

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: April 15, 2025

**SUBJECT: Revised Major Site Plan Review Arden Property Management, LLC
Warehousing**

PRESENTER: Matt Champion, Zoning Administrator

ATTACHMENTS: Staff Report

**SUMMARY OF REQUEST: SR 10.15 Warehousing and Storage (Excluding Warehousing
of Hazardous Substances**

**Suggested Motion: I move that the TRC approve/approve with conditions/deny the revised
major site plan for Arden Property Management, LLC Warehousing**



Henderson County, North Carolina Code Enforcement Services

1. Committee Request

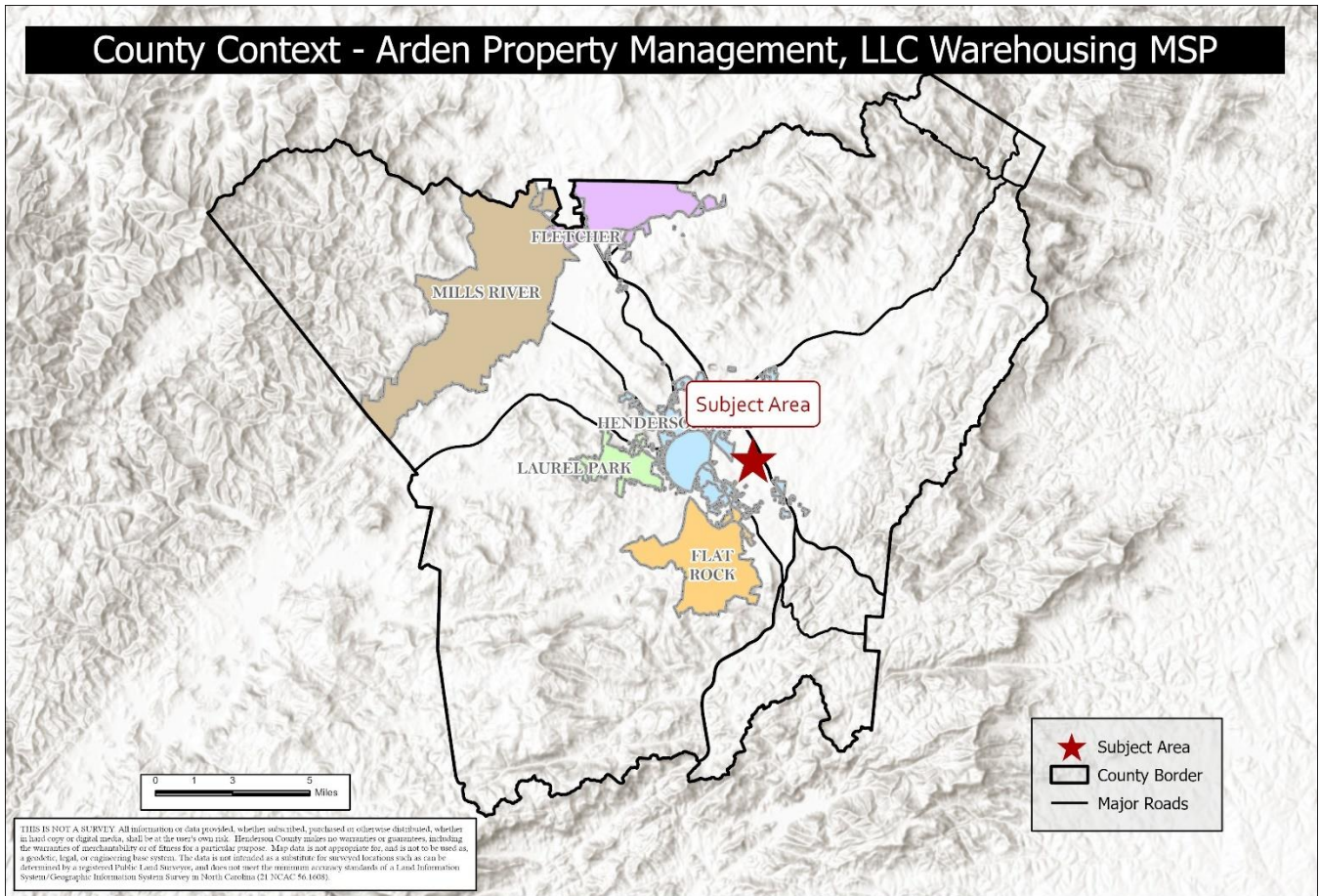
- 1.1. **Applicant:** Arden Property Management, LLC (Timothy North, Manager)
- 1.2. **Request:** Revised Major Site Plan Approval
- 1.3. **PINs:** 9578-76-7766
- 1.4. **Size:** 14.38 acres +/-
- 1.5. **Location:** The subject area is located at 199 Bentley Blvd (Private) off Airport Rd (SR 1755).
- 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).

Map A: County Context



Property Owner & Applicant: Arden Property Management, LLC (Timothy North, Manager)
 Assessed Acreage: 14.38 Acres PIN: 9578-76-7766
 Current Zoning: Industrial (I)



2. History & Characteristics:

- 2.1. **Current Property Owners:** Arden Property Management, LLC purchased the property on October 21, 2020, and the additional 3 acres from George R Scott Agritourism Farm LLC on October 30, 2023.
- 2.2. **Former Approval:** On September 17, 2024, the subject area received major site plan approval for 26,400SQFT of warehouse and storage space. The applicants are foregoing this original approval for the application being discussed today.
- 2.3. **Natural Resources:**
 - 2.3.1. **Streams:** According to the USGS, the subject area does contain one surface water sources. According to the NCDEQ there are no surface water sources on the property.
 - 2.3.2. **Slopes:** 97.89% of the subject area contains slopes between 0% and 16%. 1.72% of the subject area contains slopes between 16% and 25%. 0.38% of the subject area contains slopes between 25% and 60%.

Map B: Vicinity Map



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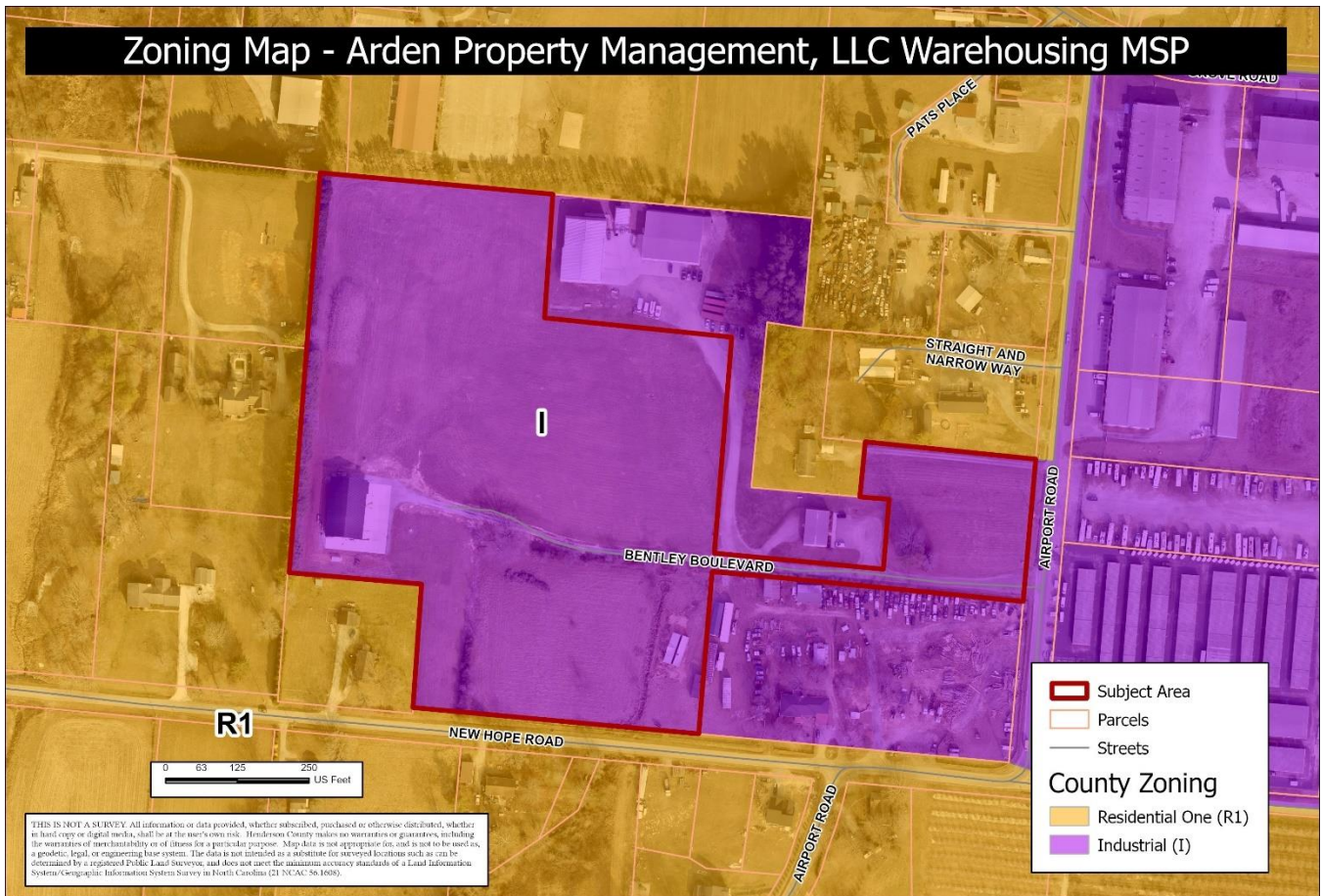


3. Current Conditions

2.1 Current Use: The subject area is currently contains a 6,000SQFT warehouse with office space. The TRC approved a major site plan for the existing structure on April 20, 2021. There are no other structures or improvements on the subject area. The Tax Assessors Department lists the Land Class as Industrial.

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

Map C: Current Zoning



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4. Current Zoning

4.1. **Subject Area Zoning:** The subject area is currently zoned Industrial (I) by Henderson County. The subject area has been zoned I since the LDC was adopted by the Board of Commissioners in September of 2007.

4.1.1. **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).

4.2. **Adjacent Area Zoning:** The surrounding properties are zoned Residential One (R1) to north, west, and south. Industrial (I) zoning is found to the northeast, east and southeast.

- 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 one stream founds on the subject area that will require a 30’ setback from the edge of surface water.

Map D: Utilities Map



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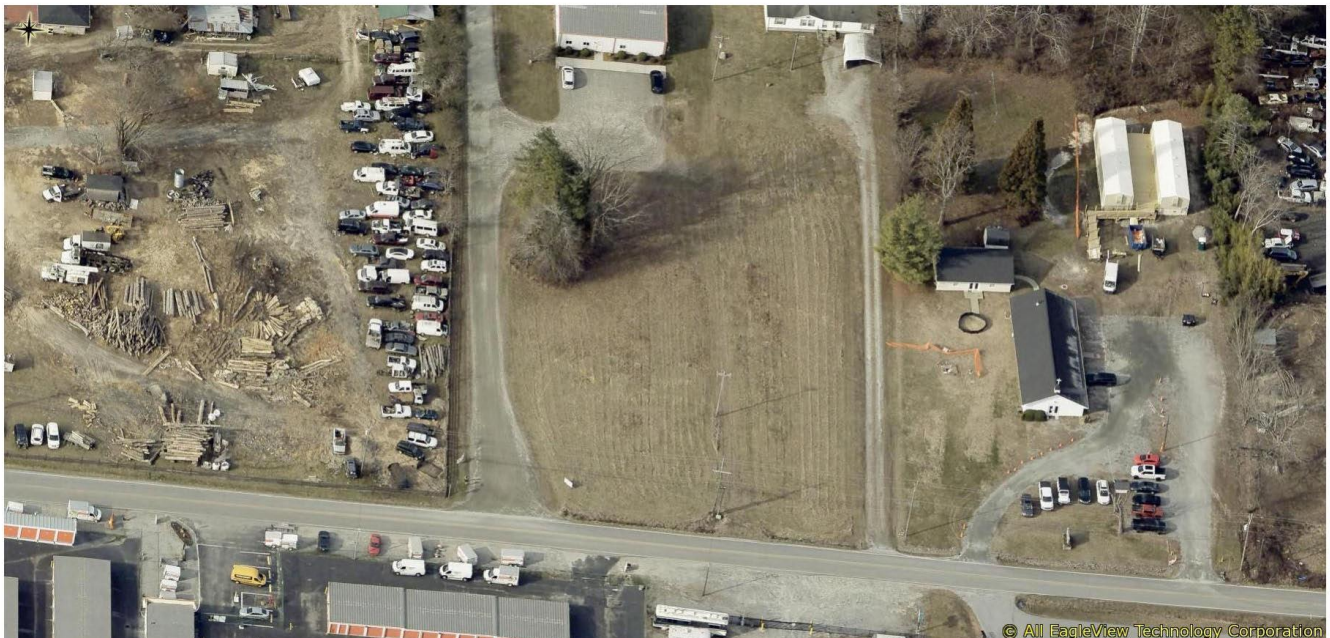


- Water and Sewer** The applicant is proposing individual well and septic to serve this property.
Public Water: No
Public Sewer: No

8. **Proposal** As previously mentioned, the applicant is foregoing the previously approved major site plan for a total of 26,400SQFT of warehouse space in multiple structures. The revised application proposes one 9,000SQFT warehouse. The proposed structure will be primarily served by an existing private 30' right-of-way off Airport Rd (SR 1755). A second access point will be off the existing 45' private right-of-way for Bently Blvd. The drive isle is shown as 24' wide with 3 total parking spaces to serve the structure. All vehicular areas are shown as being gravel. The existing 6,000SQFT warehouse on the subject area will remain. Total area of disturbance is shown as 0.74 acres and total impervious surfaces post development is shown as 17,174SQFT.
9. **Landscaping & Buffering Requirements** The subject area will have to install landscaping for the following elements:
- 9.1. **B2 Buffer** is required from the subject area's boundary that abuts a residential zoning district. A B2 Buffer consists of 2 large and 3 small deciduous trees or 5 larger and 12 small evergreen trees per 100LF. The B2 Buffer width is 30'.
 - 9.2. **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.

10. **Oblique Aerial Photos**

View from East



01/05/2024

View from North



View from South



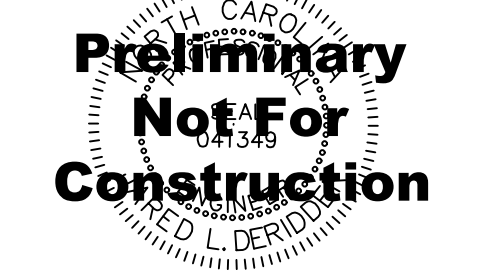
View from West



01/05/2024

NEW HOPE ROAD

HENDERSON COUNTY
NORTH CAROLINA



REVISIONS	
DATE	DESCRIPTION



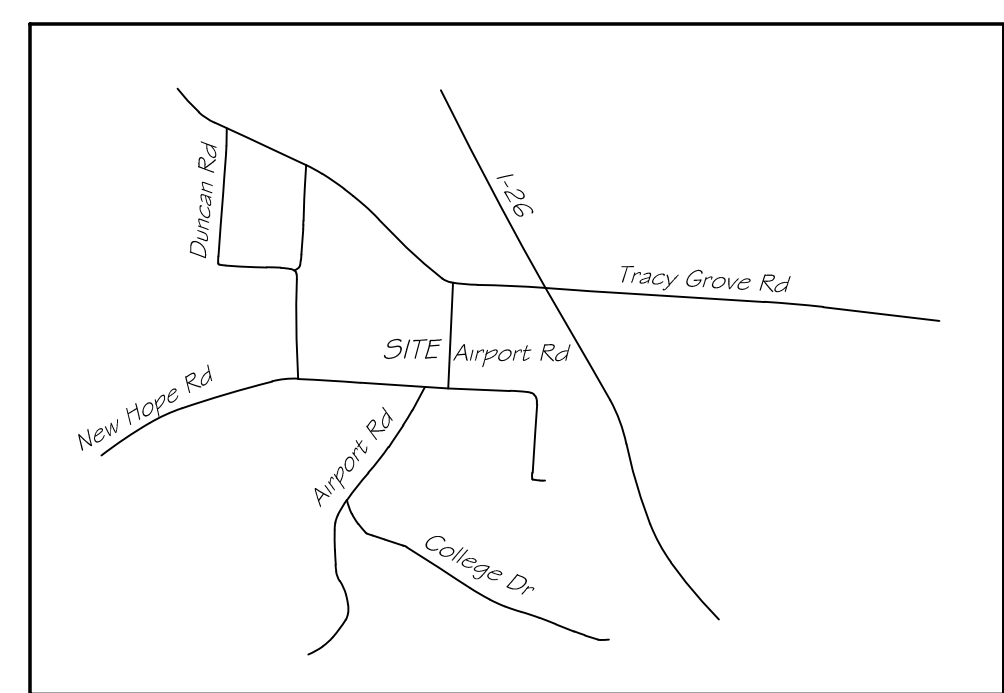
Know what's below.
Call before you dig.

PROJECT NUMBER: 22186
DATE: 4-9-25
DRAWN BY: JRC
CHECKED BY: JLD

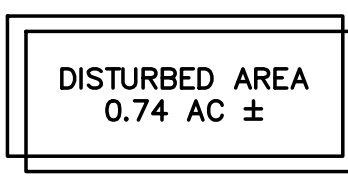
SITE PLAN

C-200

SCALE: 1"=20'



VICINITY MAP
NTS



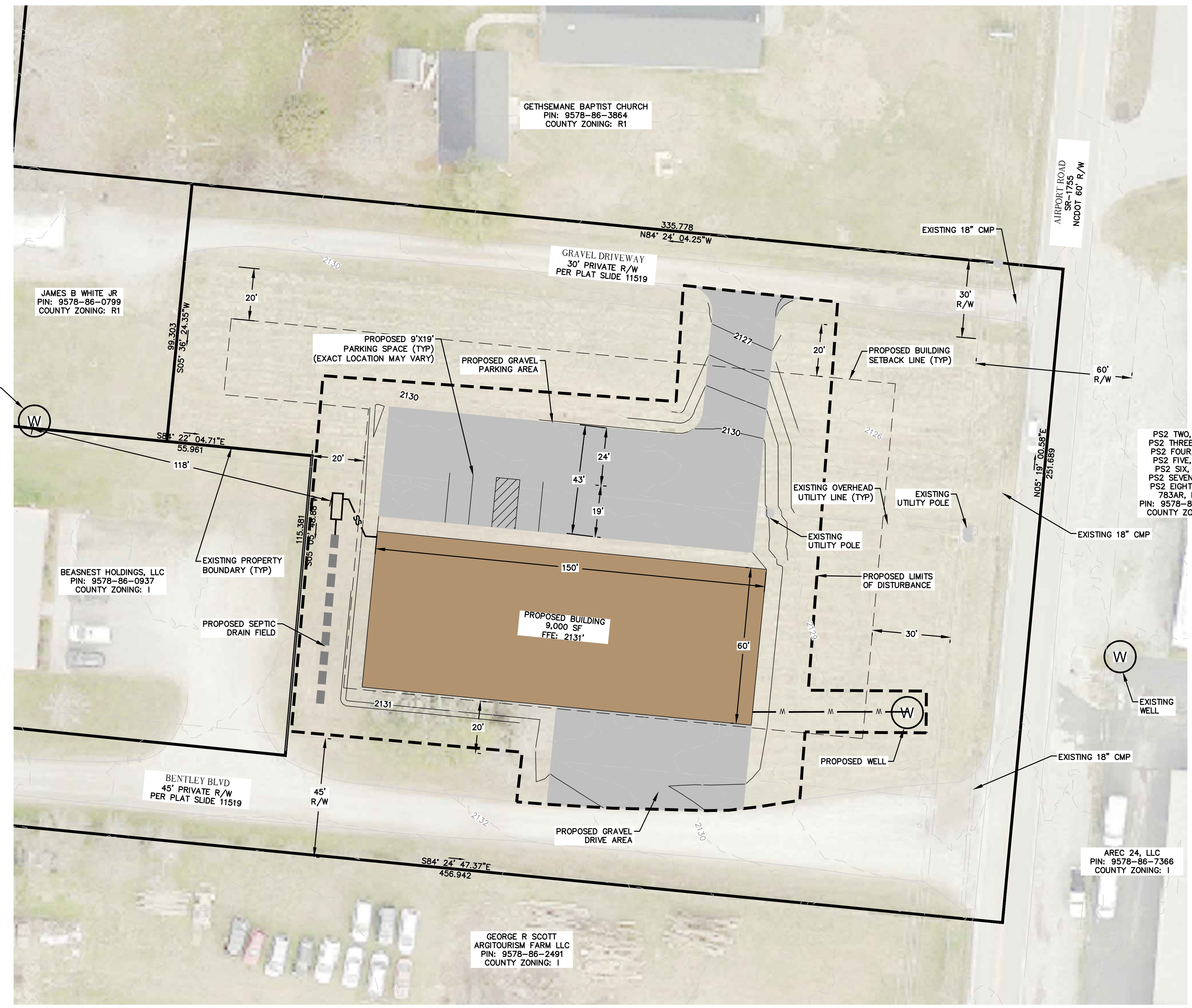
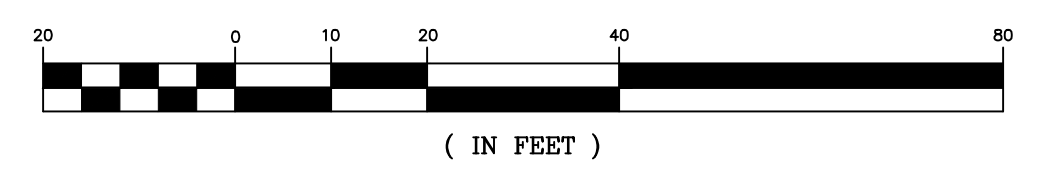
LEGEND
 ——— PROPERTY BOUNDARY
 - - - - - BUILDING SETBACK LINE

PROJECT SUMMARY:

PROJECT NAME: NEW HOPE ROAD COMMERCIAL
 PROJECT ADDRESS: 199 BENTLEY BLVD
FLAT ROCK, NC
 PIN: 9578-76-7766
 DEED REF: DB4101 PG230
 PLAT REF: 2023 15146
 PROPERTY AREA: 15.13 AC ±
 COUNTY ZONING: INDUSTRIAL (I)
 PROPERTY OWNER: ARDEN PROPERTY MANAGEMENT, LLC
1251 S LINCOLN AVE
CLEARWATER FL 33756
 DEVELOPER: ARDEN PROPERTY MANAGEMENT, LLC
1251 S LINCOLN AVE
CLEARWATER FL 33756
 ENGINEER: JARED L. DERIDDER, P.E.
724 5TH AVENUE WEST
HENDERSONVILLE, NC 28793
(828) 687-7177
 SURVEYOR: ASSOCIATED LAND SUREYORS AND PLANNERS PC.
6475 BREVARD ROAD
ETOWAH, NC 28729
(828) 890-3507
 WATER SYSTEM: PRIVATE (WELL)
 SEWER SYSTEM: PRIVATE (SEPTIC)
 BUILDING SETBACKS:
FRONT: 30'
SIDE: 20'
REAR: 20'
 ROAD FRONTAGE: 251.69'
 PARKING REQUIRED:
INDUSTRIAL, WAREHOUSE:
ONE (1) SPACE PER EACH 4,000 SF OF
GROSS FLOOR AREA = 3 SPACES
 PARKING PROVIDED: 3 MIN
 PROPOSED IMPERVIOUS AREA: 19,174 SF ±

NOTES:
 1.) ALL DIMENSIONS ARE IN FEET
 2.) NO PORTION OF THIS PROJECT IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN.

GRAPHIC SCALE



JAMES B WHITE JR
PIN: 9578-86-0799
COUNTY ZONING: R1

GETHEMANE BAPTIST CHURCH
PIN: 9578-86-3864
COUNTY ZONING: R1

BEASNEST HOLDINGS, LLC
PIN: 9578-86-0937
COUNTY ZONING: I

BENTLEY BLVD
45' PRIVATE R/W
PER PLAT SLIDE 11519

GEORGE R SCOTT
ARGITOURISM FARM LLC
PIN: 9578-86-2491
COUNTY ZONING: I

PS2 TWO, LLC
PS2 THREE, LLC
PS2 FOUR, LLC
PS2 FIVE, LLC
PS2 SIX, LLC
PS2 SEVEN, LLC
PS2 EIGHT, LLC
763AR, LLC
PIN: 9578-86-8634
COUNTY ZONING: I

AREC 24, LLC
PIN: 9578-86-7366
COUNTY ZONING: I