REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: May 21, 2024

SUBJECT: Major Site Plan Review Fletcher Laydown Yard

PRESENTER: Matt Champion, Zoning Administrator

ATTACHMENTS: Staff Report

SUMMARY OF REQUEST: SR 0.15 Warehousing and Storage (Excluding Warehousing of Hazardous Substances)

Suggested Motion: I move that the TRC approve/deny the major site plan for Fletcher Laydown Yard
Henderson County, North Carolina
Code Enforcement Services

1. **Committee Request**
   1.1. **Applicant:** Jordan Skellie
   1.2. **Request:** Major Site Plan Approval
   1.3. **PINs:** 9652-52-3734
   1.4. **Size:** 16.66 acres +/-
   1.5. **Location:** The subject area is located north of Brickton Dr off Old Hendersonville Rd (SR 1536).

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.

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

**SR 2.10. Outdoor Storage greater than 5,000 square feet**
(1) Locational Requirements. Storage areas shall not be placed in a front yard.
(2) Screening. Screen Class Three (3) or Four (4) shall be provided consistent with the requirements of §42-181 (Screen Classification).
2. **History & Characteristics:**

   2.1. **Current Property Owners:** Dobbskell Industrial, LLC purchased the property on March 8, 2024.

   2.2. **Former Property Owners:** Cemex Construction Materials Pacific, LLC was listed as the former property owner.

   2.3. **Natural Resources:**

      2.3.1. **Streams:** According to the USGS, the subject area does contain surface water sources. According to the NCDEQ Water Resources Division, the subject area does not contain surface water sources.

      2.3.2. **Slopes:** 88.96% of the subject area contains slopes between 0% and 16%. 6.43% of the subject area contains slopes between 25% and 60%. 4.62% of the subject area contains slopes between 16% and 25%.
3. **Current Conditions**

   2.1 **Current Use:** The subject area is currently vacant. The subject area is partially encumbered by a 200’ right-of-way for Norfolk Southern Railway and multiple 20’ sanitary sewer easements found in various locations.

   2.2 **Adjacent Area Uses:** The surrounding properties consist of commercial and industrial uses. Some residential uses are found east of the subject area across Old Hendersonville Rd. Brickton Industrial Park is found south of the subject area across Brickton Dr.

4. **Current Zoning**

   4.1. **Subject Area Zoning:** The subject area is currently zoned Industrial (I) by Henderson County.

   4.2. **Adjacent Area Zoning:** The subject area is surrounded by properties that are also zoned Industrial (I) to the north and south. Regional Commercial (RC) is found west of the subject area. Town of Fletcher’s C-1 Conditional zoning is found east of the subject area.

   4.2.1. **Industrial (I):** “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 that:
(1) is compatible with adjacent development and the surrounding community; (2) will minimize conflict between land uses; and (3) is sensitive to its impact on surrounding land uses and the environment (natural and man-made). This general use district is meant to be in the Utility Service Area (USA) as defined in the Comprehensive Plan. The Industrial District (I) has a maximum impervious surface area of 80% but does not have a maximum floor area requirement. (LDC §42-36).

Map C: Current Zoning

5. **Floodplain/Watershed Protection** The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.
6. **Water and Sewer** The applicant is proposing connection to the City of Hendersonville public water and MSD public sewer to serve this property.

   - **Public Water:** Yes
   - **Public Sewer:** Yes
Fletcher Laydown Yard MSP 5-21-24

Map E: 2045 Future Land Use Map

7. **2045 Comprehensive Plan Compatibility** The 2045 Comprehensive Plan Future Land Use Map identifies the subject area as being in an Employment and Industry character area (See Map E).

   a. **Employment and Industry:** From Part 2 page 46, “Employment and Industry areas offer job-generation, site-ready parks, accessible road networks, and utilities. Industries come in many different forms including manufacturing, agriculture, and distribution, office, research and development (R&D), etc. The design of development sites in these areas should be tailored to be compatible with other nearby uses.

   i. **Where:** Strategic areas with highway and utility access, large available parcels

   ii. **Uses:** Agricultural uses including processing facilities and large-scale greenhouses, office and light-to-heavy industrial, as appropriate

   iii. **Utility Access:** The majority of these areas will be served by utilities

8. **Proposal** The applicant is proposing to develop the subject area with a new 12,000SQFT structure for warehousing and storage. The new structure will include 13 spaces including 1 ADA accessible parking space. The structure will also include 2 4’ truck docks with concrete pads and 1 drive-in door. The primary access to the site will be off Brickton Dr with a secondary access off Guaranteed Way to the north. The subject area will also contain a 750SQFT modular office with 3 parking spaces including 1 ADA accessible parking space. The rest of the subject area will contain open...
storage and parking for equipment and vehicles. The storage area will be covered in a minimum of 8” crusher run. The subject area will be enclosed with a 6’ chain link security fence with electronic gates at both entrances. The major site plan shows post development impervious surfaces at 58.4%.

9. **Landscaping & Buffering Requirements** The subject area will have to provide a landscaping plan for the following elements:

9.1. **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.

9.2. **Outdoor Storage screening** is required for the proposed outdoor storage. Screen Class Three (3) consists of a fence or wall constructed with a minimum height of six (6) feet, that is at least 75 percent opaque, where all spaces are evenly distributed, and with the finished side of the fence facing the adjacent property or road. Fences longer than 20 linear feet shall be landscaped with: a row of shrubs spaced a maximum of ten (10) feet apart, or a row of evergreen trees planted no more than 15 feet apart.

9.3. Buffers will be required depending on the level of vegetation removed from the subject area. If there is not sufficient vegetation on subject area to satisfy the buffering requirement, a B1 Buffer is required. A B1 Buffer consists of 1 large and 2 small deciduous trees or 2 larger and 6 small evergreen trees. The B1 Buffer width is 20’. No B1 Buffer is required along the subject area boundaries that are adjacent to Industrial (I).

10. **Oblique Aerial Photos**

    **View from East**
View from North

View from South
View from West

01/05/2024
CONTACT INFORMATION
Property Owner:
Name: Dobbskell Industrial, LLC Phone: 864-238-2188
Complete Address: 236 Mayfield St. : Greenville, SC 29601

Applicant:
Name: Jordan Skellie Phone: 864-238-2188
Complete Address: 236 Mayfield St. : Greenville, SC 29601

Agent:
Name: Erik Horton Phone: 864-884-2158
Complete Address: 900 N. Trade Avenue Ext. : Landrum, SC 29356
Agent Form (Circle One): Yes ✓ No

Plan Preparer:
Name: Erik Horton Phone: 864-884-2158
Complete Address: 900 N. Trade Avenue Ext. : Landrum, SC 29356

GENERAL INFORMATION
Date of Application: 4-30-2024
Site Plan Attached (Circle One): Yes ✓ No

PARCEL INFORMATION
PIN: 9652-52-3734 Tract Size (Acres): 16.66
Zoning District: I - Industrial Fire District: Fletcher Fire
Supplemental Requirement: Watershed: French Broad River Basin
Permitted by Right: Floodplain: Zone X
Special Use Permit

Location / Property to be developed: Vacant parcel on north side of Brickton Dr. off of Hendersonville Rd.

County Use Only
Fee: $___________ Paid: __________ Method: __________ Received by: __________
### SIGNATURES OF APPLICANT

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<tr>
<td>Dobbskell Industrial, LLC</td>
<td>Andrew Harnell</td>
<td>Andrew Harnell</td>
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<td>Address</td>
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<tr>
<td>236 Mayfield St.</td>
<td>Andrew Harnell</td>
<td>3 Nottingham Rd</td>
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<tr>
<td>Greenville, SC 29601</td>
<td>x 864-238-2188</td>
<td>Greenville, SC 29607</td>
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<td>Mike Horton</td>
<td>Mike Horton</td>
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<tr>
<td>900 N. Trade Avenue Ext.</td>
<td>x 864-884-2158</td>
<td>718 Blue Mill Rd.</td>
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<tr>
<td>Landrum, SC 29356</td>
<td>Mike Horton</td>
<td>Landrum, SC 29356</td>
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### APPROVALS

**APPLICATION RECEIVED BY DISTRICT ENGINEER**

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**APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required)**

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**COMMENTS:**
Site Development Plans
for
FLETCHER
LAYDOWN YARD
Old Hendersonville Rd.
Fletcher, North Carolina

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SITE LOCATION MAP

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