Buncombe County Planning & Development

Application for a Conditional Use Permit (CUP)

PLEASE NOTE:
A PRE-SUBMITTAL CONFERENCE WITH THE ZONING ADMINISTRATOR IS REQUIRED PRIOR TO SUBMITTING THIS APPLICATION FOR A CONDITIONAL USE PERMIT

Please complete all sections of the application.

A. Property Information

PIN(s): 9617-53-6066 and 9617-52-4184 (portion of both)

Address(es): Sandhill Road

Project Name: Project Maple Leaf

Acreage: 14.91 acres +/-

B. Application for Conditional Use Permit

Application is hereby made to the Board of Adjustment to issue a Conditional Use Permit for use of the property described above as a (*please provide a brief description of the use*):

Applicant proposes to construct a new manufacturing facility (172,00 SF +/-) and assoicated office space (12,00 SF +/-)

on property in the Enka Park adjacent to the New Belgium Warehouse

C. Applicant Contact Information

"Manufacturing Project"
Company/Corporate Name (*if applicable*)

C/O WGLA Engineering
Applicant's Name

724 5th Avenue West
Mailing Address

Hendersonville, NC 28739
City, State, and Zip Code

(828) 687-7177 ext 302
Telephone

wbuie@wgla.com
Email

D. Owner Contact Information (*If different*)

Fletcher Partners, Inc.
Owner's Name

1091 Hendersonville Road
Mailing Address

Asheville, NC 28803
City, State, and Zip Code

(828) 274-2479
Telephone

martin@lewisrealestatenc.com
Email

OFFICE USE ONLY:

Date received: 9/10/18
Case number: ZPH2018-00042
Scheduled BOA Hearing: 10/10/18

Pre-Submittal Conference Date: 8/31/18

Buncombe Zoning Administrator/Designee Signature

E. CONDITIONAL USE PERMIT APPLICATION CHECKLIST

I, the petitioner, submit a site-specific development plan containing the following information (Please mark 'NA' by any requirement that is not applicable and provide a brief statement as to why it is not applicable. Failure to submit a complete application will result in removal from the Board of Adjustment agenda):

☒ **Development Plans:**

- ☒ One full sized copy of the development plan to scale and dated.
- ☒ 11 copies of the development plan reduced to either 11"x 17" or 8.5"x 11".
- ☒ A digital version of the development plan in pdf format.
- ☒ A statement of present and proposed ownership.
- ☒ Development schedule indicating approximate beginning and completion dates of the development, including any proposed stages.
- ☒ Statement of the applicant's intentions regarding future sales and/or leasing of all or portions of the development.
- N/A☐ Quantitative data for the following: proposed total number and type of residential dwelling units, parcel size, gross residential densities, and the total amount of open space.
- N/A☐ Plan for maintenance of common areas, recreation areas, open spaces, streets and utilities.
- ☒ For commercial structures in PUDs, architectural renderings of all principal buildings, drawn to a known scale. Elevation renderings of the site, to scale, for any retaining wall system proposed to provide a cumulative vertical relief in excess of 10' in height showing landscaping, vegetative screening, and the top and bottom of the wall at grade.
- N/A☐ For developments of more than 75 residential units, a traffic impact study meeting the guidelines for traffic impact studies provided in the North Carolina Department of Transportation's "Policy on Street and Driveway Access to North Carolina Highways."

☒ **Site Conditions**:

- ☒ Existing site conditions including the following if applicable: contours, watercourses, identified flood hazard areas, and any unique natural or manmade features.
- ☒ Boundary lines of the proposed development, lot lines, and plot design.
- ☒ Proposed location and use of all existing and proposed structures, including the location of any proposed retaining walls. The maximum height of any retaining wall shall be shown on the proposed site plan.
- N/A ☐ Location and size of all areas to be conveyed, dedicated, or reserved as common open space, parks, recreational areas, school sites, and similar public and semipublic uses.
- ☒ Locations and/or notation of existing and proposed easements and rights-of-way.
- ☒ Zoning district in which the project is located.

☒ **Infrastructure**:

- ☒ Existing and proposed street system, including the location and number of off-street parking spaces, service areas, loading areas, and major points of access to the public right-of-way.
- ☒ Notation of the proposed ownership of the street system *(public or private)*.
- ☒ Documentation from the Buncombe County Fire Marshal indicating the adequacy of the development's facilities for emergency medical and fire services.
- ☒ Approximate location of proposed utility systems, including documentation of water and sewer availability.
- ☒ Documentation of pre-application conferences with the Sedimentation and Erosion Control and Stormwater Management offices (*where required*).

☒ **Perimeter and Adjacent Uses:**

- ☒ Proposed treatment of the development's perimeter including materials/techniques *(ex: screens, fences, walls)*.
- ☒ Information on adjacent lands: land use, zoning classifications, public facilities, and any unique natural features.

F. CONDITIONAL USE PERMIT BURDEN OF PROOF

In the spaces provided below, indicate **the facts you intend to demonstrate** and **the arguments that you intend to make** to demonstrate to the Board that it can properly grant the Conditional Use Permit as provided for in *§78-677(g) Procedures for obtaining a Conditional Use Permit, Conditions for granting approval.* The Board of Adjustment does not have unlimited discretion in deciding whether to grant a Conditional Use Permit.

If necessary please provide the information on a separate sheet of paper. Where applicable, indicate if a requirement does not apply. If this is a revision to a previously approved Conditional Use Permit and the answers to the statements below have not changed, indicate 'no change from previous approval' in the space provided.

1. Indicate how the proposed CUP will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed CUP:

The proposed facility will be located in the Enka Park which is an industrial and commercial development. The existing zoning of the property is EMP (Buncombe County). The property surrounding the proposed development is all EMP for property located in the County. The surrounding property located in the City is all zoned Industrial or CI. This is an existing industrial park and the property has been in industrial use for decades. Industrial quality infrastructre from utilities to transportation facilites is in place or are being constructed.

2. Indicate how the proposed CUP will not be detrimental to the public welfare or injurious to property or public improvements in the neighborhood of the proposed CUP:

The proposed facility will be located in an existing industrial park and surrounded by existing industrial uses. The closest residential uses are approximately 900 feet away on the opposite side of Sand Hill Road. The existing Smith Dray Line facility will be located between the proposed project and the existing residential neighborhood.

3. Indicate how the proposed CUP will not cause or have adverse effects on surrounding properties due to noise, vibration, odor, or glare effects:

The manufacturing process will all be completed inside the enclosed building. There is no external noise from the manufacturing process. The process involves welding, punching of relatively thin sheet metal and movement of materials with fork trucks overhead cranes, so there is little noise associated with the process. There is no odorous discharge from the process. All welding and painting are internal to the buildind, and painting is completed in a ventilated paint booth. There is not glare associated with the manufacturing process.

4. Indicate how satisfactory ingress and egress to the property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control have been provided or how the items listed are not applicable to the proposed CUP:

Access to the facility will be from Jacob Holm Way and Walk Off Way providing access to an existing traffic signal on Sand Hill Road. Futher, this facility will have access to tthe proposed connector road in Enka project that will provide direct access to Smoky Park Highway.

5. Indicate how off-street parking and loading areas are proposed to be provided, with particular attention to the items in §78-658 of the Buncombe County Zoning Ordinance or how the items listed are not applicable to the proposed CUP:

Parking and loading areas will be provided for the facilty and located off Walk Off Way. These parking and loading areas will be located on the proposed parcel to serve the new facility. The parking areas will be landscaped in accordance with section 78-667 of the ordinance.

6. Indicate how adequate and proper utilities, with reference to locations, availability, and compatibility are to be provided or how the items listed are not applicable to the proposed CUP:

The proposed facility will be located adjacent to the water and sewer lines and other utilities serving the New Belgium Warehouse. Water availaiblity and wastewater allocations have been requested from the City of Asheville and MSD at the time of application.

7. Indicate how buffering, with reference to type, locations, and dimensions will be provided or how it is not applicable to the proposed CUP:

Since the proposed project is not located adjacent to a residential use or zoning jurisdication, a buffer yard is not required. However, the Enka Park has covenants and restrictions that require Owners to meet certain building and landscaping requirements. Loading areas will be screened with landscaping.

8. Indicate how signs, if any, and proposed exterior lighting with reference to glare, traffic safety, and economic effect will be compatible and harmonious with properties in the area or how the items listed are not applicable to the proposed CUP:

The project will include a sign on Walk Off Way and will provide exterior lighting for parking, loading areas and locations around the building. The exterior lighting will meet the standards in section 78-668 of the ordinance.

9. Indicate what playgrounds, open spaces, yards, landscaping, access ways, and pedestrian ways are proposed, with reference to location, size, and suitability in relation to the proposed CUP or how the items listed are not applicable to the proposed CUP:

N/A

10. Describe building(s) and structure(s) with reference to location, size, and use and how the proposed buildings would be compatible with the surrounding neighborhood or how the items listed are not applicable to the proposed CUP:

The proposed building will be approxiamtely 115000 SF (with expansion to 172,000 SF +/-) of manufacturing with a maximum height of approximatley 40 feet. The office area that will be attached to the manufacturing faciltiy will be approximately 12,000 SF and will be single story construction. The building will generally be located in the center of the property with the closest point of the building being approximately 60 feet from the property line. This building will be similar to other buldings in the Park.

11. Describe the hours of operation of the proposed use and how those hours will protect and maintain the character of the surrounding neighborhood or how the hours of operation are not applicable to the proposed CUP:

The hours of operation for the facility will likely run from 6 AM to 5 PM for the first several years. Afterwards, the hours would likely be increased from 6 AM to 2:30 AM (one day and one night shift). These hours of operation would be similar to the other manufacturing facilities in the Park.

G. ADDITIONAL CONDITIONAL USE STANDARDS

Before issuance of a conditional use permit for one of the specific uses listed in *§78-678(b) Conditional Use Standards* of the Buncombe County Zoning Ordinance, additional standards must be met.

The petitioner shall be required to submit an additional form specific to the use, in order to assure these conditions are met. An application for a use listed in *§78-678(b)* shall not be deemed complete without the additional form.

Failure to submit the complete additional form(s) required for specific conditional uses will result in removal from the Board of Adjustment agenda

H. CERTIFICATION

- I hereby certify that I am the owner, contractor, or authorized agent of the owner, and the above information is correct to the best of my knowledge and hereby make application for a conditional use permit. Any information given that is incorrect will cause this application to become null and void.
- I acknowledge that withdrawal of this application after notice has been made will result in forfeiture of any application fees associated with said application.

Signature of Petitioner

09 (Month) 07 (Day) 2018 (Year)

Buncombe County Planning & Development
Application for Additional Conditional Use Standards:
Level II Planned Unit Development (PUDII)

Please complete all sections of the application.

A. Property Information

PIN(s): 9617-53-6066 and 9617-52-4184 (portions of both)

Address(es): Sandhill Road

Project Name: Project Maple Leaf

Acreage: 14.91 acres +/-

B. Application for a Level II Planned Unit Development

Application is hereby made to the Board of Adjustment to issue a Conditional Use Permit for a Level II Planned Unit Development (*please provide a brief description of the project*):
Applicant proposes to construct a new manufacturing facility (172,00 SF +/-) and assoicated office space (12,000 SF +/-) on property in the Enka Commerce Park adjacent to the New Belgium Warehouse.

C. Applicant Contact Information

"Manufacturing Project"
Company/Corporate Name (*if applicable*)

C/O WGLA Engineering - Will Buie
Applicant's Name

724 5th Avenue West
Mailing Address

Hendersonville, NC 28739
City, State, and Zip Code

(828) 687-7177 ext 302
Telephone

wbuie@wgla.com
Email

D. Owner Contact Information (*If different*)

Fletcher Partners, Inc.
Owner's Name

1091 Hendersonville Road
Mailing Address

Asheville, NC 28803
City, State, and Zip Code

(828) 274-2479
Telephone

martin@lewisrealestatenc.com
Email

OFFICE USE ONLY:

Date received: 9/10/18 Case number: ZH2018-00042 Scheduled BOA Hearing: 10/10/18

E. LEVEL II PLANNED UNIT DEVELOPMENT BURDEN OF PROOF

Before issuance of a conditional use permit for one of the specific uses listed in *§78-678(b) Conditional Use Standards* of the Buncombe County Zoning Ordinance, additional standards must be met. In the spaces provided below, indicate **the facts you intend to demonstrate** and **the arguments that you intend to make** to demonstrate to the Board that it can properly grant the Conditional Use Permit as provided for in *§78-678(b)(7) Conditional Use Standards, Planned Unit Developments, Level II (PUDII).* The Board of Adjustment does not have unlimited discretion in deciding whether to grant a Conditional Use Permit for a PUDII.

If necessary please provide the information on a separate sheet of paper. Where applicable, indicate if a requirement does not apply. If this is a revision to a previously approved PUDII and the answers to the statements below have not changed, indicate "no change from previous approval" in the space provided.

1. Indicate ownership of the subject property. The land in a PUDII shall be under single ownership or management by the applicant before final approval and/or construction, or proper assurances (legal title or execution of a binding sales agreement) shall be provided that the development can be successfully completed by the applicant.

The property is currently Owned by Fletcher Partners. They are under contract to sell approximatley 14.91 acres to "Project Maple Leaf" for the manufacturing facility. The property will be under single ownership following the sell.

2. Indicate all proposed uses. PUDIIs must include only non-residential uses.

The proposed use for the property will be manufacturing which will include some storage of product.

3. Indicate the height of all structures. The normal maximum structure height may be waived for the PUDII, provided that unique elements of the development impose requirements for additional height that are not universal throughout the zoning district. Additionally, PUDIIs in excess of the normal maximum height require that the spirit and intent of this section are complied with in a total development plan, as determined by the Board of Adjustment. PUDIIs within the Blue Ridge Parkway Overlay District may not contain structures which exceed the maximum height allowed within the overlay district.

The estimated maximum height of the proposed structure is 40 feet.

4. Indicate distances between buildings. The minimum distance between buildings shall be 20 feet or as otherwise specified by the Board of Adjustment to ensure adequate space for emergency vehicles.

The project involves the construction of a single building that may be expanded. The building will be approximately 60' for the proposed property line at the closest point.

5. Indicate number of parking and loading spaces proposed. Parking requirements may be waived for the PUDII, provided that the spirit and intent of this section are complied with in a total development plan, as determined by the Board of Adjustment.

The project will include approximately 124 parking spaces during the initial phase growing to approximately 177 spaces at build out. A concrete loading area will be provided along the entire west side of the building for approximately 350 feet.

F. CERTIFICATION

- I hereby certify that I am the owner, contractor, or authorized agent of the owner, and the above information is correct to the best of my knowledge and hereby make application for a Conditional Use Permit for a PUDII. Any information given that is incorrect will cause this application to become null and void.
- I acknowledge that withdrawal of this application after notice has been made will result in forfeiture of any application fees associated with said application.

William R. Buie
Signature of Petitioner

9/10/18
Month Day Year

WGLA Engineering

WGLA Engineering, PLLC
724 5th Avenue West
Hendersonville, NC 28739
(828) 687-7177 wgla.com

September 10, 2018

Mr. Nathan Pennington, Planning Director
Buncombe County
46 Valley Street
Asheville, NC 28801

Dear Mr. Pennington:

Please find enclosed the completed application for a conditional use permit for Project Maple Leaf. This will be a new manufacturing facility to be located in the Enka Commerce Park adjacent to the New Belgium Warehouse, Jacob Holm and Smith Dray Line. The proposed manufacturing facility will be approximately 115,000 SF with expansion to approximately 172,000 SF. A 12,000 SF office would be included with the project along with associated parking and loading areas.

The property is currently owned by Fletcher Partners, and they have a contract to sell the property to the prospective Company. The company is in the process of evaluating this location which includes due diligence and confirmation of the zoning through the County's conditional use process. If approved, the Company may locate the facility at the Enka Commerce Park.

Since the proposed facility will be located in the Enka Commerce Park, it will be surrounded by similar manufacturing facilities. The proposed manufacturing process will be completely enclosed inside the building, so noise and/or vibration from the process will be minimal. With the location in the Park, the facility will have access to industrial quality infrastructure including utilities and transportation facilities. Similarly, the hours of operation for the facility will be similar to the other industrial neighbors.

As a result, the facility will not adversely affect the health or safety of persons residing or working in the neighborhood, and the facility will not be detrimental to the public welfare or injurious to property or public improvements in the neighborhood. The facility will meet County requirements related to parking, loading, landscaping, exterior lighting, etc. In summary, the proposed facility is proper and suitable for this location.

In addition to the completed application, please find the following items enclosed with this package:

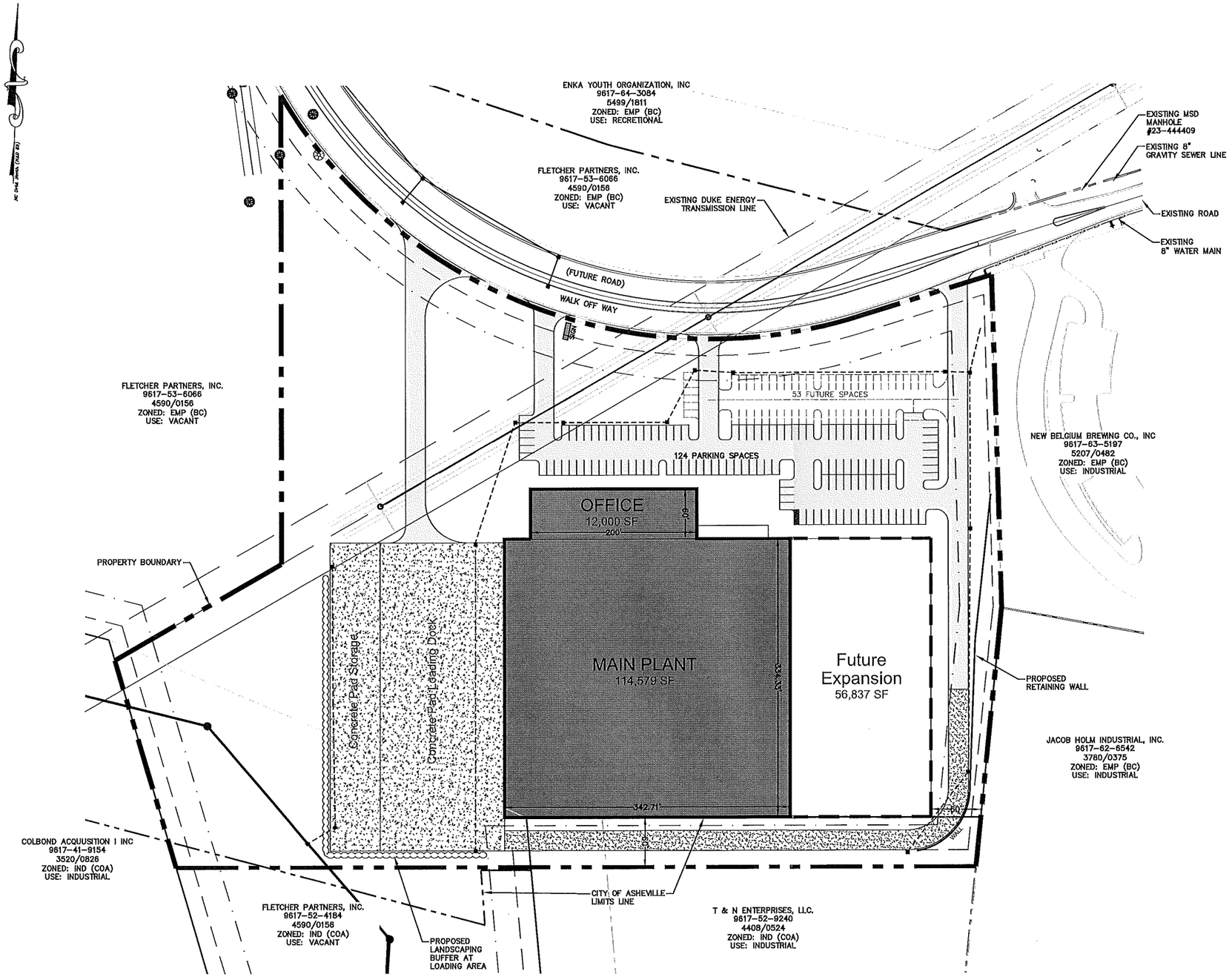
-One full sized and 11 reduced copies of the proposed development plan to include conceptual grading, stormwater and utilities.
-A CD with an electronic copy of the above noted plans.
-A drawing showing photographs of the existing an existing facility in Cheney. The proposed Asheville facility will be very similar.
-Check for $1,000 for the review fee.

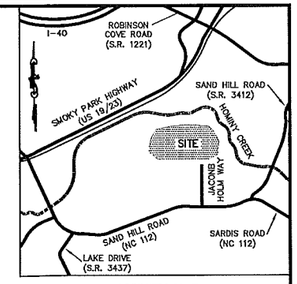
If you have any questions or need additional information, don't hesitate to contact our office.

Sincerely,
WGLA Engineering

William R. Buie

William R. Buie, P.E.





VICINITY MAP
NOT TO SCALE

DEVELOPMENT BLOCK:

PROJECT NAME:	PROJECT MAPLE LEAF
PROJECT ADDRESS	SAND HILL ROAD
OWNER/DEVELOPER	FLETCHER PARTNERS, INC 1091 HENDERSONVILLE RD ASHEVILLE NC 28803
CONTACT PERSON:	MARTIN LEWIS
ENGINEER:	WILLIAM R BUIE, P.E. WGLA ENGINEERING, PLLC 724 5TH AVENUE WEST HENDERSONVILLE, NC 28739 828-687-7177
PIN#:	9617-53-6066 & 9617-52-4184
PROPOSED BUILDING	
MANUFACTURING	114,579 SF
OFFICE	12,000 SF
TOTAL	126,589 SF
FUTURE BUILDING	56,837 SF
TOTAL PROPERTY SIZE:	14.91AC.
DEED REF:	DB 4590 PG 0156 & 4591/0156
ZONING	EMP (BUNCOMBE COUNTY)
TOWNSHIP	LOWER HOMINY
ZONED:	EMP (BUNCOMBE COUNTY)
PARKING	
CURRENT	124 SPACES
FUTURE	53 SPACES
TOTAL	177 SPACES

WGLA Engineering

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

Project Maple Leaf
Enka Commerce Park

City of Asheville
Buncombe County
North Carolina

Preliminary Not For Construction

REVISIONS	
DATE	DESCRIPTION

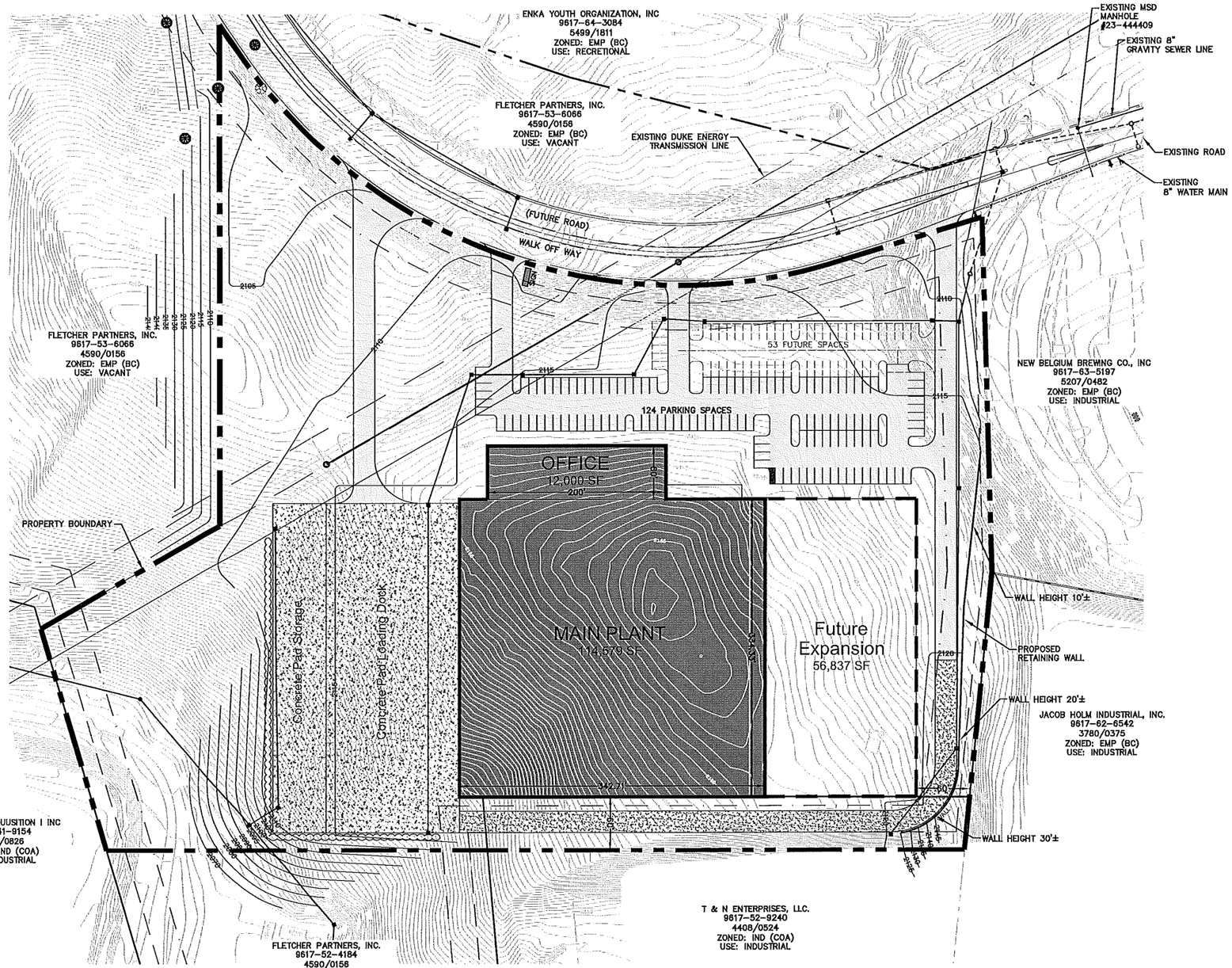
811 Know what's below. Call before you dig.

PROJECT NUMBER:	18141
DATE:	9/18
DRAWN BY:	KHC
CHECKED BY:	WRB

Conceptual Site Plan

C-100

SCALE: 1"=60'



GRAPHIC SCALE

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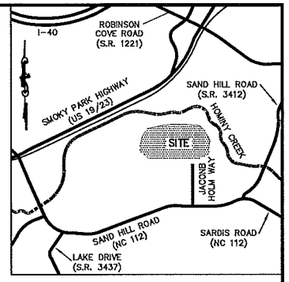
(IN FEET)



VICINITY MAP
NOT TO SCALE

DEVELOPMENT BLOCK:

PROJECT NAME:	PROJECT MAPLE LEAF
PROJECT ADDRESS	SAND HILL ROAD
OWNER/DEVELOPER	FLETCHER PARTNERS, INC 1091 HENDERSONVILLE RD ASHEVILLE NC 28803
CONTACT PERSON:	MARTIN LEWIS
ENGINEER:	WILLIAM R BUIE, P.E. WGLA ENGINEERING, PLLC 724 5TH AVENUE WEST HENDERSONVILLE, NC 28739 828-687-7177
PIN#:	9617-53-6066 & 9617-52-4184
PROPOSED BUILDING	
MANUFACTURING	114,579 SF
OFFICE	12,000 SF
TOTAL	126,589 SF
FUTURE BUILDING	56,837 SF
TOTAL PROPERTY SIZE:	14.91AC.
DEED REF:	DB 4590 PG 0156 & 4591/0156
ZONING	EMP (BUNCOMBE COUNTY)
TOWNSHIP	LOWER HOMINY
ZONED:	EMP (BUNCOMBE COUNTY)
PARKING	
CURRENT	124 SPACES
FUTURE	53 SPACES
TOTAL	177 SPACES

WGLA Engineering

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

Project Maple Leaf
Enka
Commerce Park

City of Asheville
Buncombe County
North Carolina

Preliminary
Not For
Construction
SEAL
WILLIAM R. BUIE

REVISIONS	
DATE	DESCRIPTION

811
Know what's below.
Call before you dig.

PROJECT NUMBER:	18141
DATE:	918
DRAWN BY:	KHC
CHECKED BY:	WRB

Conceptual
Grading Plan

C-200

SCALE: 1"=60'

Front View
Cheney, WA

Side View
Cheney, WA

Side View
Cheney, WA

Rear View
Cheney, WA

Project Maple Leaf
Example Facility

0 0.1 0.2 0.4 Miles

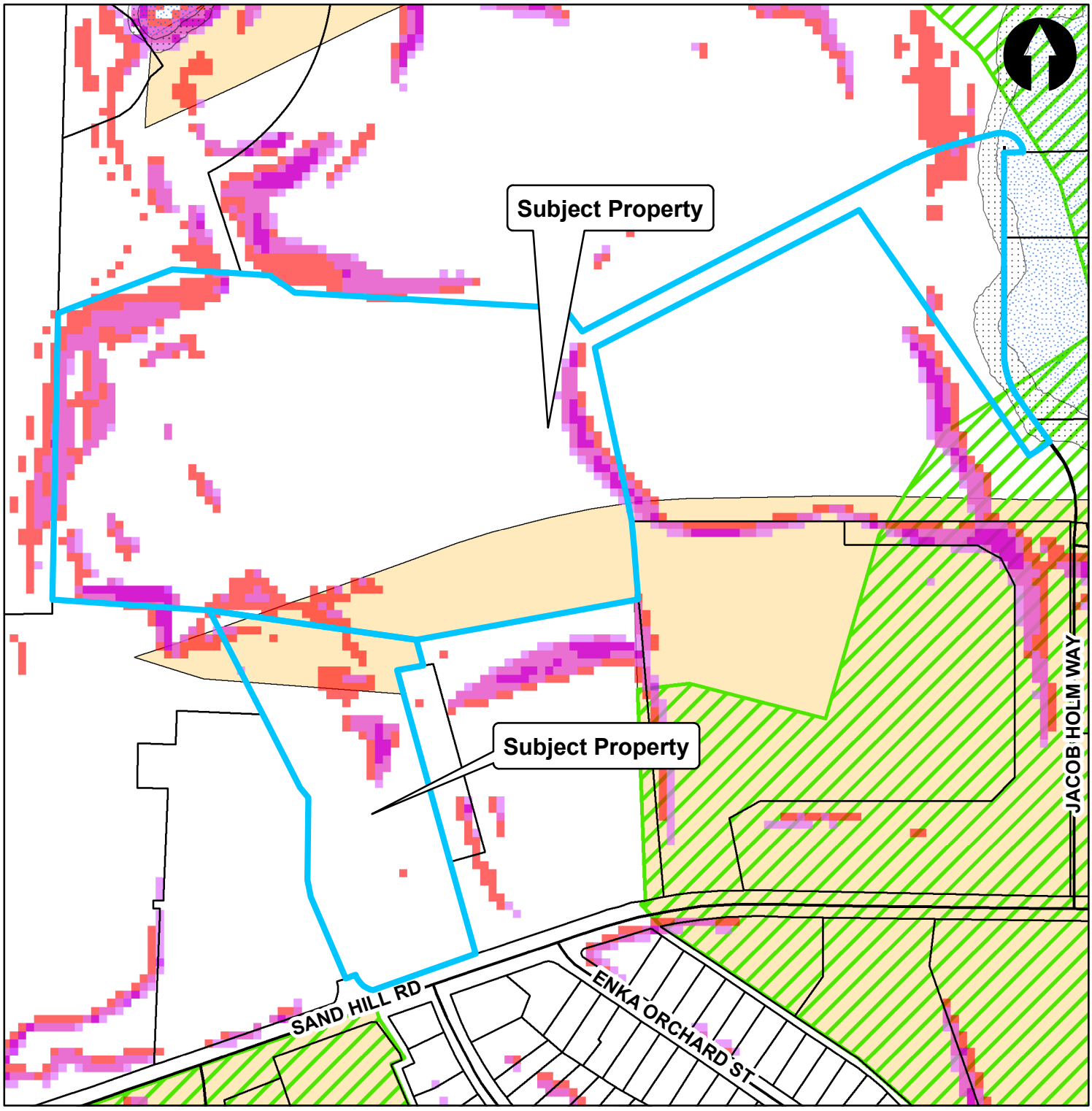
Roads

Property Boundaries

Maple Leaf
Conditional Use Permit / PUD II

Case Number: ZPH2018-00042
PIN Number: 9617-53-6066 & 9617-52-4184
Approximate Property Size: 14.91 acres
Application Date: September 10, 2018
Hearing Date: October 10, 2018

Created By: Buncombe Co. Planning
Date: 9/19/2018



Miles
0 0.05 0.1 0.2

Maple Leaf
Conditional Use Permit / PUD II

Case Number: ZPH2018-00042
PIN Number: 9617-53-6066 & 9617-52-4184
Approximate Property Size: 14.91 acres
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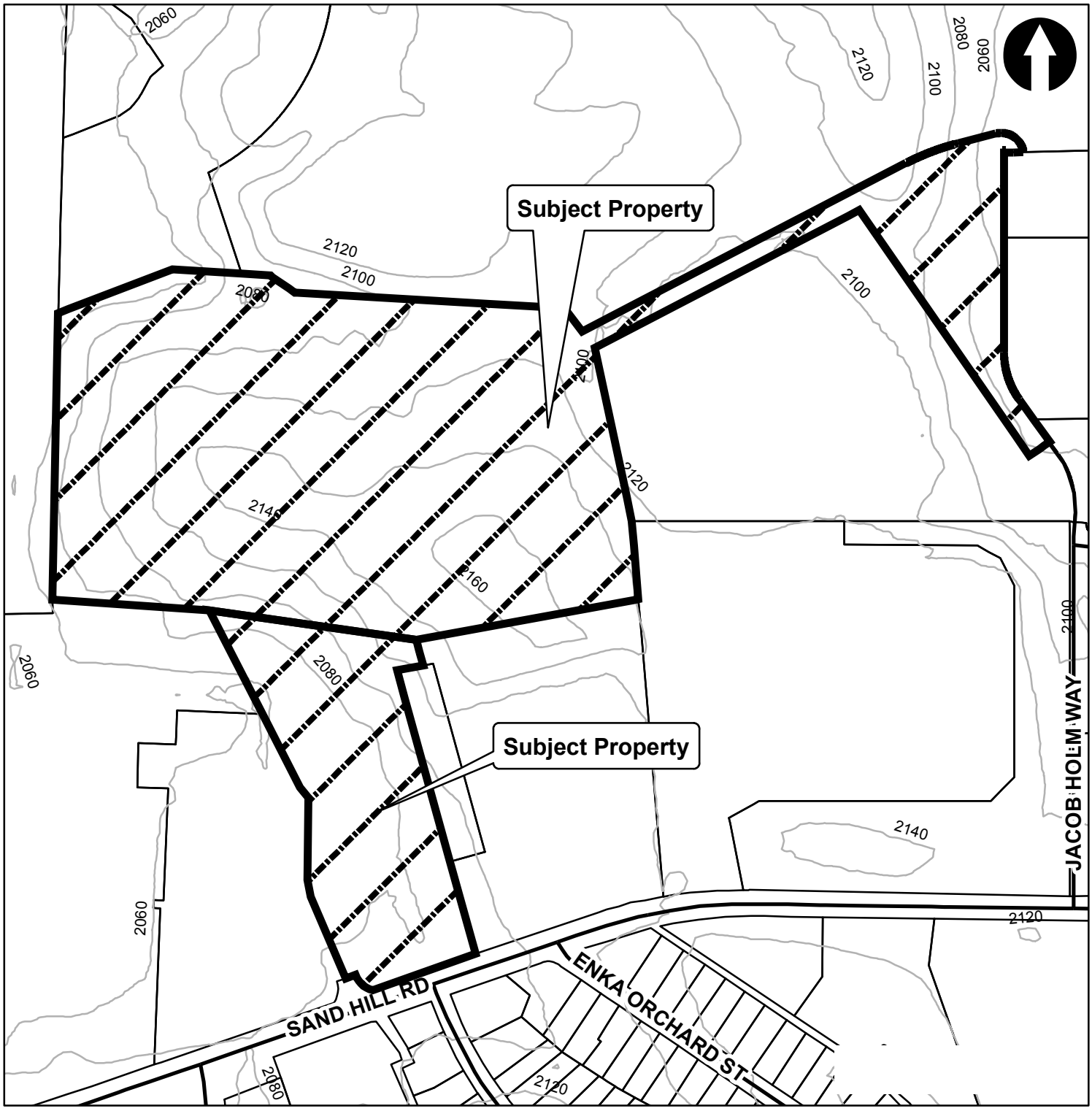
- 500 yr
- A - 100yr
- AE - 100 yr
- High Hazard
- Moderate Hazard
- Low Hazard
- 0 - 25 % Slope
- Greater than 25% Slope
- Greater than 2500'
- Proximity to Public Utilities
- Transportation Corridors



Maple Leaf
Conditional Use Permit / PUD II

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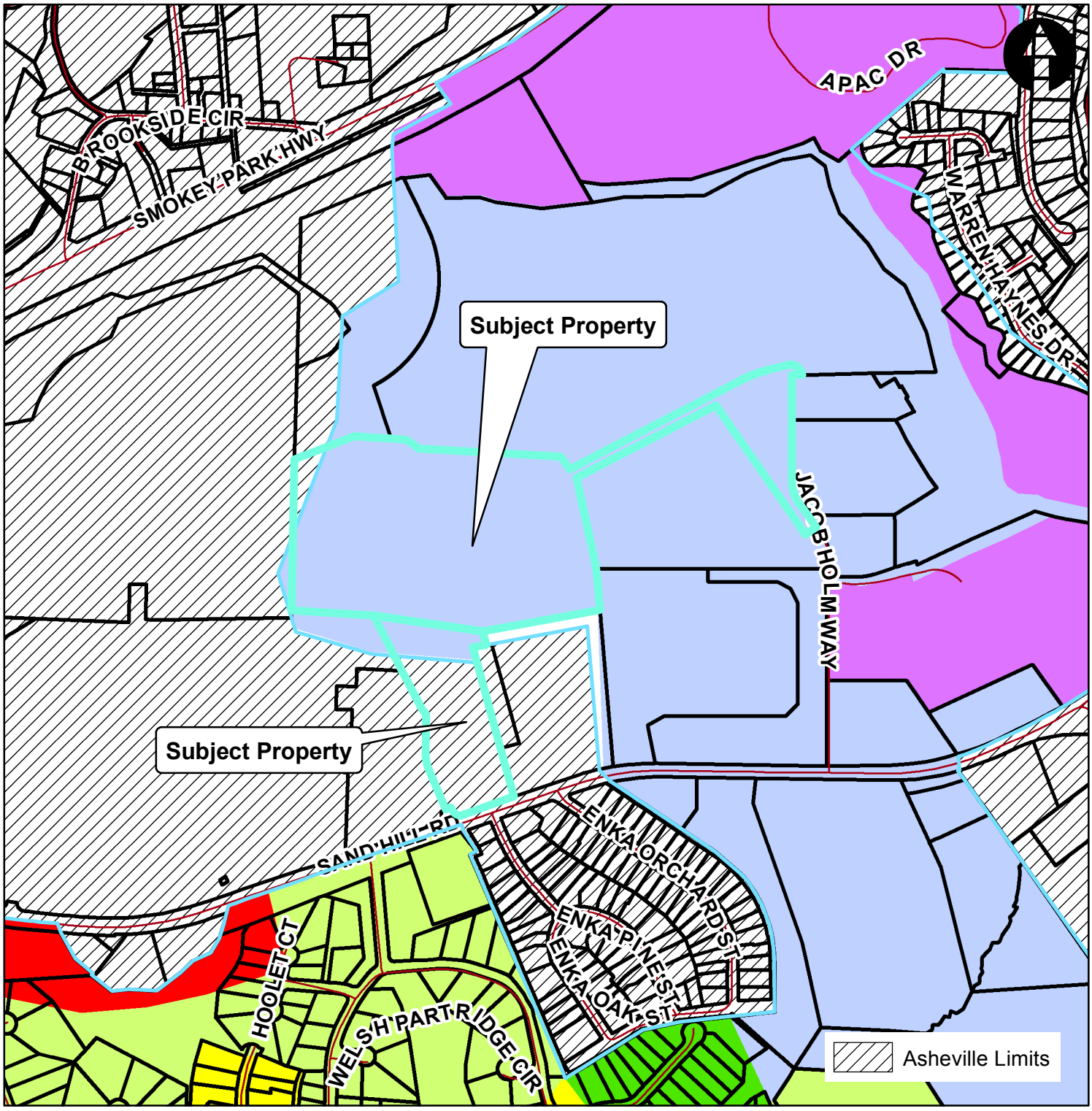

Miles

0 0.1 0.2 0.4

AI EMP R-1
BDM NS R-2
CR OU R-3
CS PS R-LD

Blue Ridge Parkway Overlay
Protected Ridge Overlay
Protected Ridge & Parkway
Steep Slope/High Elevation
Steep Slope/High Elev. & Pkwy

Maple Leaf
Conditional Use Permit / PUD II

Case Number: ZPH2018-00042
PIN Number: 9617-53-6066 & 9617-52-4184
Approximate Property Size: 14.91 acres
Application Date: September 10, 2018
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