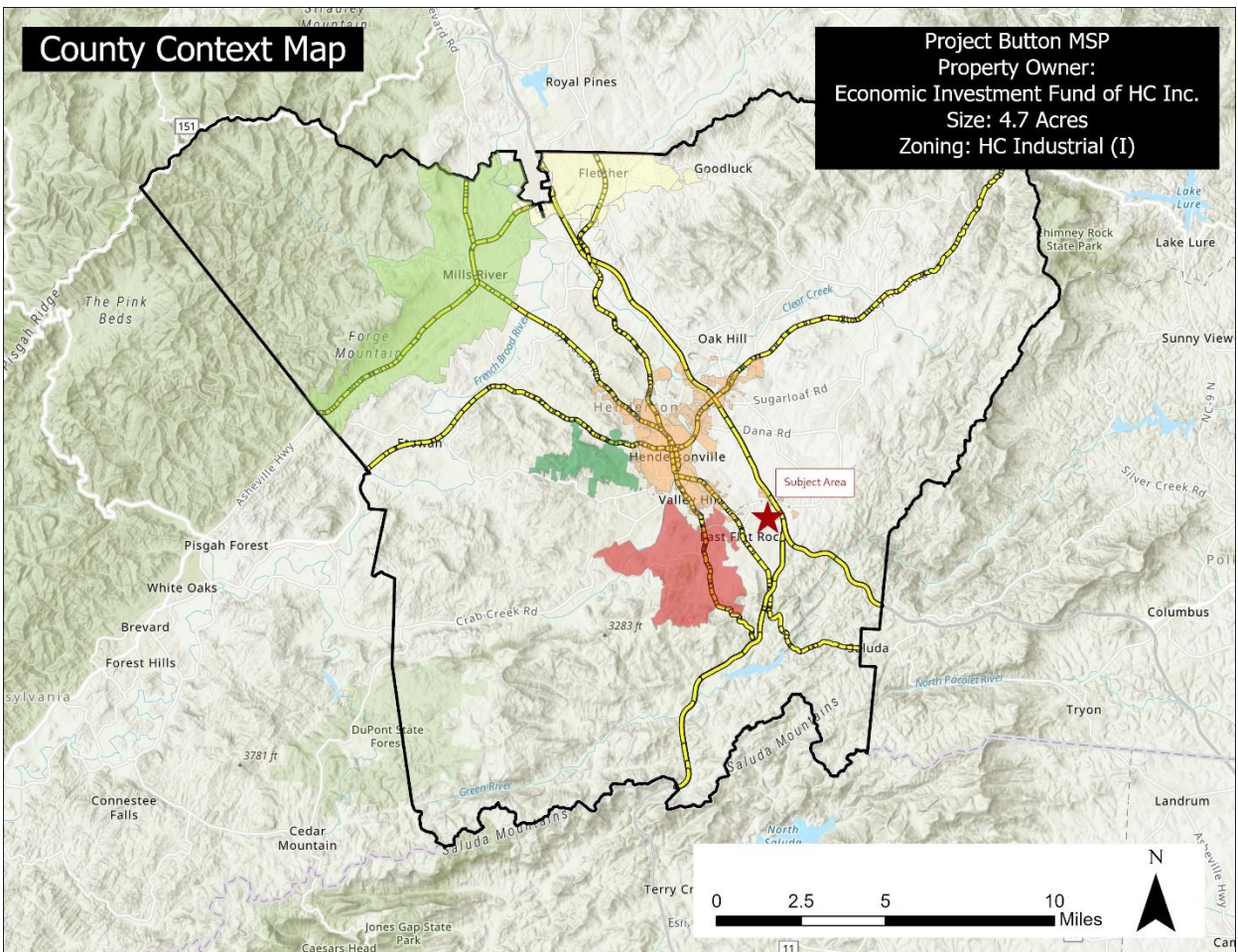
1. Committee Request

- 1.1. **Applicant:** Hunter Grant (Vannoy Construction)
- 1.2. **Request:** Major Site Plan Approval
- 1.3. **PINs:** 9587-27-9898
- 1.4. **Size:** 4.7 assessed acres +/-
- 1.5. **Location:** The subject area is located off Commercial Blvd (SR1907)
- 1.6. **Supplemental Requirements:**

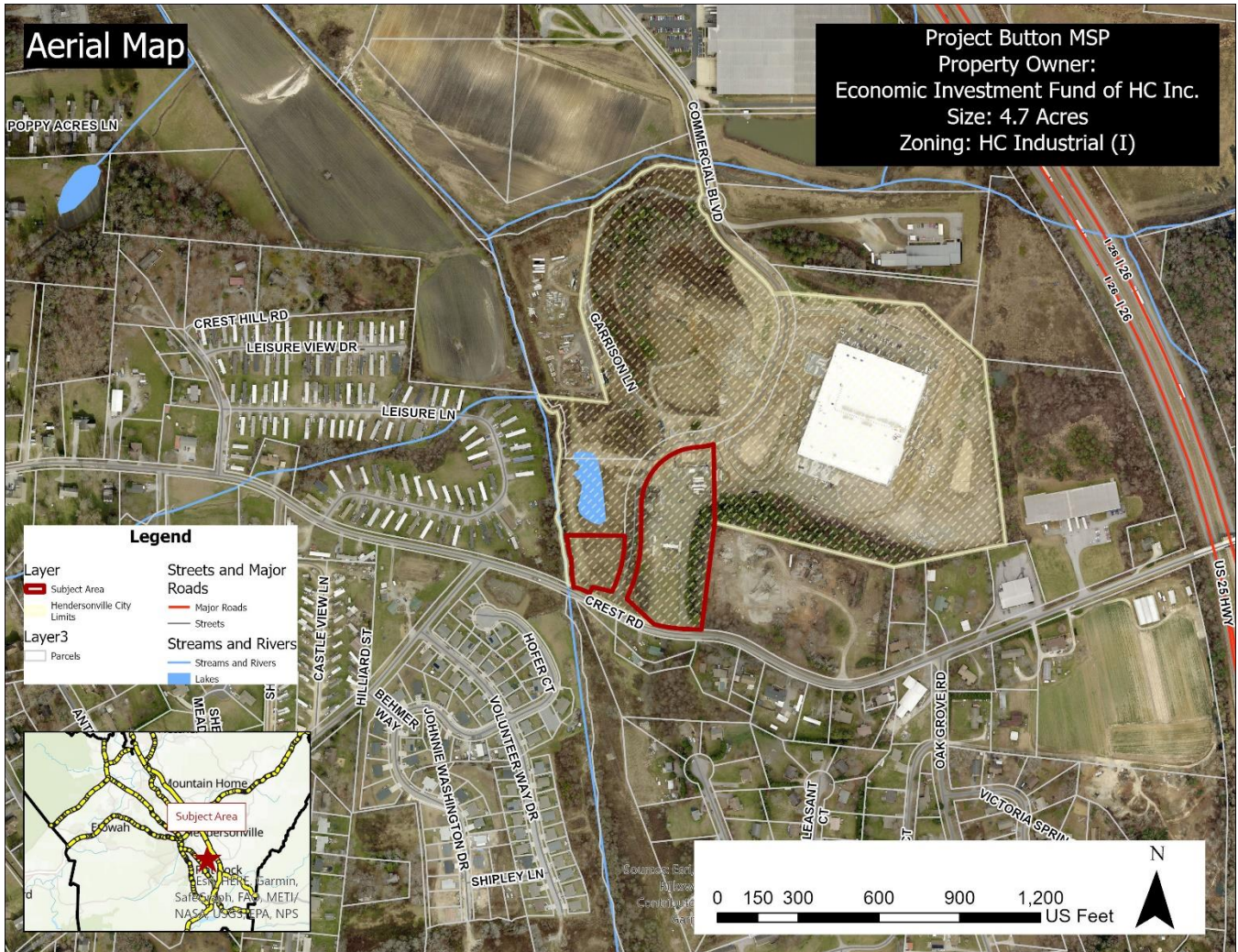
SR 10.8. Manufacturing and Production Operations >10,000 SQFT

- (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 affects to adjacent properties.

Map A: County Context



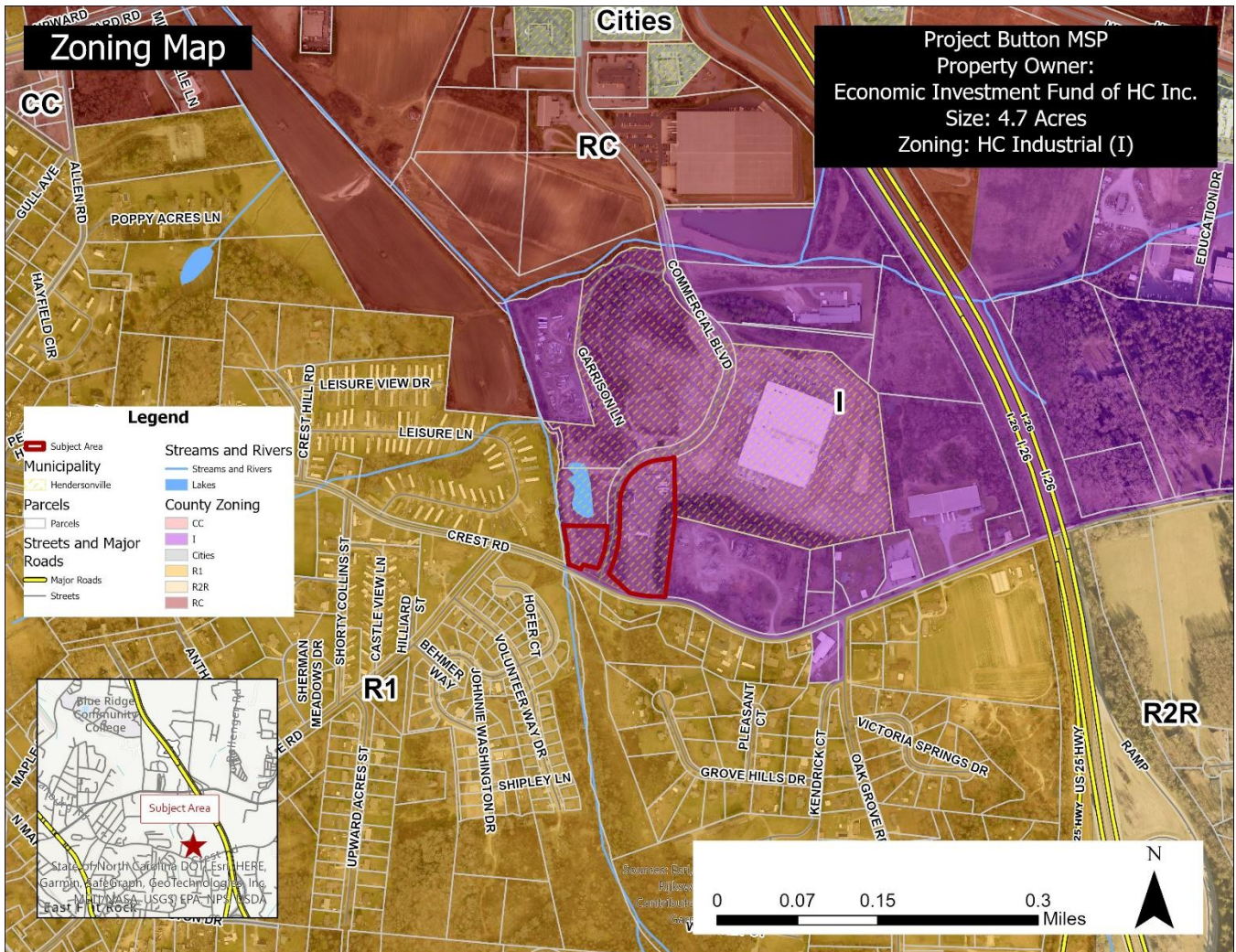
Map B: Aerial Map



2. Current Conditions

- 2.1. **Current Use:** The subject area is currently vacant.
- 2.2. **Adjacent Area Uses:** The surrounding properties consist of industrial, vacant, and residential uses. The subject area is part of the Garrison Industrial Major Subdivision approved by the TRC on December 15, 2020. The Jabil industrial production site is located northeast of the subject area. The property to the north is current vacant. The property located west of the subject area contains a legal non-conforming Crest View manufactured home park. South of the subject area across Crest Rd (SR1803) are more residential uses and structures.

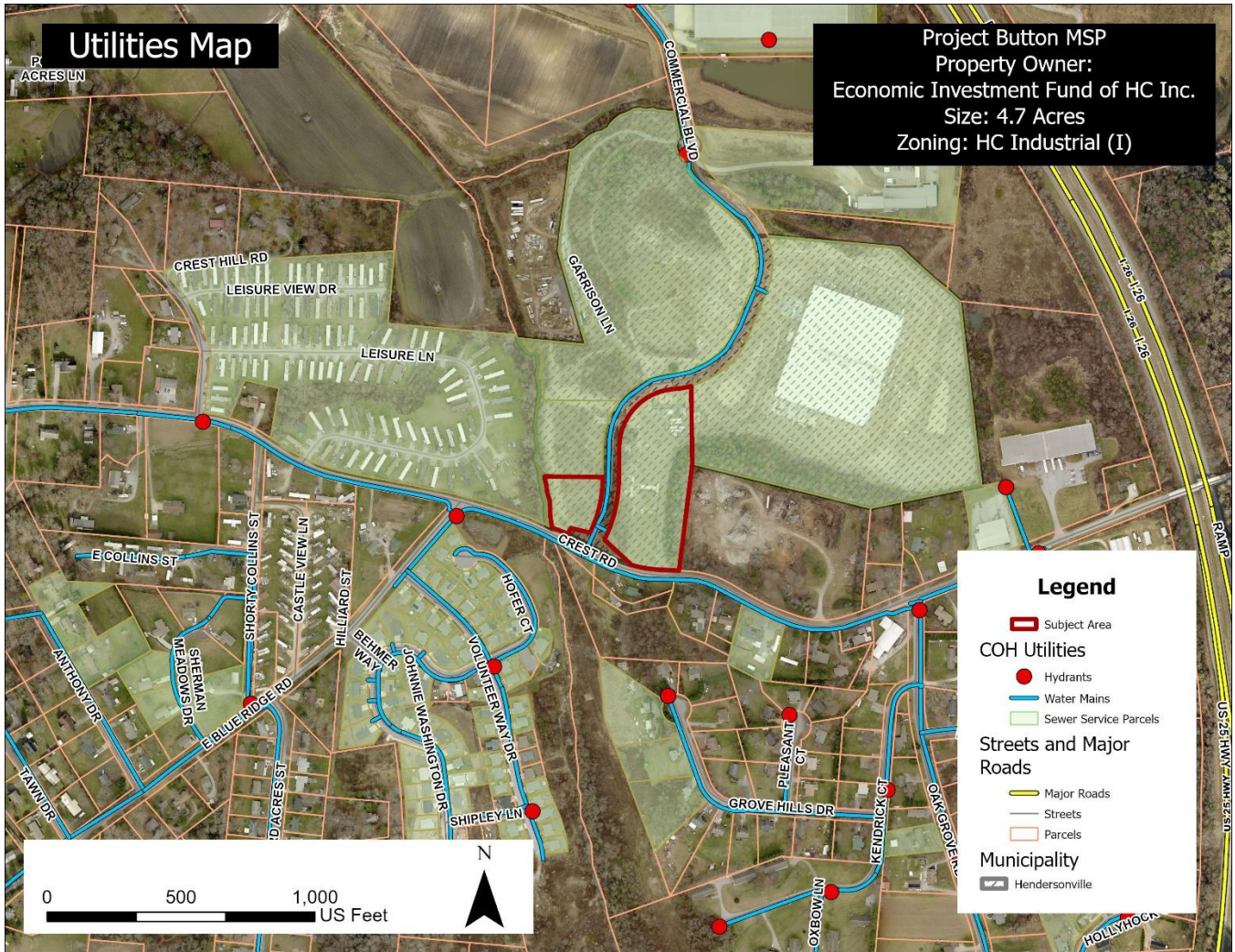
Map C: Current Zoning



3. **Current Zoning** According to Chapter 42, Henderson County Land Development Code (LDC) and its Official Zoning Map adopted September 19, 2007 (as amended), the proposed project site is located within the Industrial (I) zoning district. (See Map C: Official Zoning Map).
 - 3.1. **Industrial:** 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.
 - 3.2. **Adjacent Zoning:** To the south and west of the subject area is the Residential One (R1) zoning district. To the north and east of the subject area is the Industrial (I) zoning district.

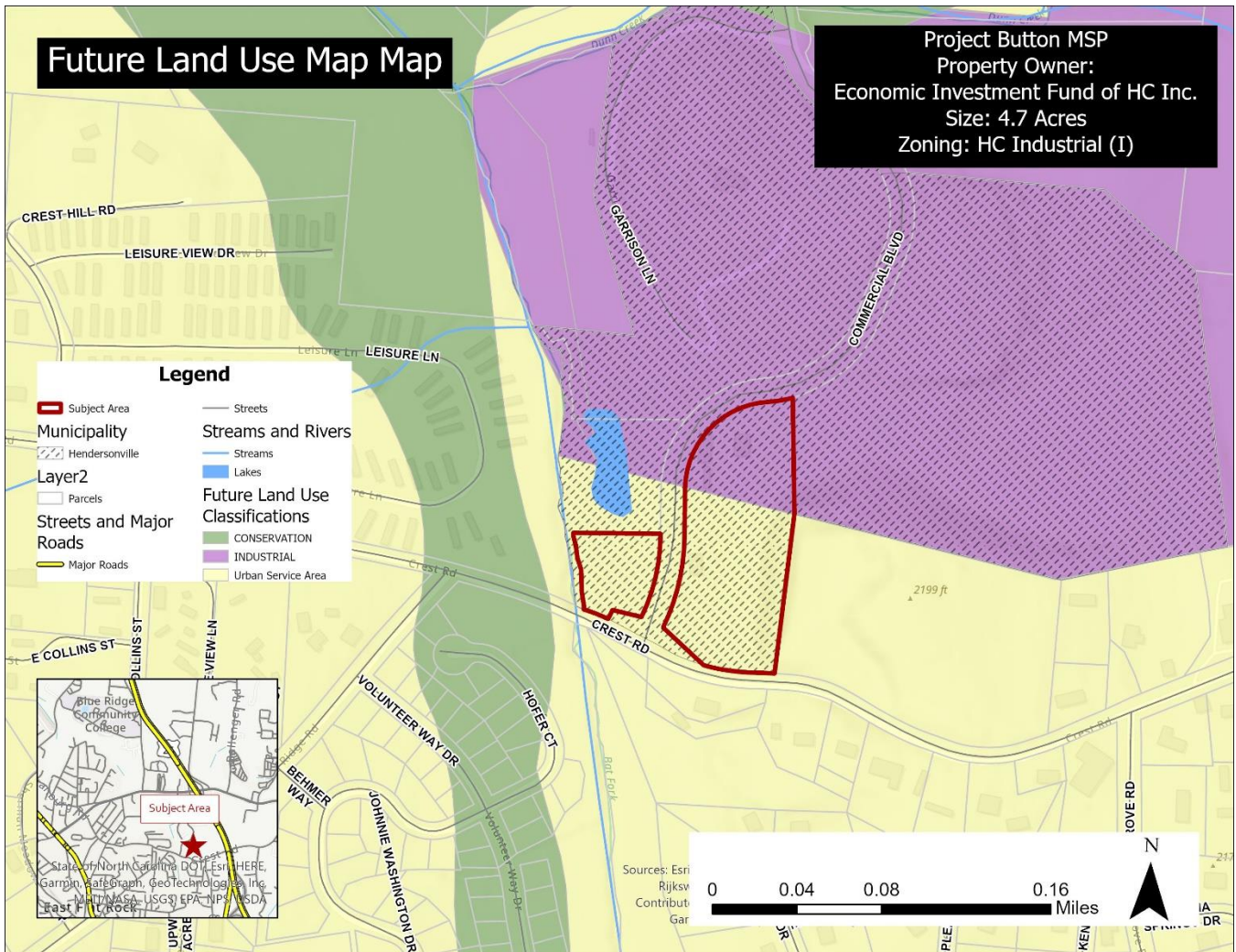
4. **Floodplain /Watershed Protection** The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district. There is a stream located west of the subject area. The applicant is not proposing any impervious surfaces within the 30’ stream buffer setback.

Map D: Public Utilities Map



5. **Water and Sewer** The applicant is proposing connection to the City of Hendersonville public water and public sewer to serve this property.
- Public Water:** Yes
- Public Sewer:** Yes

Map E: CCP Future Land Use Map



6. Staff Comments

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

- a. **Industrial:** “Most defined industrial areas should lie within the Urban Services Area, and in other areas on a very limited basis. Most industrial uses should be segregated from other uses with the exception of Regional Commercial uses.” (CCP, Pg. 140)
- b. **Urban Services Area:** The CCP states that, “the USA will contain considerable commercial development at a mixture of scales,” and further, “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. The USA will essentially contain all existing and future industrial developments, which will be the future focus of economic development activities” (CCP, Pg. 129).

7. Proposal The applicant is proposing to develop the subject area to construct a 50,000SQFT structure for manufacturing and production operations. The major site plan shows a total of 50 parking spaces to serve the entire property with 2 ADA accessible parking spaces serving the main entrance. The structure will be approximately 125’x 400’ with direct access to Commercial Blvd (SR1970) and a secondary access to Crest Rd (SR1803). The subject area is located within the City of Hendersonville incorporated limits, but due to an interlocal governmental agreement, the zoning remains under the County’s regulations.

8. Landscaping & Buffering Requirements The subject area is not required to buffer the permitter of the property since the surrounding properties adjacent to the structure all fall within the Industrial (I) zoning district. The subject area has provided a landscaping plan for the following elements:

- 8.1. **Parking area landscaping** is required for new parking areas with 10 or more dedicated parking spaces. The parking area standards requires 1 small or large deciduous tree for every 5 parking spaces. Additionally, when no buffer is required along the property lines and parking is proposed within 20' of a property line, a planting strip is required. The planting strip is a minimum of 10' in width and shall contain 2 small or large deciduous or evergreen trees per 100 linear feet.
- 8.2. **Dumpster screening** is required for a proposed solid waste collection facility. The dumpster will require a Screen Class One (1) Two (2) or Three (3) that are outlined in Section 42-181 Screen Classifications.

9. Oblique Aerial Photos

View from East



01/08/2022

View from North



View from South



View from West



01/06/2022

**HENDERSON COUNTY
MAJOR SITE PLAN REVIEW APPLICATION**

CONTACT INFORMATION

Property Owner:

Name: The Economic Investment Fund of Henderson County Inc. Phone: 828-692-6373

Complete Address: 330 N King Street Hendersonville, NC 28792

Applicant:

Name: Hunter Gant - Vannoy Construction Phone: 828-575-1300

Complete Address: 1500 Ridgefield Boulevard Asheville, NC 28806

Agent:

Name: Will Buie - WGLA Engineering, PLLC Phone: 828-687-7177 ext 302

Complete Address: 724 5th Avenue West Hendersonville, NC 28742

Agent Form (Circle One): Yes No

Plan Preparer:

Name: Will Buie - WGLA Engineering, PLLC Phone: 828-687-7177 ext 302

Complete Address: 724 5th Avenue West Hendersonville, NC 28742

GENERAL INFORMATION

Date of Application: _____

Site Plan Attached (Circle One): Yes No

PARCEL INFORMATION

PIN: 9587-27-9898

Tract Size (Acres): 5.30

Zoning District: Industrial

Fire District: Hendersonville City

Supplemental Requirement# N/A

Watershed: N/A

Permitted by Right X

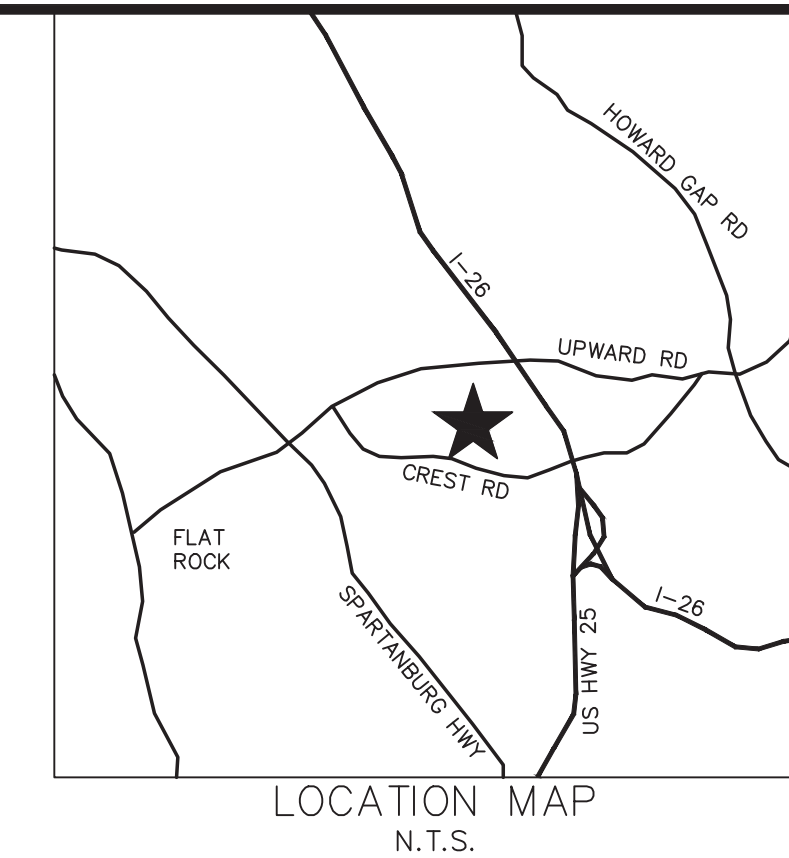
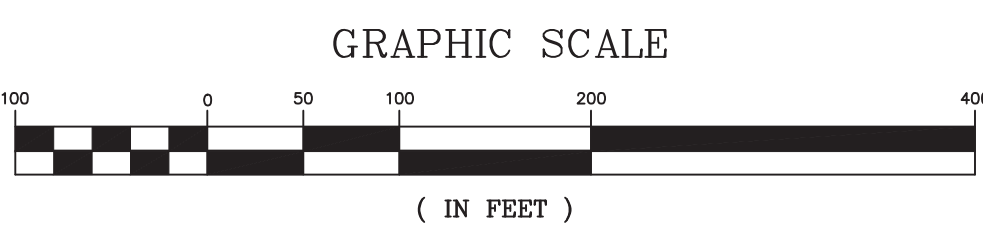
Floodplain: N/A

Special Use Permit N/A

Location / Property to be developed: Property is located off Commercial Drive in the Garrison Industrial Park between Crest Road and Upward Road. The site will consist of a single 50,000 sq. ft building with 50 parking spaces. Landscaping and lighting will be provided per Henderson County standards

County Use Only

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



WGLA Engineering

WGLA ENGINEERING, PLLC
724 5th AVENUE WEST
HENDERSONVILLE, NC 28739
(828) 687-7177
WGLA.COM
NC LICENSE P-1342

Project Button Garrison Industrial Park

HENDERSONVILLE
HENDERSON COUNTY
NORTH CAROLINA

Preliminary Not For Construction

PROJECT SUMMARY

PROJECT NAME:	PROJECT BUTTON
PIN #	9587-27-9898
DB/PG:	3647/640
PB/PG:	2021/13013
ZONING	INDUSTRIAL
OWNER	ECONOMIC INVESTMENT FUND OF HENDERSON COUNTY, INC. 330 NORTH KING STREET HENDERSONVILLE, NC 28792
ARCHITECT	ARCA DESIGN 12 CHURCH STREET ASHEVILLE, NC 28801
DEVELOPER	VANNYOY CONSTRUCTION 1500 RIDGEFIELD BOULEVARD ASHEVILLE, NC 28806
CONTACT	
ENGINEER	WILLIAM R. BUJE, P.E. WGLA ENGINEERING, PLLC 724 5TH AVENUE WEST HENDERSONVILLE, NC 28792
ACREAGE	5.30 AC±
WATER SYSTEM	ON SITE (PUBLIC) CITY OF HENDERSONVILLE
SEWER SYSTEM	ON SITE (PUBLIC) CITY OF HENDERSONVILLE
BUILDING SETBACKS (PER COUNTY LAND DEVELOPMENT CODE)	FRONT 20' (LOCAL) SIDE 20' REAR 20'
MAX ALLOWABLE BUILDING HEIGHT	72'
PROPOSED BUILDING HEIGHT:	30'
PARKING PROVIDED:	50 SPACES TOTAL 2 ACCESSIBLE

REVISIONS

DATE	DESCRIPTION



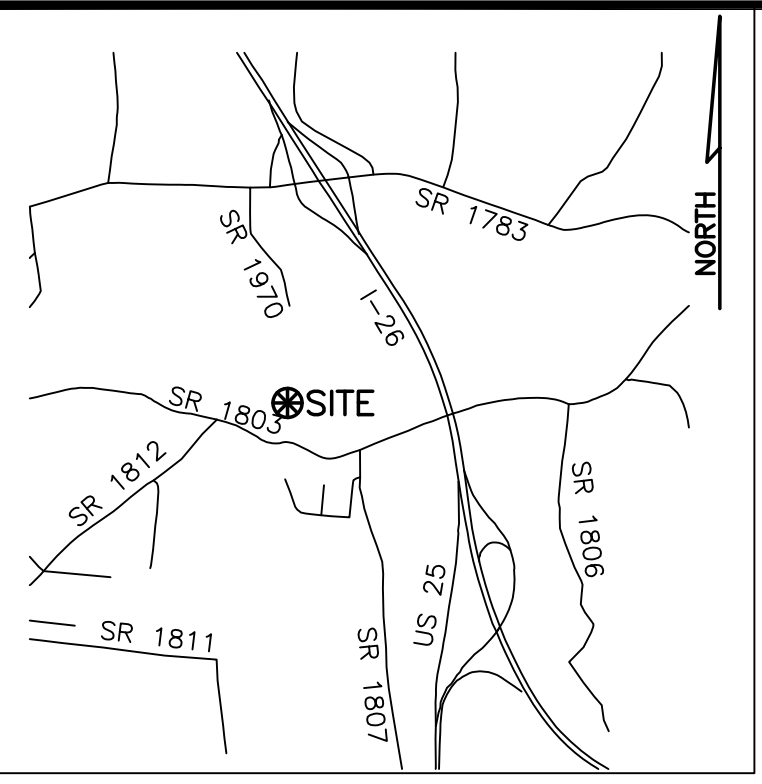
Know what's below.
Call before you dig.

PROJECT NUMBER: 22174
DATE: 12/22
DRAWN BY: KHC
CHECKED BY: WRB

Location Map

C-200

SCALE: 1"=100'



VICINITY MAP
NOT TO SCALE



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**Project
Button**

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NORTH CAROLINA

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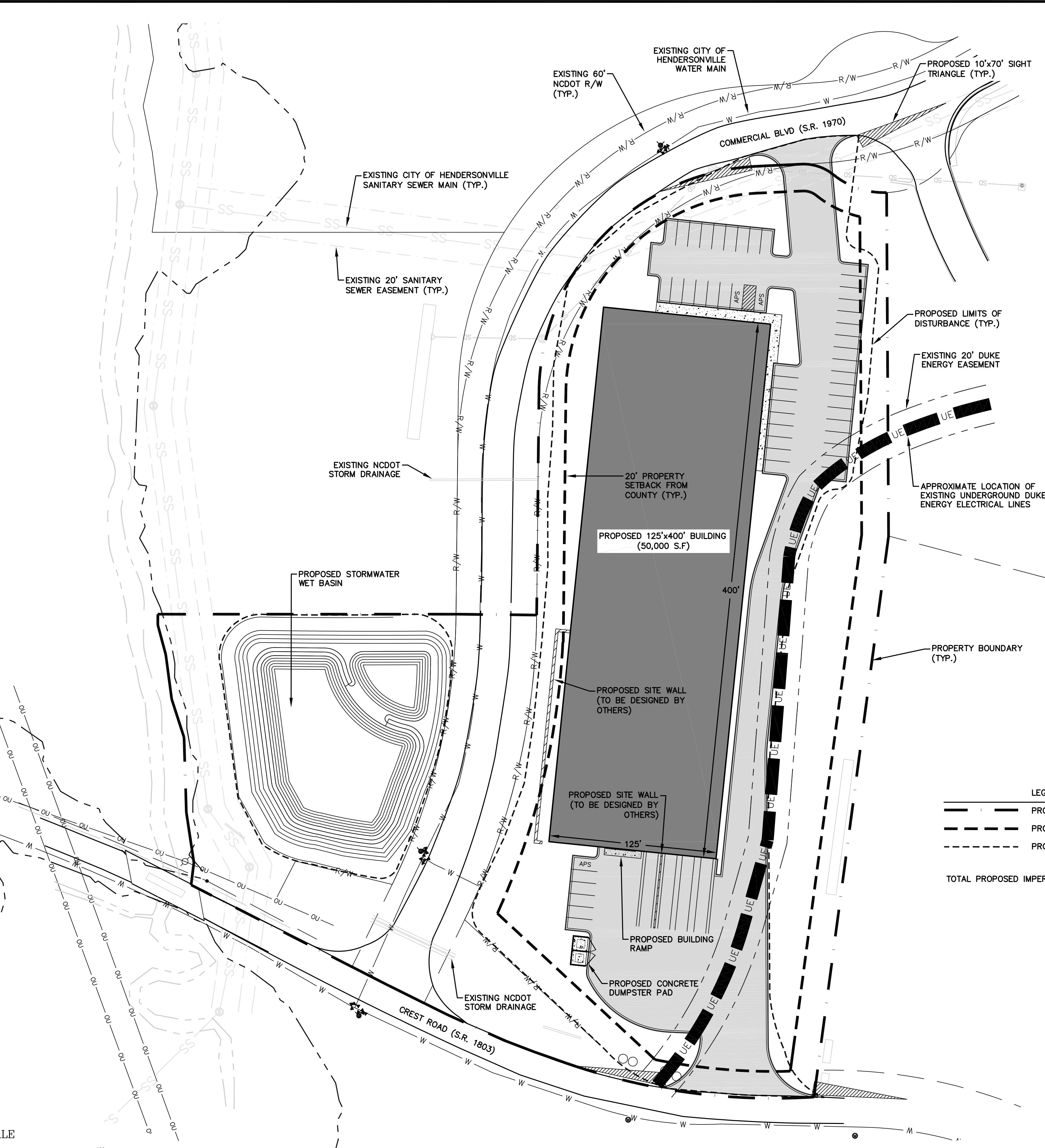
Know what's below.
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PROJECT NUMBER: 22174
DATE: 12/22
DRAWN BY: CRB
CHECKED BY: WRB

Site Plan

C-200

SCALE: 1"=40'



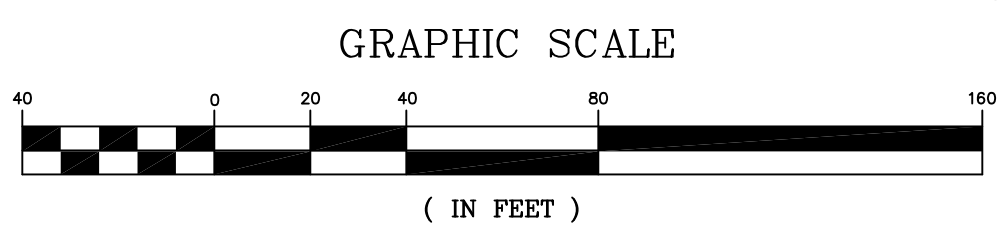
PROJECT SUMMARY

PROJECT NAME: PROJECT BUTTON
 PIN #: 9587-27-9898
 DB/PG: 3647/640
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 ZONING: INDUSTRIAL
 OWNER: ECONOMIC INVESTMENT FUND OF HENDERSON COUNTY, INC. 330 NORTH KING STREET HENDERSONVILLE, NC 28792
 ARCHITECT: ARCA DESIGN 12 CHURCH STREET ASHEVILLE, NC 28801
 DEVELOPER: YANNOY CONSTRUCTION 1500 RIDGEFIELD BOULEVARD ASHEVILLE, NC 28806
 CONTACT: [Blank]
 ENGINEER: WILLIAM R. BUIE, P.E. WGLA ENGINEERING, PLLC 724 5TH AVENUE WEST HENDERSONVILLE, NC 28792
 ACREAGE: 5.30 AC±
 WATER SYSTEM: ON SITE (PUBLIC) CITY OF HENDERSONVILLE
 SEWER SYSTEM: ON SITE (PUBLIC) CITY OF HENDERSONVILLE
 BUILDING SETBACKS (PER COUNTY LAND DEVELOPMENT CODE): FRONT 20' (LOCAL), SIDE 20', REAR 20'
 MAX ALLOWABLE BUILDING HEIGHT: 72'
 PROPOSED BUILDING HEIGHT: 30'
 PARKING PROVIDED: 50 SPACES TOTAL, 2 ACCESSIBLE

LEGEND

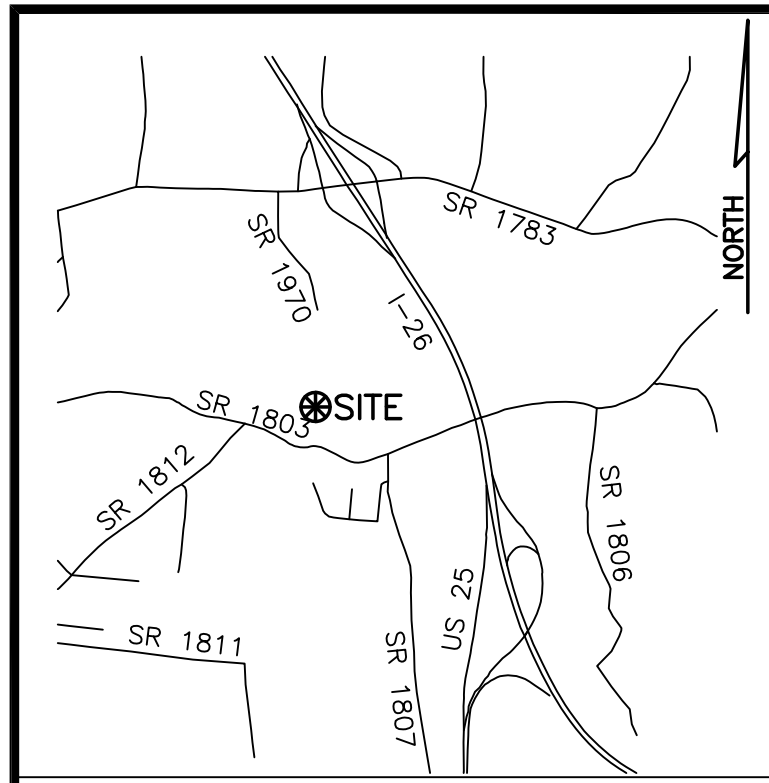
- — — — — PROPERTY BOUNDARY
- - - - - PROPERTY SETBACK
- - - - - PROPOSED LIMITS OF DISTURBANCE

TOTAL PROPOSED IMPERVIOUS AREA = 2.20 AC

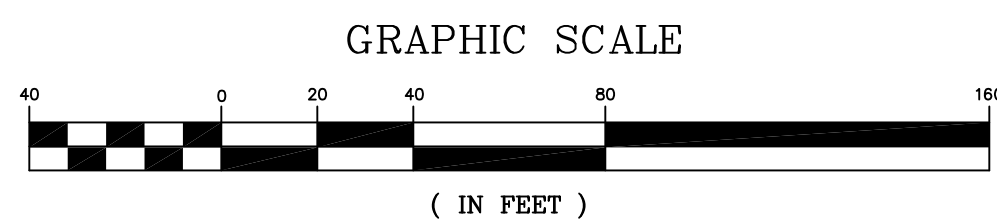
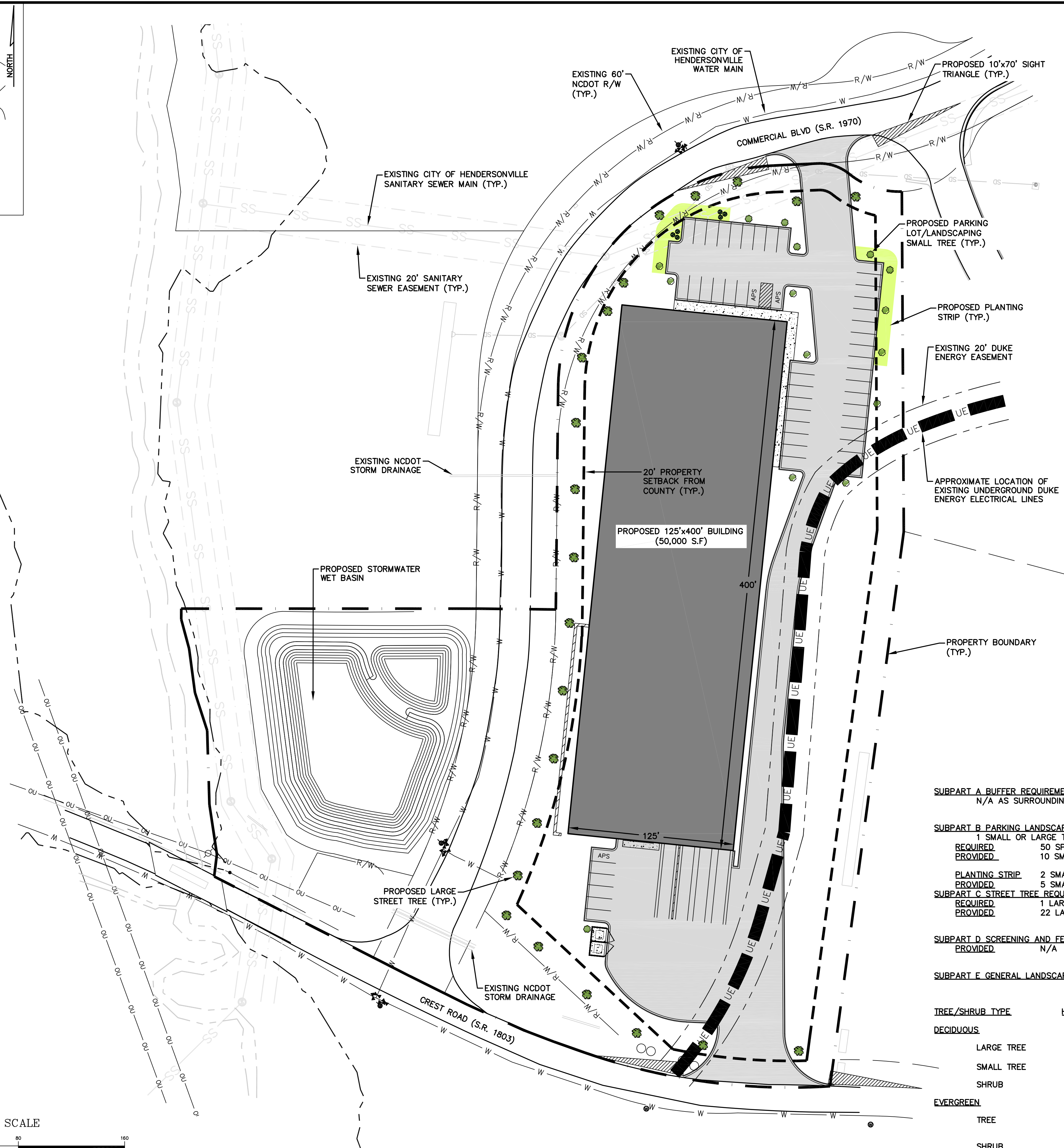


GRAPHIC SCALE

(IN FEET)



VICINITY MAP
NOT TO SCALE



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**HENDERSON COUNTY LAND DEVELOPMENT CODE
LANDSCAPE DESIGN STANDARDS**

SUBPART A BUFFER REQUIREMENTS
N/A AS SURROUNDING PROPERTY IS ZONED INDUSTRIAL

SUBPART B PARKING LANDSCAPING
1 SMALL OR LARGE TREE/5 PARKING SPACES
REQUIRED 50 SPACES/5 = 10 TREES
PROVIDED 10 SMALL TREES
PLANTING STRIP 2 SMALL OR LARGE TREES PER 100 LF = 300 LF/100 = 3 x 2 = 6 TREES
PROVIDED 5 SMALL TREES, 6 SHRUBS = 1 SMALL/LARGE TREE

SUBPART C STREET TREE REQUIREMENTS
REQUIRED 1 LARGE TREE/50 LF OF ROAD FRONTAGE = 1070 LF/50 LF = 21.38 TREES
PROVIDED 22 LARGE TREES

SUBPART D SCREENING AND FENCING REQUIREMENTS
PROVIDED N/A

SUBPART E GENERAL LANDSCAPING STANDARDS

TABLE 5.3 TREE AND SHRUB REQUIREMENTS

TREE/SHRUB TYPE	HEIGHT AT MATURITY (FT.)	MINIMUM SIZE AT PLANTING
DECIDUOUS		
LARGE TREE	≥35	2 INCHES IN CALIPER; 12 TO 14 FT IN HEIGHT
SMALL TREE	<35	1 ½ INCHES IN CALIPER; 8 TO 10 FT IN HEIGHT
SHRUB	4	3 GALLON CONTAINER OR 10 INCH ROOT BALL; 18 INCHES IN HEIGHT
EVERGREEN		
TREE	>20	6 FT. IN HEIGHT CONICAL TREE ≥ 15 3 GALLON IN HEIGHT
SHRUB	>4	3 GALLON CONTAINER OR 10 INCH ROOT BALL; 18 INCHES IN HEIGHT
CONICAL SHRUB	≥35	3 GALLON CONTAINER OR 10 INCH ROOT BALL; 18 INCHES IN HEIGHT

**Project
Button**

HENDERSONVILLE
HENDERSON COUNTY
NORTH CAROLINA

**Preliminary
Not For
Construction**

REVISIONS

DATE	DESCRIPTION



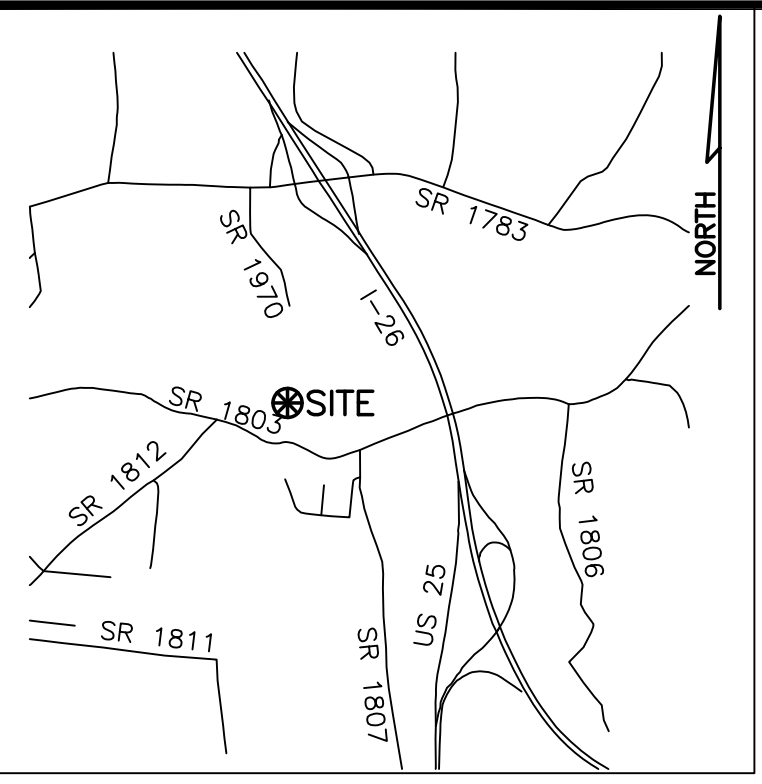
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Call before you dig.

PROJECT NUMBER: 22174
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DRAWN BY: CRB
CHECKED BY: WRB

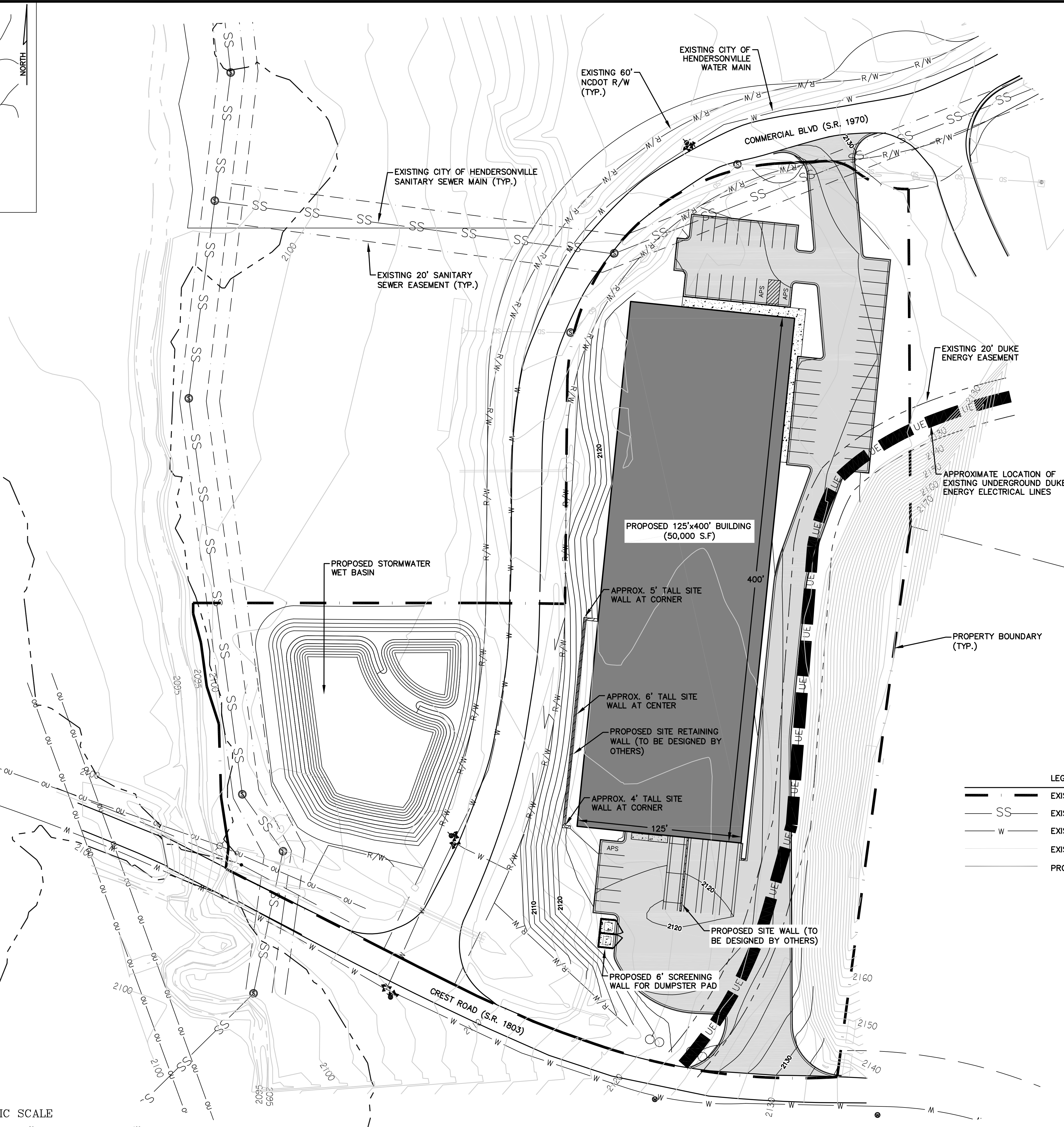
**Landscape
Compliance Plan**

C-201

SCALE: 1"=40'



VICINITY MAP
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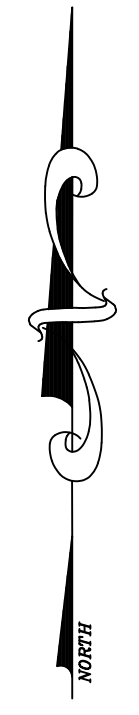
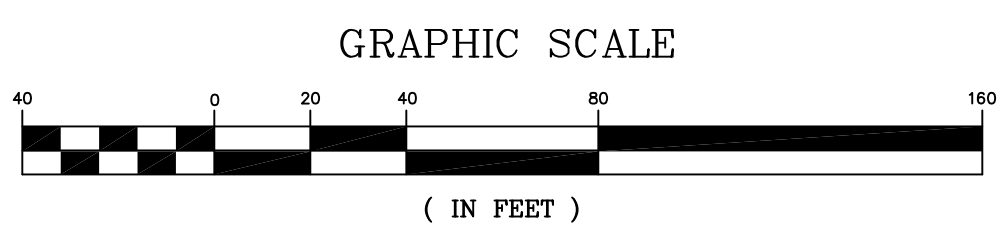


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LEGEND

	EXISTING PROPERTY BOUNDARY
	EXISTING SEWER MAIN
	EXISTING WATER MAIN
	EXISTING 2' CONTOUR
	PROPOSED 2' CONTOUR



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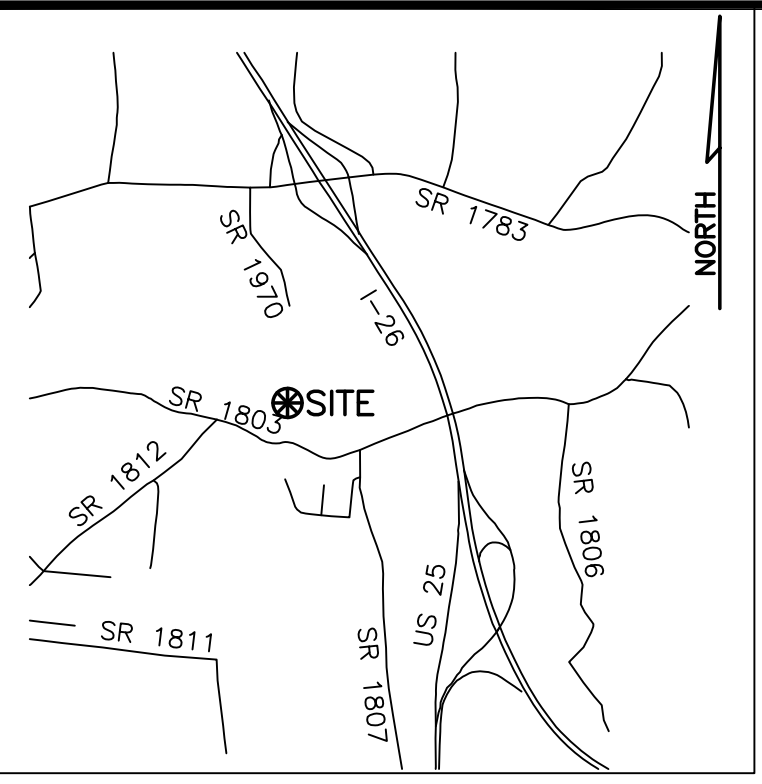
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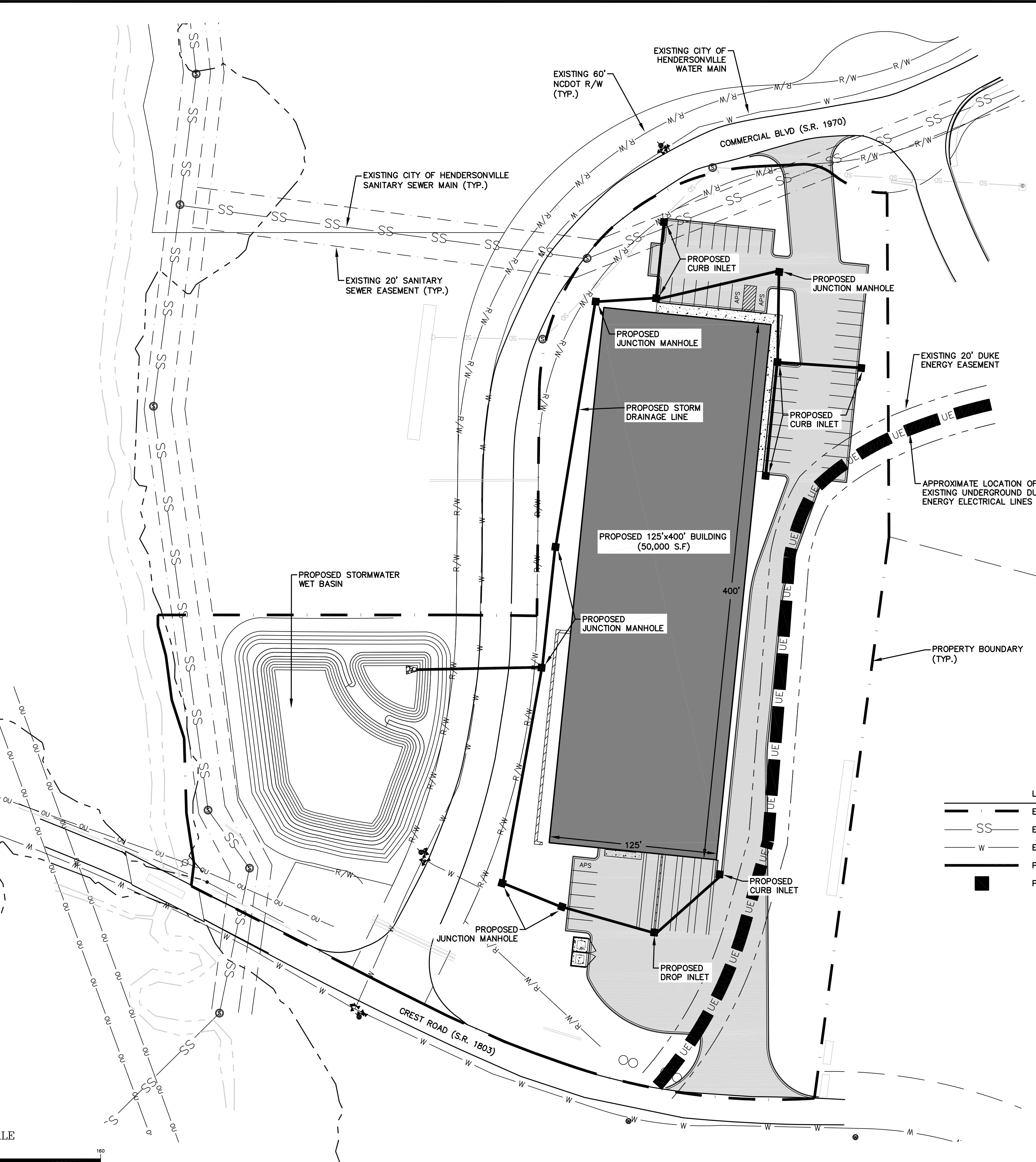
**Initial Grading
Plan**

C-300

SCALE: 1"=40'



VICINITY MAP
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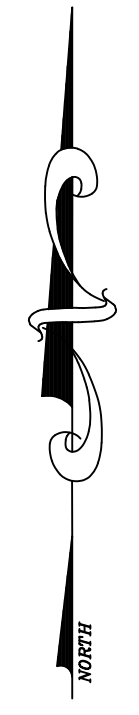
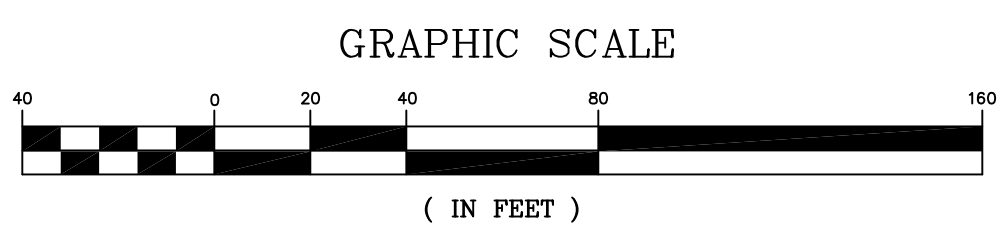


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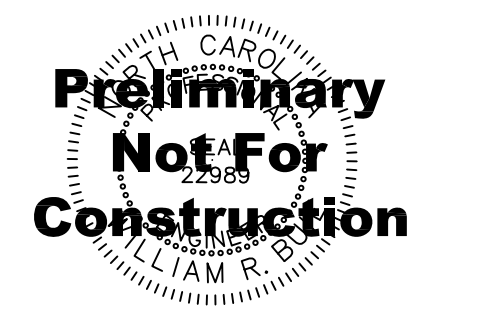
	EXISTING PROPERTY BOUNDARY
	EXISTING SEWER MAIN
	EXISTING WATER MAIN
	PROPOSED STORM DRAINAGE PIPE
	PROPOSED STORM DRAINAGE BOX



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HENDERSONVILLE
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NORTH CAROLINA



REVISIONS

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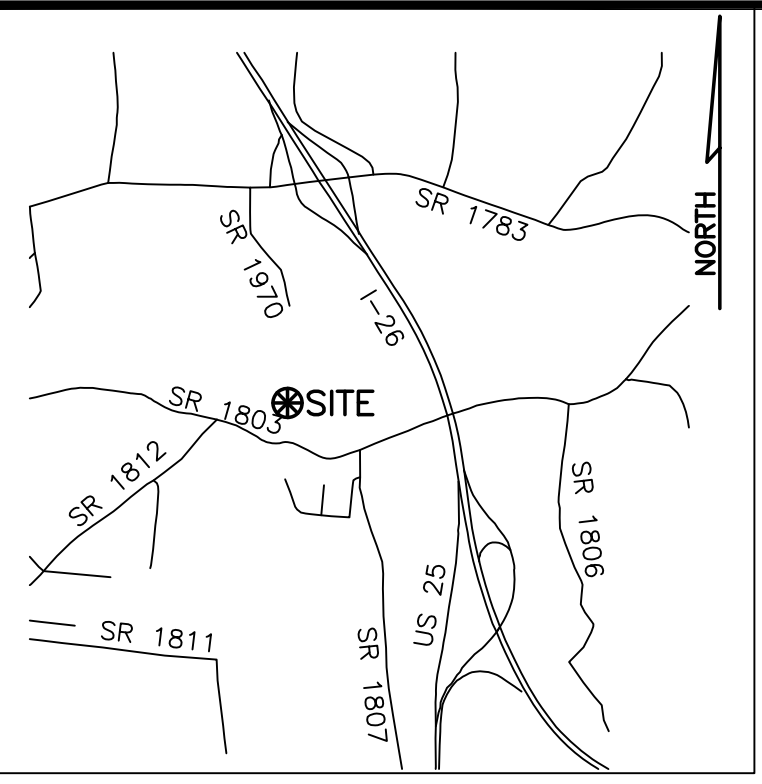
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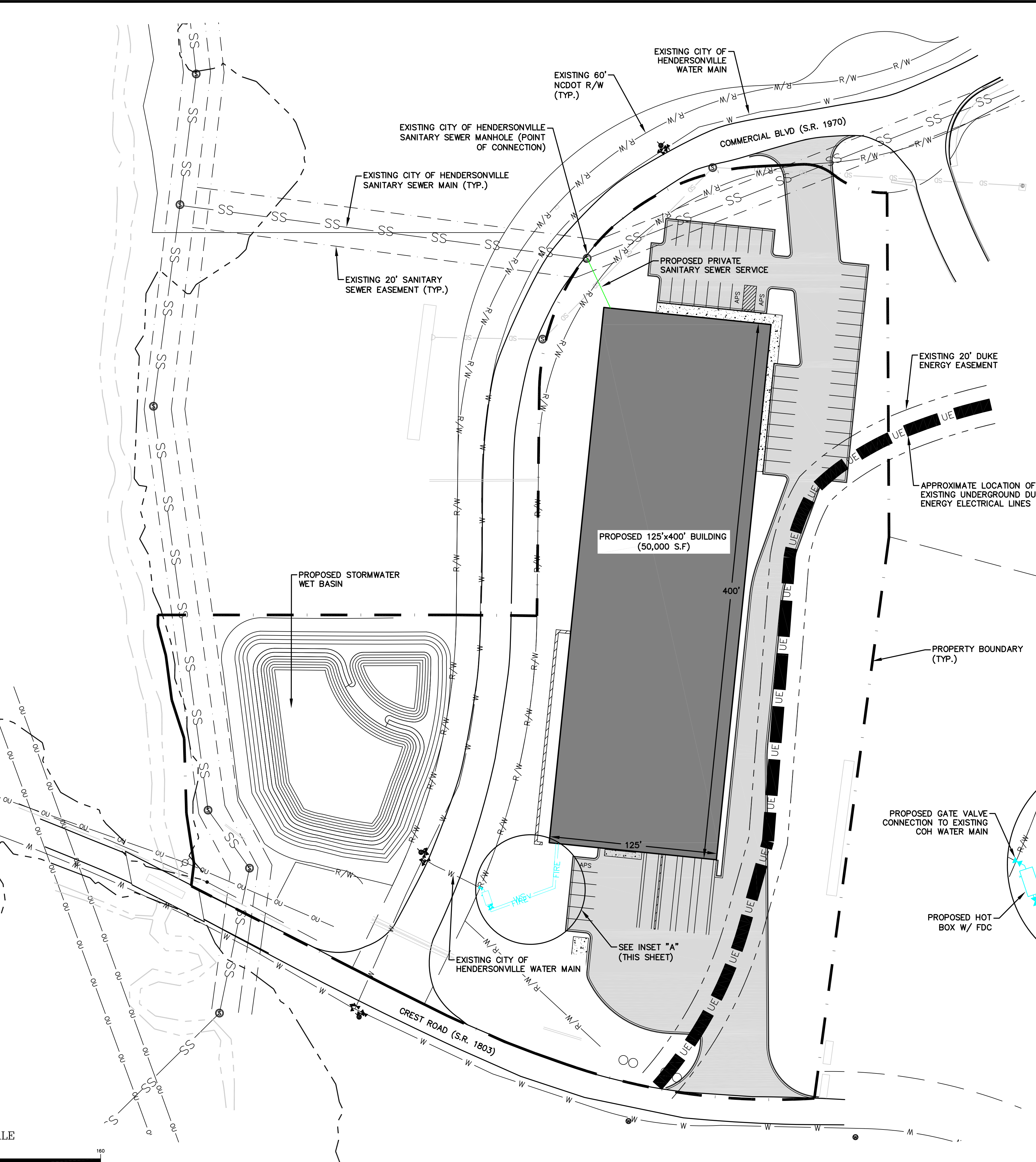
**Stormwater
Plan**

C-400

SCALE: 1"=40'

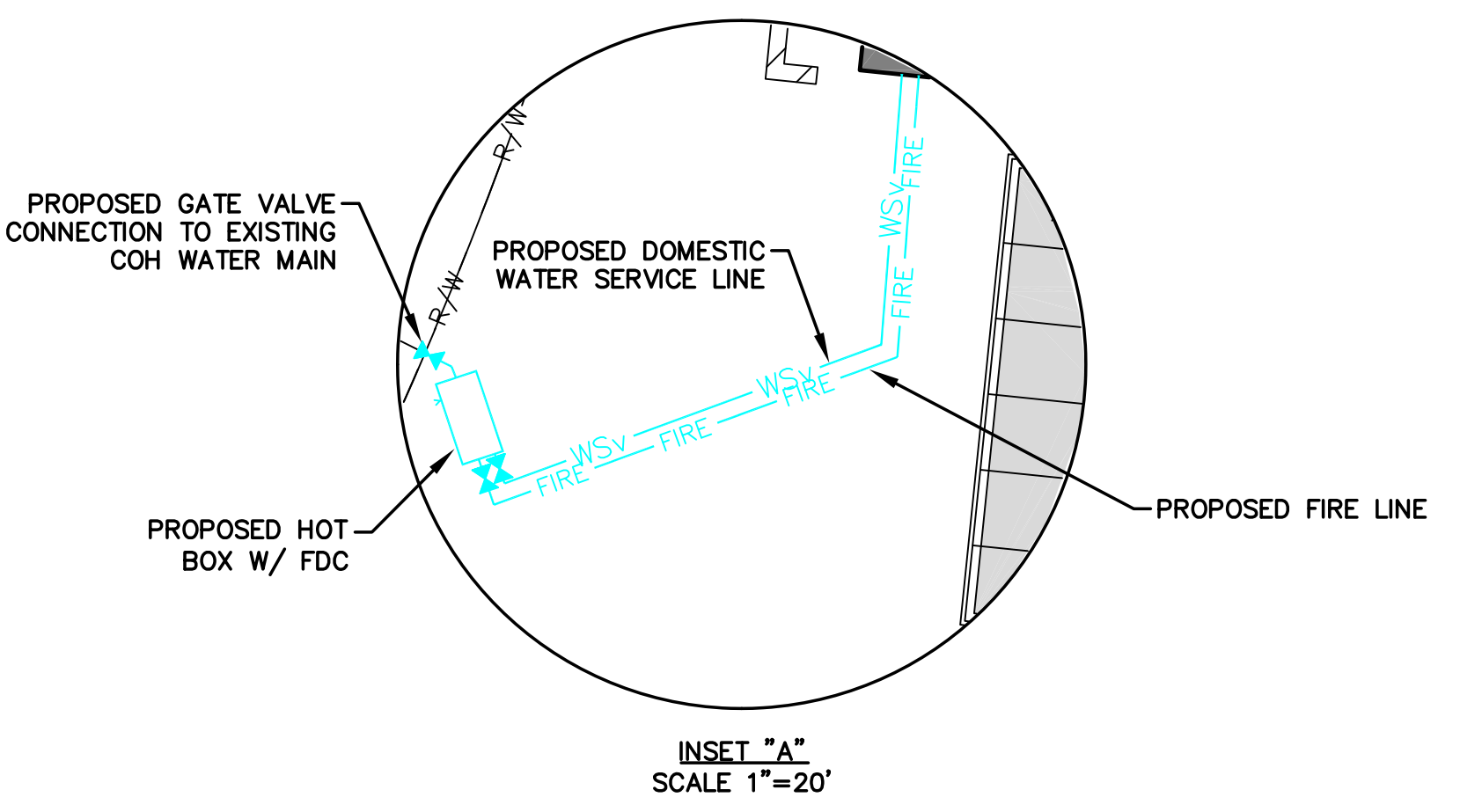


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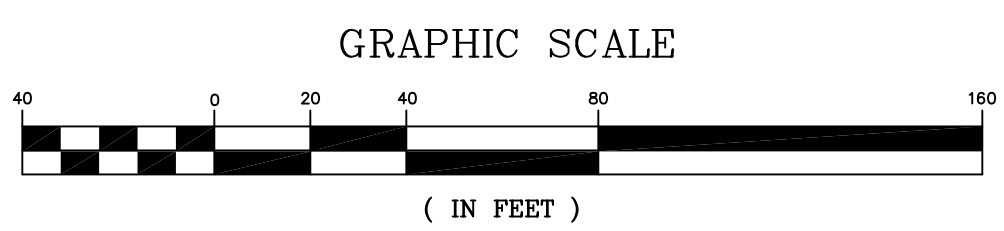
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LEGEND

	EXISTING PROPERTY BOUNDARY
	EXISTING SEWER MAIN
	EXISTING WATER MAIN
	PROPOSED SEWER SERVICE
	PROPOSED DOMESTIC WATER SERVICE
	PROPOSED FIRE SERVICE



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Utility Plan

C-500

SCALE: 1"=40'