

Henderson County
Technical Review Committee Minutes
February 16, 2010

The Henderson County Technical Review Committee met for a Special Called Meeting on February 16, 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, Marcus Jones, and Tom Stauffer. Others present were Mark Gibbs, NCDOT; Autumn Radcliff, Senior Planner, Matt Cable, Planner and Kathleen Scanlan, Secretary.

Mr. Starr called the meeting to order and asked Ms. Radcliff to discuss the Text Amendment on County Owned/ /Operated Solid Waste Facility. Ms. Radcliff stated that Henderson County currently has one county owned and operated solid waste facility located at Stoney Mountain Road near the intersection of Stoney Mountain Road and Mountain Road. This site has historically been the location of the county construction and demolition and municipal waste landfill, which has been closed out and is no longer in use. She said the County currently transfers non-recyclable household and non-residential garbage to an active landfill outside of the County. This site also serves as the location of the County's solid waste transfer facility, recycling center, animal shelter, bus maintenance garage, inert debris storage and disposal and the office for the Solid Waste Division of the Engineering Department. Ms. Radcliff explained that the County's Solid Waste Plan proposes to consolidate and relocate the current uses within the boundaries of the landfill site to provide better customer service and to address public safety and traffic concerns. Ms. Radcliff added that due to the number of services located at this one site, the LDC does not have a specific and defined use for this type of operation. She said with the implementation of the Solid Waste Plan, is both necessary and beneficial to add a new use to the LDC to specifically regulate County owned and operated solid waste facilities and to separate privately owned solid waste facilities from County owned facilities. She said the proposed text amendment would provide a definition and SR standards specifically for a County owned and operated solid waste facility. The intent of the LDC is not to limit the County's solid waste functions nor is it meant to exclude the County from minimum requirements. The solid waste operations at the site represent a critical piece of public infrastructure that improves public health and safety.

She reviewed the new definition which states as follows: *A facility that is owned and operated by Henderson County Government for the purpose of disposing of and/or transferring solid waste.*

This establishment is primarily engaged in one or more of the following: (1) collecting and/or hauling waste and/or recyclable materials; (2) operating waste transfer stations; (3) disposal of solid waste on land in a sanitary manner; (4) storing solid waste resulting solely from land-clearing activities; (5) receiving recyclable materials via drop-off or by commercial waste haulers; and/or (6) separating and sorting recyclable material from non-hazardous waste streams (excluding sewage and human waste) and where co-mingled recyclable materials are sorted into distinct categories. Accessory uses and structures such as scale houses, loading docks, office buildings associated with the solid waste facility, and any related accessory use or structure are allowed under this definition.

She stated that this new use would be added to the permitted use table and would be permitted in all zoning districts. She reviewed the SR requirement standards, which are as follows:

1. Major Site plan is required.
2. Adequate Lighting and lighting mitigation is required.
3. Dust reduction.
4. Security fence for entering and exiting and locked during non-operating hours.
5. Perimeter setback of 150 feet from a residential zoning district. Necessary ingress and egress to the proposed use may be located within the perimeter setback.
6. A B2 perimeter buffer is required around the perimeter boundary of the site, the operational areas, or any combination. Preserved existing trees may be credited toward the required buffer.
7. Sedimentation control.
8. Operations.

Ms. Radcliff stated originally there was a traffic safety requirement, which would require left and right turn lanes at public and commercial entrances. This requirement has been removed because it is unnecessary. NCDOT in most cases will require where off-site transportation improvements are needed. NCDOT is requiring an additional turn lane at the entrance to the scale house, but no turn lanes are required at the entrance to the convenience center since no increase in traffic is anticipated.

Mr. Jones reviewed the site plan map, indicating all the uses involved in this project, but Mr. Starr indicated that the site plan will not be considered for approval at this time. Mr. Starr stated that the County is not adding any new uses, but redesigning all the existing uses to make it safer and to facilitate a better solid waste collection and disposal site. Mr. Hyder asked whether a temporary mulching site could be located on the site plan for reducing storm debris when it

occurs. Mr. Jones said they had anticipated doing this where the existing operations are, but will look into this further. After some further discussion, Rocky Hyder made a motion that the Technical Review Committee recommend approval to the Planning Board regarding the proposed text amendment to the Land Development Code as presented. All Committee members voted in favor.

Mr. Starr adjourned the meeting at 2:27p.m.

Anthony Starr, Planning Director

Kathleen Scanlan, Secretary

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