

**Henderson County**  
**Technical Review Committee Minutes**  
**February 3, 2009**

The Henderson County Technical Review Committee met on February 3, 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, Rocky Hyder, and Gary Lance. Others present were Mark Gibbs, NCDOT, Karen Ann Antonucci, Code Enforcement and Parker Sloan, Planner.

Mr. Starr called the meeting to order and asked for the approval of the January 6, 2008 minutes. Toby Linville made a motion for approval of the minutes and all members voted in favor.

Major Site Plan Review – George and Lynn Gosnell – Auto Parts Sales – Located at 50 S. Crossing Way - Jon Laughter, Agent for George and Lynn Gosnell, Owners. Presentation by Code Enforcement. Mrs. Natalie Berry stated that there were some erosion control violations that needed to be resolved. Mr. Linville stated that there was a zoning buffer issue and alternative compliance for a vegetated buffer would be needed if approved. The items that will need to be addressed before approval are as follows:

1. Approve site plan with conditions. No formal site plan approval or permits until erosion control violations remedied. No further construction could take place until erosion control issues were satisfied.
2. Alternative compliance for buffer will be acceptable-applicant can reduce the buffer width but must plant the same required amount of trees. Allowed for an encroachment of the 20 foot buffer area at the rear of the property.
3. Add septic location to site plan. If that changes the placement of parking or the building the site plan must be reviewed by TRC again.

No applicant was present. Toby Linville made a motion to approve the major site plan review for George and Lynn Gosnell contingent on the three items listed above for the site plan. All members voted in favor.

Major Site Plan Review – James and James Environmental – Retail Sales and Service – Located at 3801 Asheville Highway – Laughter, Austin and Associates, P.A., Agent for James and James Environmental Management, Inc., Owner. Presentation by Code Enforcement. Mr. Gibbs stated concern about the driveway access and how vehicles may enter and exit the parking lot.

The Committee tabled the Plan until the March 3, 2009. Some of the concerns that will need to be corrected are as follows:

1. Redo the parking. No parking is allowed that must back into a NCDOT street (Pinellas Dr.) The LDC requires 1 parking space for every 4000 square feet of warehouse; 1 additional space for a new warehouse and 4 spaces for an existing business.
2. Indication of the location of the septic system is needed.

Major Site Plan Review – Joseph A. Petree, III – Heliport – Located at 264 Diamond Mine Lane – David Huntley, Agent for Andy Petree, Owner. Presentation by Code Enforcement. Mr. Linville explained that this major site plan is for a heliport, located on approximately 5.41 acres of land at 264 Diamond Mine Lane off Crab Creek Road across from Evans Road. Mr. Linville indicated that private accessory heliports must be constructed in accordance with Federal Aviation Administration regulations and provides proof of approval. All requirements have been met and Mr. Linville made a motion to approve the site plan with no additions. All members voted in favor.

Adjournment. The meeting was adjourned at 2:37 p.m.

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Anthony Starr, Chairman

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Kathleen Scanlan, Secretary