

Henderson County
Technical Review Committee Minutes
January 5, 2010 and
Continuation on January 19, 2010

The Henderson County Technical Review Committee met on January 5, 2010 at 2:00 pm in the King Street Board Room at 100 N. King Street, Hendersonville, NC. Members present were Anthony Starr, Chair: Seth Swift, Rocky Hyder, Toby Linville, Natalie Berry and Tom Stauffer. Others present were Mark Gibbs, NCDOT and Kathleen Scanlan, Secretary.

Mr. Starr called the meeting to order and asked for the approval of the December 15, 2009 meeting minutes. Rocky Hyder made a motion to approve the minutes and all members voted in favor.

Major Site Plan Review for Butler Development Group – Request for a Distribution Center – Located Along McMurray Road – Civil Design Concepts, Agent for Butler Development Group, Owner. Presentation by Toby Linville, Code Enforcement Department. Mr. Linville stated that Civil Design Concepts, agent for Butler Development Group submitted a major site plan for a distribution center located on approximately 1.58 acres along McMurray Road. The project is located in the Industrial zoning district and public water and sewer are proposed. He stated since there is no specific requirements for a distribution center, it falls under the same requirements as warehousing and storage (excluding warehousing of hazardous substances) and he review the requirements as follows:

1. Submission of a major site plan.
2. Adequate lighting shall be placed in areas used for vehicular/pedestrian access – lighting mitigation required.
3. Unpaved roads, travelways and/or parking areas shall be treated to prevent dust from adverse affects to adjacent properties (dust reduction).

Mr. Starr mentioned that the subdivision was approved in June 2008, but the final plat has not yet been recorded.

Mr. Jesse Gardner with Civil Design Concepts, agent for Butler Development Group spoke on the requirements mentioned. He stated that this will be the first lot developed in the Blue Rock Commerce Center. He said that the building is planned to be a flour and bread distribution center

with tractor trailer trucks delivering and unloading the merchandise in the building and then transporting it to different facilities in the Henderson County area. Mr. Gardner addressed the requirements contingent on approval of the major site plan.

1. Lighting – He stated that the architect will provide all site lighting including exterior and building-mounted lighting and will be within the Henderson County regulations.
2. Dust Reduction – He stated that there are no plans for any unpaved roads or areas within the site. The proposed public street is paved.

Mr. Starr stated that the final plat for this lot will need to be recorded. Mr. Gardner stated that McNutt is the final seller and is the one responsible for recording the final plat. Due to the economy and tax-based reasons, they wanted to receive approval by this Committee before they proceeded with the final plat and they receive a zoning permit.

With respect to NCDOT, Mr. Gibbs stated that a driveway permit for Reeds Way will not be needed as it is not a State maintained road as of yet. However, if the road gets turned over to the State, then the driveway access will need to conform to NCDOT regulations. Mr. Gibbs suggested that if the road is taken over by the State, there would be a few minor changes to the road requirements for a driveway permit and these changes could be made ahead of time. The changes that would be needed are:

1. Expand the radius of the road to 40 – 50 feet and narrow the driveway to 24 feet to accommodate that distance.
2. Increase the radius from 10 feet as shown to 20 feet to meet NCDOT minimum standards.

Ms. Berry asked that an Erosion Control Plan is required and Mr. Gardner stated that they will be submitting one tomorrow.

Mr. Linville made a motion to approve the major site plan for Butler Development Group and that the site plan reflect the following conditions:

1. Unless the subdivision decides to make Reed Way a private drive, the driveway adjustments need to meet NCDOT standards.
2. Stormwater and Erosion Control Plan requirement.
3. Zoning Permit will be held until the final plat is recorded (which means that the improvements are finished or the improvement guarantee has been posted).

Major Site Plan Review for Barbara Owens – Request for Retail Sales and Service – Located at 6518 Brevard Road – Associated Land Surveyors, Agent for Barbara Owens, Owner.

Presentation by Toby Linville, Code Enforcement Department. Mr. Linville stated that Ms.

Barbara Owens wants to utilize her property for retail sales and service, which requires a major site plan. Mr. Linville reviewed all applicable major site plan requirements as follows:

1. Submission of a major site plan.
2. Adequate lighting shall be placed in areas used for vehicular/pedestrian access – lighting mitigation required.

Mr. Linville stated that the project site is located on approximately 1.23 acres located at 6518 Brevard Road and is located in the Community Commercial zoning district. They are proposing public water and sewer. He stated that the project meets the requirements of the Land Development Code

Mr. Mark Corn, agent for the owner, Barbara Owens, explained that presently where the Etowah Chevron & Hardware Store and the Carhardt Clothing Store beside of it is proposed to be torn down and be replaced with one building with all businesses together. He said because they lost the gasoline station, the new building, which will be in the same location of the old building, will be made up of the hardware and clothing store with a small automotive garage.

Mr. Starr stated that there were a list of concerns and Mr. Corn discussed the items.

Requirement – building must meet required 10-foot setback from railroad right-of-way. Mr. Corn agreed that the applicant could turn the building slightly to meet the setback requirements of 10 feet.

Requirement – 10' planting strip to include 1 tree for every 5 spaces for the parking lot landscaping.

Suggestion/Requirement – Remove west driveway entrance and replace with grass or other vegetation. Mr. Corn stated that the driveway is existing asphalt and if the driveway is closed off, the main concern would be getting tractor trailers in for deliveries and having enough room for turnaround. He stated that Mr. Gash indicated that he would be willing to have that as the entrance side and label it as the entrance, and the other side indicated as the exit. Mr. Starr felt that since this is going to be considered a new project, NCDOT will require you to eliminate that driveway entrance. Mr. Gibbs stated that NCDOT would prefer having only one entrance and added that there are ways to design that to get trucks in and out, which he explained in detail. After considerable discussion about the driveways, the applicant will review the requirements with NCDOT and submit a revised major site plan showing these revisions.

Requirement – Erosion Control Permit required.

Possible Requirement – Stormwater Permit with State may be required, if applicable.

Requirement – Record one address with Property Addressing, including three suite numbers

Lighting - Mr. Corn stated that there will be no raised lighting. He said they plan on doing the full cut-off type of lighting.

Signage – Mr. Corn stated that the sign will be on the building and accordance with County's regulations.

Mr. Starr recessed the meeting to January 19, 2010 at 2:00 p.m. to provide time for the applicants to submit a revised major site plan showing all the required revisions discussed.

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The Henderson County Technical Review Committee continued their discussion from the meeting on January 5, 2010, which was recessed until today, January 19, 2010 at 2:00 pm in the King Street Board Room at 100 N. King Street, Hendersonville, NC. Members present were Anthony Starr, Chair: Seth Swift, Rocky Hyder, Natalie Berry and Tom Stauffer. Others present were Mark Gibbs, NCDOT and Kathleen Scanlan, Secretary.

Mr. Starr called the meeting to order and asked the parties concerning the major site plan review for Barbara Owens, retail sales and service request, to come forward.

Mark Corn, agent for Barbara Owens, owner, stated that he had met with Mark Gibbs of NCDOT and received a driveway permit. He said they discussed and agreed on the revisions required by NCDOT and indicated them on the revised major site plan. Mr. Corn also mentioned that they contacted the North Carolina Division of Water Quality and received a letter stating that they were exempt from the Stormwater, Phase 2 permits and had forwarded the letter to Natalie Berry's office in the County. Mr. Starr indicated that the parking spaces (16, 17, and 18) should be 22 feet long each and indicated on the plan.

There were no other requirements by the Committee members discussed. Mr. Starr made a motion to approve the revised major site plan for Barbara Owens as presented with the one minor change that the length of parking spaces for 16, 17, and 18 be increased to 22 feet long each and shown on the plan. All members voted in favor.

There being no further business, Mr. Starr adjourned the meeting at 2:10 p.m.

Anthony W. Starr, Chairman

Kathleen R. Scanlan, Secretary