

**Henderson County**  
**Technical Review Committee Minutes**  
**May 5, 2009**

The Henderson County Technical Review Committee met on May 5, 2009 at 2:00 p.m. in the King Street Board Room at 100 N. King Street, Hendersonville, NC. Members present were Anthony Starr, Chair; Toby Linville, Marcus Jones, Seth Swift, Gary Lance and Rocky Hyder. Others present were Mark Gibbs, NCDOT, and Kathleen Scanlan, Secretary. Committee member Natalie Berry was absent.

Mr. Starr called the meeting to order. Mr. Starr asked for the approval of the April 7, 2009 minutes. Toby Linville made a motion to approve the minutes and all members voted in favor.

Major Site Plan Review – Valley Hill Fire Department – Fire & Rescue Station – Located along Brevard Road, East of the Intersection with White Pine Drive – Stuart Stepp, AIA, Agent for Michael Ruddy and Valley Hill Fire Department, Owners. Presentation by Code Enforcement.

Mr. Linville stated that Valley Hill Fire Department submitted a major site plan to utilize the property for a fire and rescue station. The project is located on approximately 2.73 acres of land along Brevard Road, just east of the intersection with White Pine Drive and is located in Upper French Broad WS-IV PA water supply watershed but not in a floodplain and in the R-2 zoning district. Public water and private septic are proposed. Mr. Linville reviewed the items contingent on approval of the major site plan regarding adequate lighting, roads maintained for motor and emergency vehicle access, the hours of operation and that no fire trucks or other emergency vehicles are to be permanently stored outdoors. Tim Garren, Battalion Chief with Valley Hill Fire and Stuart Stepp, Architect with the project was present. Mr. Garren stated that the sewer has been approved, but has been put on hold, so we are doing a private septic. He added that when they come out 64 West with the sewer, the septic proposal would be abandoned and plans to fix it accordingly. Mr. Garren said that Hendersonville's main water line (16 inch) runs in the back corner of the building and everyone will tap on to that. He said it will run at the left corner of the building and the hydrant will be there and the plumbing can come off of the line where they run the hydrant. Rocky Hyder made a motion to approve the major site plan for Valley Hill Fire Department and all members voted in favor. Mark Gibbs noted that a driveway permit needs to be applied for.

Major Site Plan Review – Renewal House Ministries – Assisted Living Residence – Located along Brannon Road, South of the Intersection with Maple Swamp Lane – Freeland Clinkscales, Agent for Carolina First Bank, Owner, and Applicant, Renewal House Ministries. Presentation by Code Enforcement. Mr. Linville stated that the applicant wishes to utilize the property for an assisted living residence. The project site is located on approximately 4.29 acres of land located along Brannon Road, south of the intersection with Maple Swamp Lane. The project is located in Upper French Broad WS-IV PA water supply watershed but not in a floodplain and is in the R-2-R zoning district with private water and private septic proposed. Mr. Linville listed some of the requirements that need to be met for an assisted living residence:

1. Site Plan
2. Lighting mitigation
3. Accessibility
4. Certification, License and Permitting
5. Solid Waste Collection

Ms. Erica Allison, with Freeland Clinkscales and agent for David Spray, CEO with Renewal House Ministries were present.

Mr. Spray briefed the Committee members on the background of the Renewal House Ministries and mentioned that this facility would be for unwed mothers from the ages of 16 – 21 for maternity and parenting care. Ms. Allison stated that the change that will be indicated on the new plan is going from eight buildings to two buildings and changing the well. Seth Swift asked that on the new Plan the drain fields be moved out of the right-of-way. Mr. Starr indicated that because of some significant reconfigurations that need to be made to the Plan, he feels that the Committee is not prepared to approve it at today's meeting. Some of the changes that were discussed that will need to be made are as follows:

1. Building needs to meet fire code requirements for access to all sides of the building, because this is a commercial building rather than a residential building. Provide enough exterior access (approximately 20 feet) to operate a tanker shuttle. Mr. Spray mentioned that State required a sprinkler system, so if that is provided, access would not be as stringent on all sides of the building.
2. Based on the size of the project, a soil scientist would be suggested regarding the septic issue at present and for any future plans to the project.
3. A Driveway Permit by NCDOT is required for site distant (350 feet in both directions of Brannon Road is required) and the width and radius of the driveway needs to be shown.
4. Screening for the dumpsters on all sides is required and needs to be shown on the Plan.

5. Renewal House should be outside of the Duke Power right-of-way.

After some discussion among Committee members, they decided to schedule a mid-month meeting to continue this meeting on May 19, 2009 at 2:00 p.m. regarding the discussion of the Major Site Plan for Renewal House Ministries. It was also mentioned that the plans would need to be submitted for distribution by Friday, May 15, 2009. Mr. Starr reminded the Committee members that should the Committee meet on May 19<sup>th</sup>, the members should consider making a recommendation for a Special Use Permit application to the Board of Adjustment (on the use of the property) and make a motion for the approval of the site plan at that time.

The meeting was adjourned at 2 p.m.

---

Anthony Starr, Chairman

---

Kathleen Scanlan, Secretary

DRAFT