

Henderson County
Technical Review Committee Minutes
January 6, 2009

The Henderson County Technical Review Committee met on January 6, 2009 at 2:00 p.m. in the King Street Board Room at 211 First Avenue East, Hendersonville, NC. Members present were Anthony Starr, Chair; Seth Swift, Toby Linville, Marcus Jones, Natalie Berry, Wally Hollis, Deputy Fire Marshal and Gary Lance. Others present were Josh Lanning, NCDOT and Kathleen Scanlan, Secretary.

Mr. Starr called the meeting to order and asked for the approval of the December 2, 2008 and December 8, 2008 minutes. Toby Linville made a motion for approval of both sets of minutes and all members voted in favor.

Major Site Plan Review – Denski/Lapido Auto Sales – Located at 3605 Asheville Highway – Robert Brady, Agent for Carol Denski, Owner and Osvaldo Lapido, Applicant. Presentation by Code Enforcement. Mr. Linville stated that he received from Robert Brady, Agent a major site plan for a motor vehicle sales business. He stated that all requirements for this project have been met with the Land Development Code and major site plan requirements. The items that will need to be addressed before approval are as follows:

1. Site Plan
2. Adequate lighting placed in areas used for vehicular/pedestrian access
3. Dust reduction to prevent dust from adverse affects to adjacent properties

Mr. Hollis stated that since this is an existing building, there are no new requirements regarding fire hydrants.

The applicant, Mr. Osvaldo Lapido briefed the Committee on his plans for the auto sales. Toby Linville made a motion to approve the major site plan review for Denski/Lapido Auto Sales contingent on the three items listed above for the site plan. All members voted in favor.

Major Site Plan Review – Brightwater Heights Subdivision – Pump Station – Vaughn & Melton, PA, Engineers for City of Hendersonville, Owner. Presentation by Code Enforcement.

Mr. Linville stated they received a major site plan for this project regarding a pump station by the City of Hendersonville. Mr. Linville stated that this requires a major site plan review and stated the following requirements contingent on approval:

1. Site Plan
2. Lighting
3. Separation - Utility substations shall not be placed within 75 feet of an existing dwelling unit.
4. Security – Enclosure by a woven wire fence at least eight feet in height. Other utility stations shall be completely enclosed either by a building or a wire fence at least eight feet in height.
5. Screening needs to be provided where the structure footprint exceeds 200 square feet if adjacent to an existing residential use, which are consistent with the requirements.

Natalie Berry noted that land being disturbed over one acre requires a grading permit. Mr. Dennis Frady, City of Hendersonville Water Department, was present and stated that the reason for the pump station was that the subdivision has been working on private wells and they have been failing. Mr. Linville asked Mr. Frady about the screening on the project and he stated that they plan on putting in special trees and screening to alleviate any problems that may occur on the site. Mr. Linville advised that a new, revised site plan needs to be submitted reflecting any screening requirements made.

Toby Linville made a motion to approve the major site plan for Brightwater Heights Subdivision, City of Hendersonville Pump Station contingent on the five items discussed and to acquire a grading permit and submit a new, revised site plan reflecting any changes made regarding the screening requirements. All members voted in favor.

Adjournment. The meeting was adjourned at 2:18 p.m.

Anthony Starr, Chairman

Kathleen Scanlan, Secretary