

**REQUEST FOR COMMITTEE ACTION**

**HENDERSON COUNTY**

**TECHNICAL REVIEW COMMITTEE**

**MEETING: TRC 2-6-24**

**SUBJECT: Major Site Plan Review – Tradewater Holdings, LLC Addition**

**PRESENTER: Matt Champion**

**ATTACHMENTS: Staff Report & Site Plan**

**SUMMARY OF REQUEST: Major Site Plan review for SR 10.9 Manufacturing and  
Production Operations**

**SUGGESTED MOTION:**

**I move to approve/deny the major site plan for Tradewater Holdings, LLC Addition.**



## Henderson County, North Carolina Code Enforcement Services

### 1. Committee Request

- 1.1. **Applicant:** Brock Builders/Tradewater Holdings LLC/Mavidon
- 1.2. **Request:** Major Site Plan Review
- 1.3. **PIN:** 9587-29-5854
- 1.4. **Size:** 2.19 Acres
- 1.5. **Location:** 110 Commercial Blvd off Upward Rd
- 1.6. **Supplemental Requirements:**

### **SR 10.9. Manufacturing and Production Operations**

- (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 effects to adjacent properties.

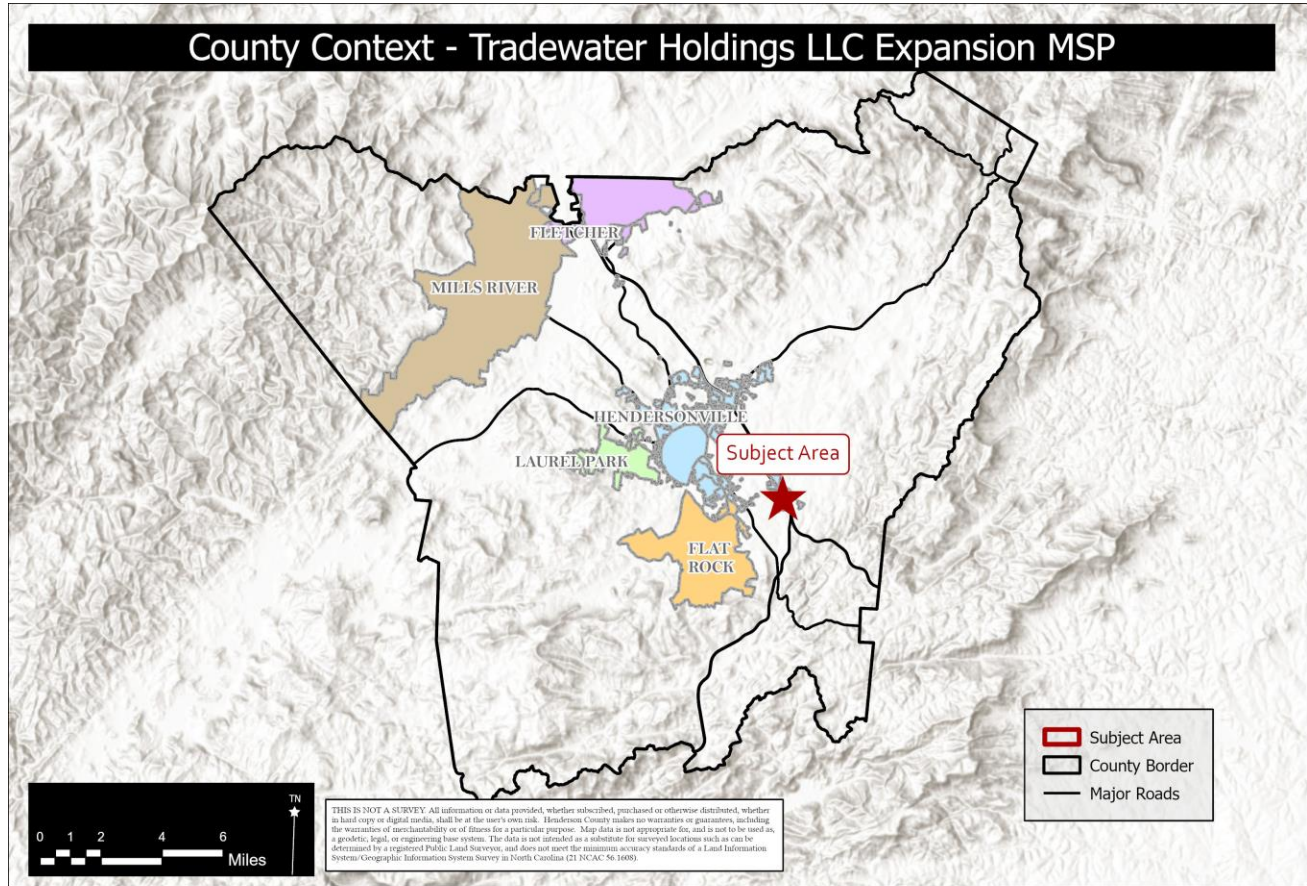
**Manufacturing and Production Operations.** An establishment engaged in the mechanical, physical or chemical transformation of raw materials, substances, or components into new products. Manufacturing and production operations are often described as plants, factories or mills and characteristically use power-driven machines and materials-handling equipment. Establishments that transform materials or substances into new products by hand may also be included in this sector. Manufacturing establishments may process materials or may contract with other establishments to process their materials for them. Both types of establishments are included in manufacturing. Almost all manufacturing and production operations have some captive research and development or administrative operations, such as accounting, payroll, or management.

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

- (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, travel ways* and/or parking areas shall be treated to prevent dust from adverse effects to adjacent properties.

**Warehousing and Storage.** An establishment primarily engaged in operating warehousing and storage facilities (excluding warehousing of hazardous substances).

### Map A: County Context Map



Property Owner/Applicant: Tradewater Holdings, LLC  
Assessed Acreage: 2.19 Acres PIN: 9587-29-5854  
Current Zoning: Regional Commercial (RC)



## 2. History & Characteristics:

2.1. Current Property Owners: Tradewater Holdings, LLC

2.2. Existing Structure:

2.2.1. The existing structure was built in 2001 and is approximately 12,000SQFT.

2.2.2. The Henderson County Tax Assessor's Office lists the subject area with an occupancy type as industrial. The land class is also listed as industrial.

2.3. Access: The subject area currently has two exiting driveway cuts on Commercial Blvd (SR 1970).

### Map B: Aerial Map



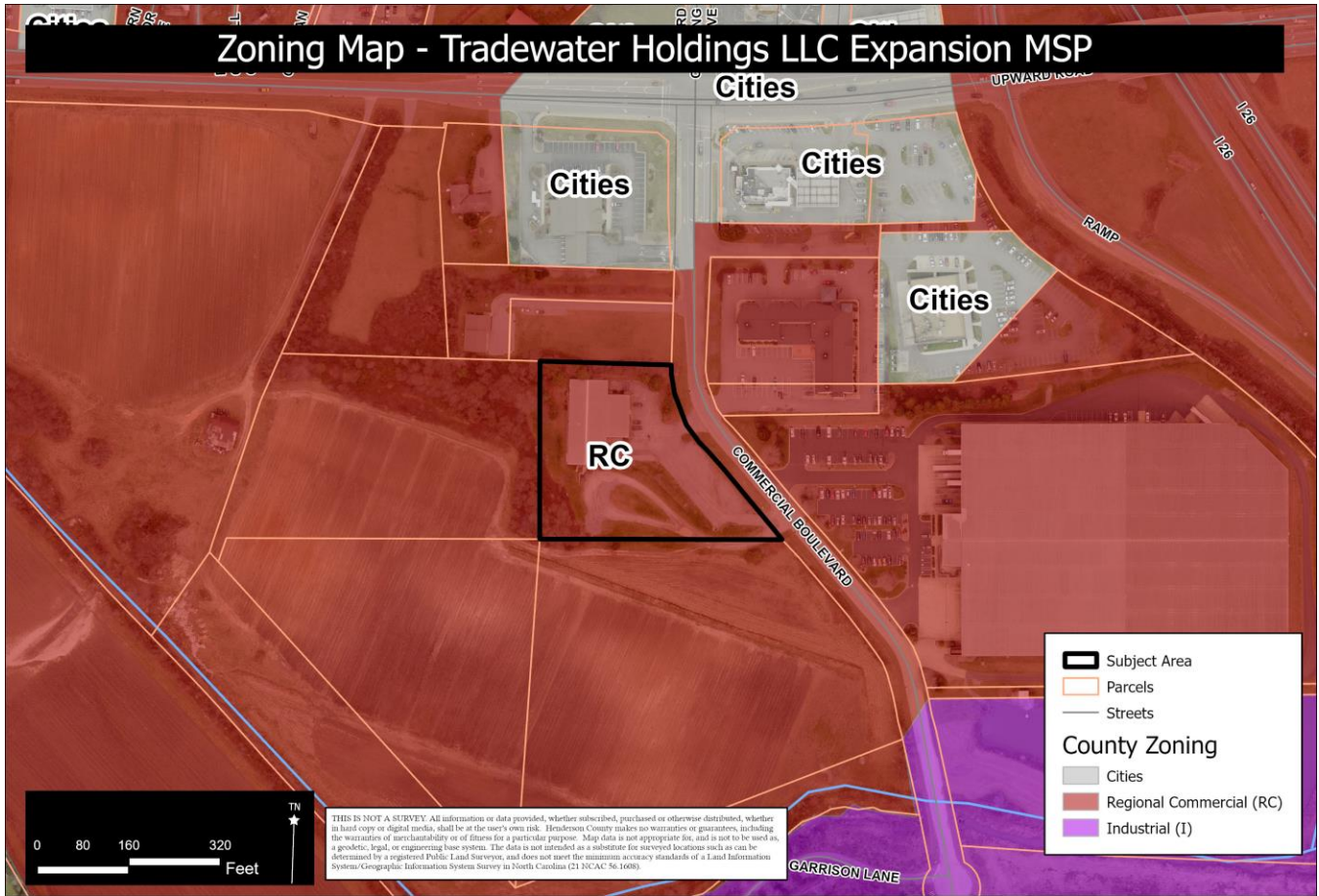
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### 3. Current Conditions

- 3.1. **Current Use:** The subject area is currently used as a manufacturing and production operations facility that includes office space.
- 3.2. **Adjacent Area Uses:** The surrounding properties contain a mix of agricultural uses to the west and south, and commercial/industrial uses to the north and east. The Garrison Industrial Park, Interlocal Governmental Agreement area, is found to the southeast of the subject area.

**Map C: Zoning Map**



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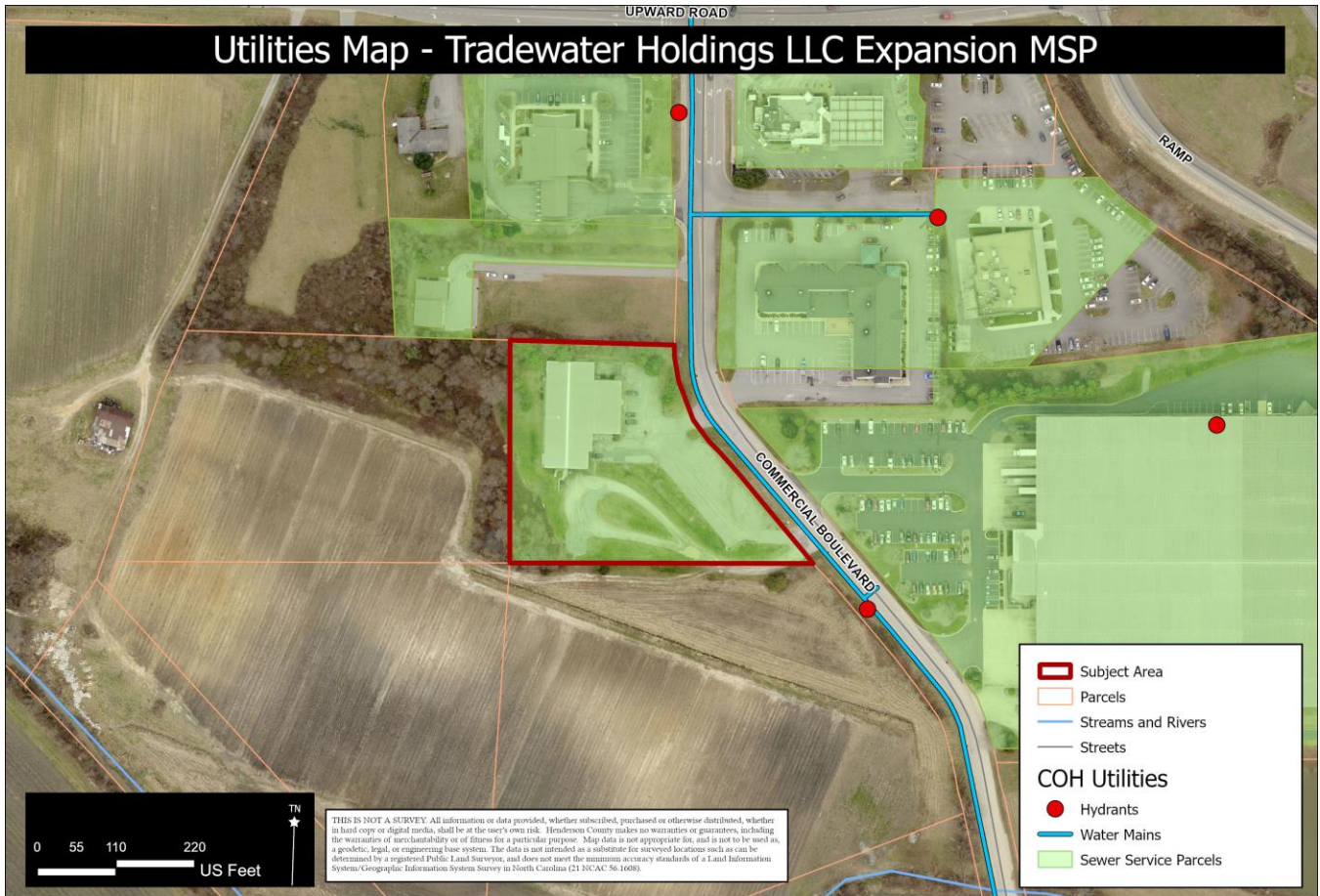


**3. Zoning** The subject area is located within the Regional Commercial (RC) zoning district.

**3.1 Regional Commercial (RC):** “The purpose of the Regional Commercial (RC) zoning district 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, community, and regional 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 Urban (USA) in the Comprehensive Plan.” Residential density in Regional Commercial is sixteen (16) units per acre with a maximum impervious surface allowance of 80% (LDC §42-28).

**3.2 Adjacent Zoning:** The subject area is surrounded by Regional Commercial (RC) in all directions. Industrial (I) zoning is found to the southeast of the subject area within the Garrison Industrial Park. City of Hendersonville zoning is found north of the subject area along Upward Rd (SR 1783).

### Map D: Public Utilities Map

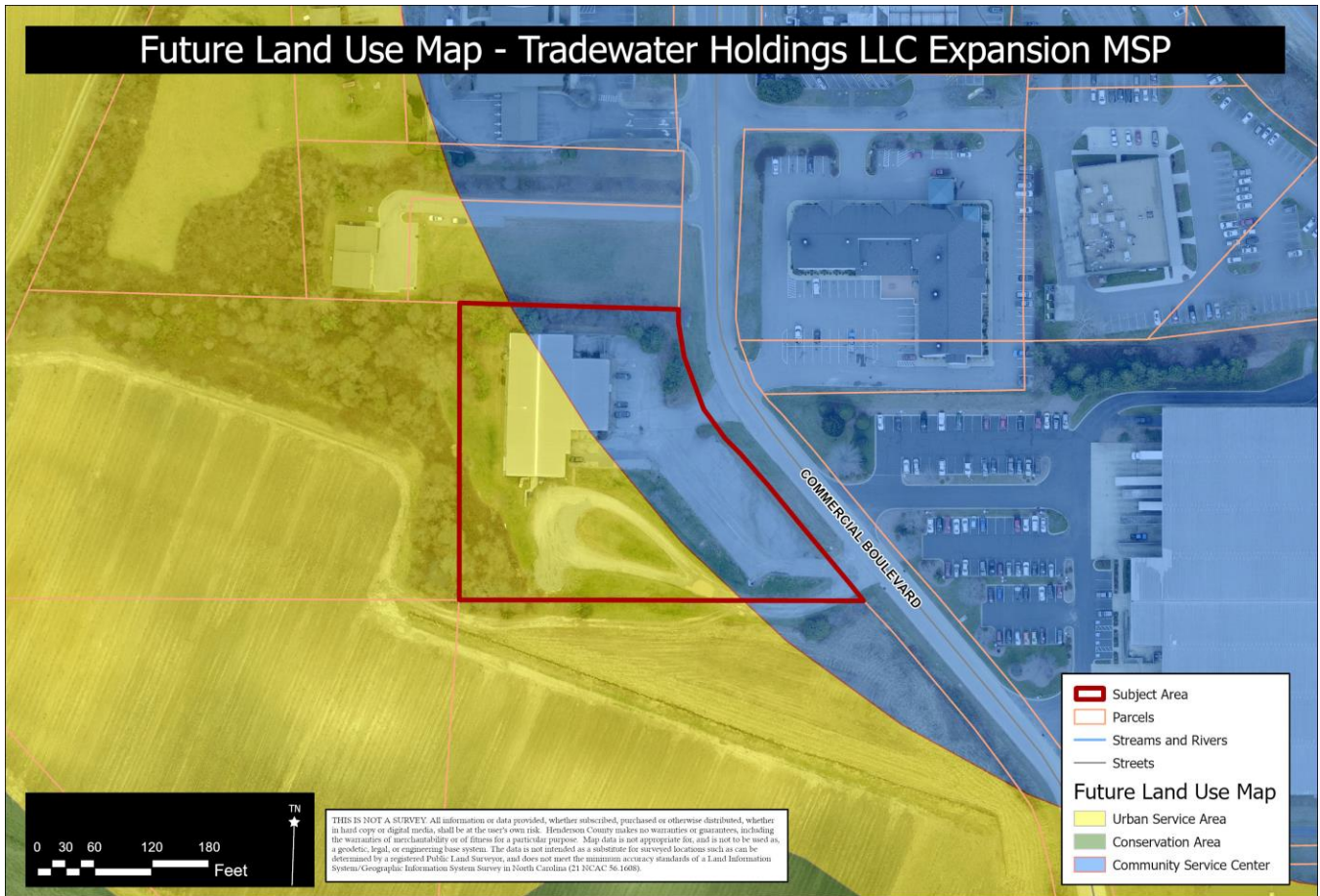


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- 4. **Floodplain /Watershed Protection** The subject area is not located within the Special Flood Hazard Area. The property is not in a Water Supply Watershed district.
- 5. **Water and Sewer** The subject area is currently served by public utilities.  
**Public Water:** City of Hendersonville  
**Public Sewer:** City of Hendersonville

### Map E: CCP Future Land Use Map



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6. **The Henderson County Comprehensive Plan (CCP)** The CCP Future Land Use Map places the subject area in the Urban Services Area (USA) classification and encumbered in a Community Service Center.
- i. **Urban Service Area (USA):** 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).
  - ii. **Community Service Centers:** The CCP states that, “CSC are intended to be intensive, efficient, defined concentrations of mixed services that meet the needs of the surrounding community and defined service areas. CSC are appropriate for a mixture of commercial uses scaled to the service area in question; residential uses of varying densities depending upon available services. The mixture and intensity of land uses contained within CSC are intended to be appropriate within the context of the surrounding community and intended service area.” (CCP, Pg. 138).

### Map F: Growth Management Strategy



Property Owner/Applicant: Tradewater Holdings, LLC  
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Current Zoning: Regional Commercial (RC)



6. **Henderson County Growth Management Strategy:** The Henderson County Growth Management Strategy map places the subject area in the Urban Services Area.
7. **Proposal** The applicant is proposing to expand the existing structure by adding an additional 12,000SQFT of warehousing and storage space. The addition will require minimal demolition of existing infrastructure. A new dumpster area is shown on the major site plan with a planned 6' high fence to count towards their screening requirement. The subject area currently has 2 ADA accessible parking areas and approximately 22 additional parking areas. There are no proposed changes to the existing parking areas and driveway cuts onto the subject area as shown on the major site plan submission. Post development, the major site plan shows a total of 65% impervious surface area.



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: Tradewater Holdings, LLC Phone: 561.586.5707

Complete Address: 110 Commercial Boulevard, Flat Rock NC 28731

**Applicant:**

Name: Tradewater Holdings, LLC Phone: 561.586.5707

Complete Address: 110 Commercial Boulevard, Flat Rock NC 28731

**Agent:**

Name: Brock Builders, Inc. Phone: 828.243.6105

Complete Address: 130 Ashwood Road, Hendersonville, NC 28791

Agent Form (Circle One):    Yes    No

**Plan Preparer:**

Name: Aiton Anderson Architecture Phone: 828.989.5154

Complete Address: Post Office Box 219, Black Mountain, NC 28711

**GENERAL INFORMATION**

**Date of Application:** December 19, 2023

**Site Plan Attached (Circle One):** Yes    No

**PARCEL INFORMATION**

PIN: 9587-29-5854

Tract Size (Acres): 2.27 acres

Zoning District: RC

Fire District: Blue Ridge Fire and Rescue

Supplemental Requirement#

Watershed:

Permitted by Right No change of use

Floodplain: N/A

Special Use Permit N/A

Location / Property to be developed: 110 Commercial Blvd. We are attaching a storage building to the existing building.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\*\*\*\*\*

**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	
County:		
Development Name:		

**LOCATION OF PROPERTY:**

Route/Road: \_\_\_\_\_

Exact Distance  Miles  Feet      N S E W

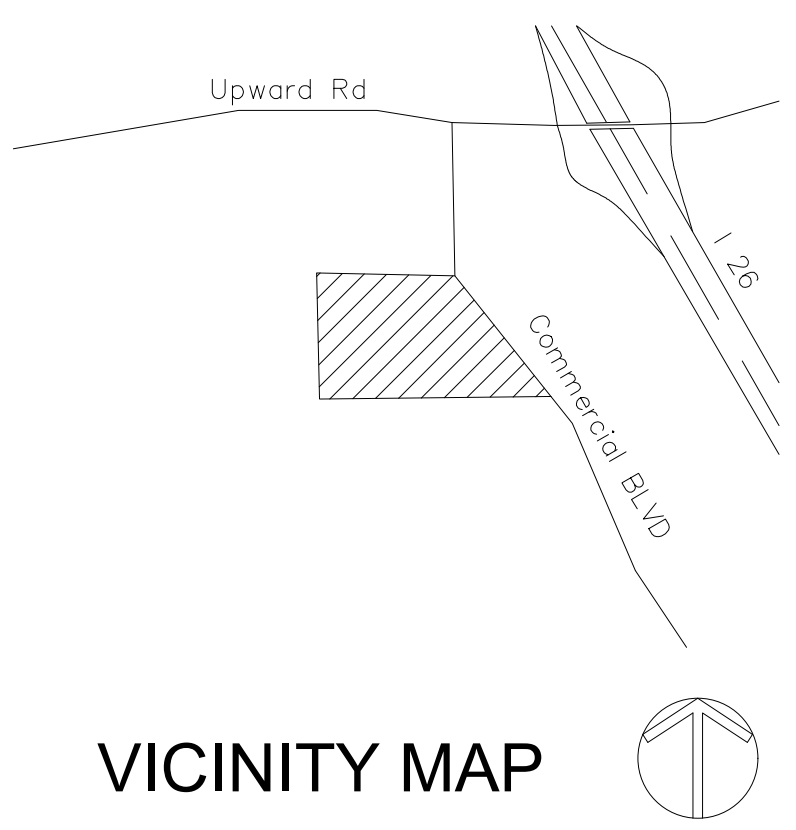
From the Intersection of Route No. \_\_\_\_\_ and Route No. \_\_\_\_\_ Toward \_\_\_\_\_

Property Will Be Used For:  Residential /Subdivision  Commercial  Educational Facilities  TND  Emergency Services  Other  
Property:  is  is not within \_\_\_\_\_ 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.**



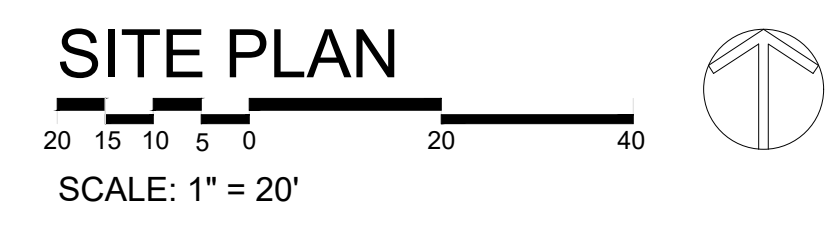
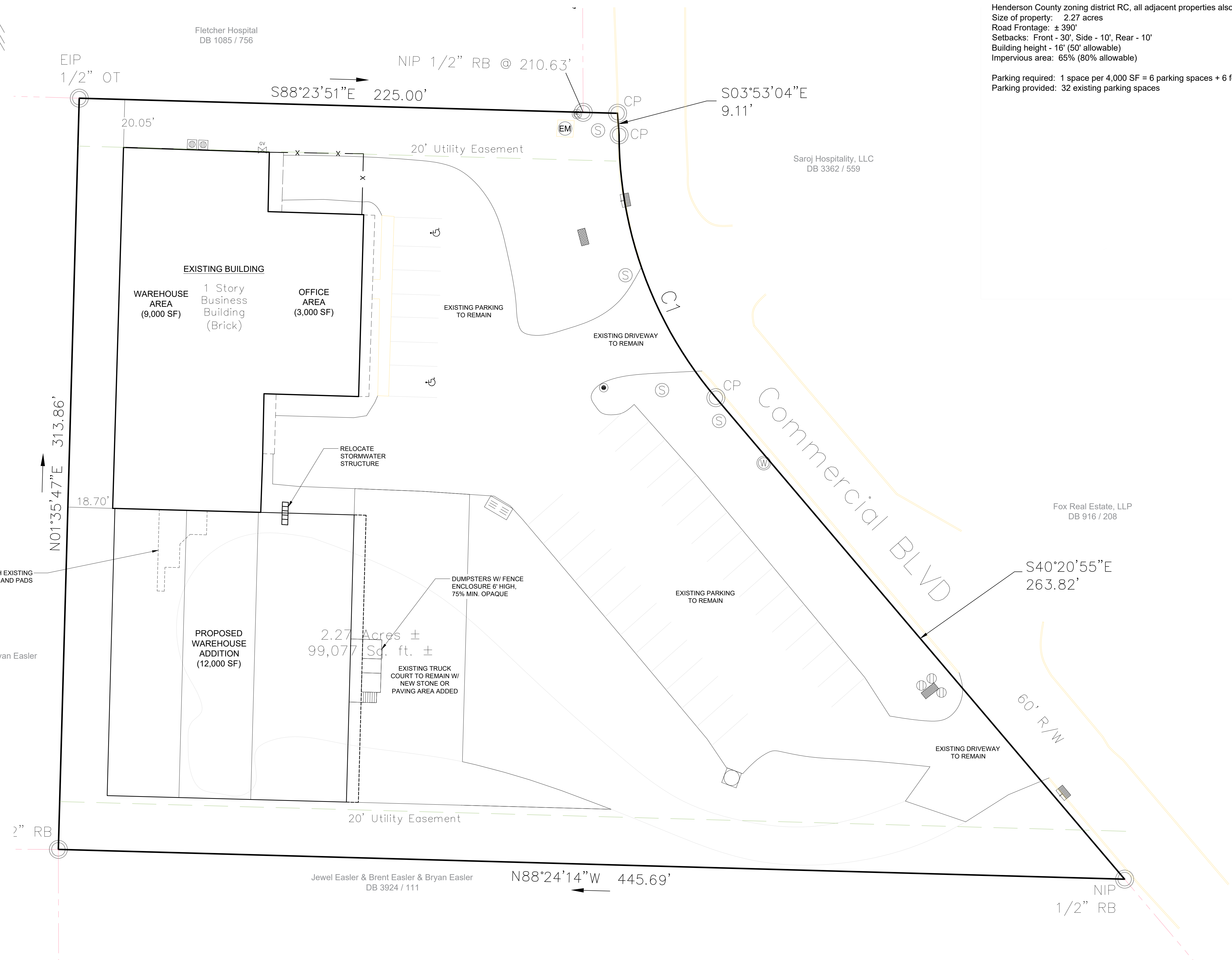


### PROJECT INFORMATION

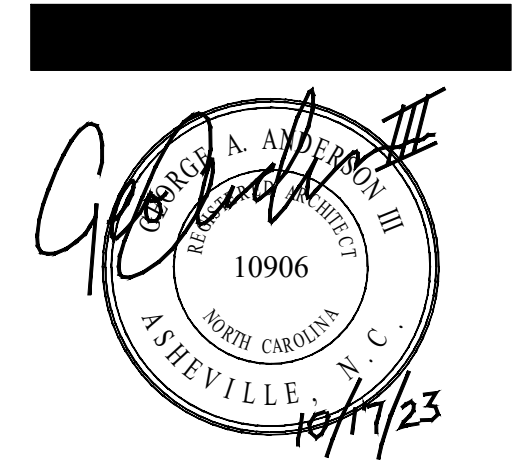
OWNER: Tradewater Holdings, LLC  
 ADDRESS: 110 Commercial Boulevard, Flat Rock NC 28731  
 PIN # 9587-29-5854

Henderson County zoning district RC, all adjacent properties also zoned RC  
 Size of property: 2.27 acres  
 Road Frontage: ± 390'  
 Setbacks: Front - 30', Side - 10', Rear - 10'  
 Building height - 16' (50' allowable)  
 Impervious area: 65% (80% allowable)

Parking required: 1 space per 4,000 SF = 6 parking spaces + 6 for office area  
 Parking provided: 32 existing parking spaces



ADDITION FOR:  
**TRADEWATER**  
 110 COMMERCIAL BOULEVARD  
 FLAT ROCK, NORTH CAROLINA



George Anderson III, AIA  
 828 989 5154  
 gaa@AitonAnderson.com

Issued for: PERMIT

Date: 17 OCT 2023  
 11 DEC 2023  
 20 DEC 2023

Job #: 23070

SITE PLAN

**A100**