

**D R A F T MINUTES OF THE
Henderson County Technical Review Committee
June 15, 2010**

The Henderson County Technical Review Committee met for their regular meeting on June 15, 2010. The meeting took place 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 Dennis Frady, City of Hendersonville Water Department; Josh Lanning, NCDOT, and Kathleen Scanlan, Secretary. Natalie Berry was absent.

Mr. Starr called the meeting to order and asked for the approval of the June 1, 2010 minutes. Marcus Jones made a motion to approve the set of minutes and all members voted in favor.

Major Site Plan Review for Club/Lodge – Located along W. Blue Ridge Road, across from East Flat Rock Post Office – George Godsey, applicant/agent for R & R FC LLC (Rebecca Cairnes, Owner and Tenants, Moose Family Center. Presentation by Toby Linville, Code Enforcement. Mr. Linville reviewed the plan and indicated that the property is proposed for a club/lodge which requires a major site plan. The site of the project is located on 2.01 acres of land along W. Blue Ridge Road, across from the East Flat Rock Post Office. The project is located in a Community Commercial zoning district. Mr. Linville reviewed the general requirements of the plan and asked Mr. Starr to offer additional conditions, after a recent site visit. Mr. Starr stated that the following comments were discussed contingent on approval of the major site plan as follows:

1. Any new primary or accessory structures constructed must comply with the zoning setbacks as per LDC.
2. All paved and other proposed impervious areas on the site (that will remain) should be delineated on the site plan. The site plan should indicate any use of curbing or if no curbing is proposed for the parking area.
3. Relocation of driveway entrance should match entrance to entrance of business across the street (former bank building). To control driveway access, pavement in the road right-of-way should be removed except for the driveway access point.
4. A planting strip of 10 feet outside of the right-of-way is required as per §200A-141. Although the site plan does not indicate parking spaces within 20 feet, it is reasonable to assume that parking will occur in the paved area along the West Blue Ridge Road right-of-way.
5. Parking area barriers on north property line (gravel/paved area) must be removed (stones) to provide connection of parking areas (§200A-163B). Note the type of fixture on the site plan to meet requirements.

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6. All outdoor lighting fixtures must meet lighting mitigation standards per the LDC. Lighting details and specifications must be provided to the Zoning Administrator prior to issuance of Zoning Permit.
7. Landscaping design and buffer requirements would apply for any project that involves the establishment and operation of a new use. All surrounding property is zoned as Community Commercial or Local Commercial and no buffer is required for this site.
8. Internal roads must meet minimum requirements established by the NC Fire Codes and any requirements of the Henderson County Fire Marshal's Office to ensure the safety of any proposed buildings.
9. It appears that the applicant currently occupies and makes use of the building and site without a certificate of occupancy. The applicant must seek the appropriate permits prior to occupancy and satisfy those permit requirements prior to using the building.
10. Planning Staff notes the placement of an illegal off-premise sign at the intersection of West Blue Ridge Road and Spartanburg Highway. A sign permit is required for any modified sign through the Code Enforcement office.
11. The applicant should note that substantial upgrades may be required by the NC Building Code to gain approval for occupancy of building.

Mr. George Godsey, surveyor/professional engineer for the project and Larry Rice, Administrator for the Moose Family Center were present. They explained what the facility is used for. There was discussion on the above conditions and they indicated that they would note all requirements discussed in a revised major site plan and would be getting together with Rocky Hyder, Fire Marshal as well as Tom Stauffer, Building Services/Inspection for a listing of details required.

Mr. Linville made a motion to approve the major site plan for the Moose Family Center contingent on the conditions discussed above, noting that in addition, future occupancies or a change in the access by the public may require more upgrades to the septic system or kitchen facilities and that a driveway permit is required by NCDOT. All members voted in favor.

Major Site Plan Review for Retail Sales and Service – Located along Brevard Road across from Etowah Center Drive, Etowah, NC. Scott Bolyard, Creative Development Solutions for United Community Bank, Owner. Presentation by Toby Linville, Code Enforcement. Mr. Linville stated that this major site plan was submitted by Scott Bolyard with Creative Development Solutions for the owner, United Community Bank, who wishes to utilize the property for retail sales and service. Mr. Linville mentioned that this project

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came before the Committee last year by Terry Baker for a mixed-use, commercial-type development. He said it falls under the same requirements as follows:

1. Major Site Plan is required.
2. Lighting mitigation is required. Adequate lighting shall be placed in areas used for vehicular/pedestrian access including but not limited to stairs, sidewalks, crosswalks, intersections or changes in grade.

Mr. Linville said that the project site is located on 2.46 acres of land across from Etowah Center Drive, Etowah, NC and the project is located in a Community Commercial zoning district and meets the requirements of the Land Development Code and all the applicable major site plan requirements.

John Goings with United Community Bank, owner of the project and Scott Bolyard with Creative Solutions, representing the owner were present.

Upon a site visit to the project, Mr. Starr reviewed the /conditions required for approval:

1. A note is required on the site plan that all outdoor lighting fixtures must meet lighting mitigation standards per LDC. Provide lighting details and specifications to Zoning Administrator prior to issuance of Zoning Permit.
2. Parking Lot Landscaping Standards. The site plan/landscaping plan appears to meet the applicable landscaping requirements for the primary parking area. However, the applicant should note that the landscaping requirements also apply to the area indicated as "gravel overflow parking." The site plan should calculate the potential number of vehicles parking in the overflow area to determine the landscaping requirements.
3. A B-1 buffer is required along the northern and northwestern property lines where adjacent residential zoning exists. Credit may be given for existing vegetation that will remain in this area but should be included on the plans. The plan should be revised to reflect the required plantings and/or note the existing vegetation that will be approved by the Zoning Administrator.

Mr. Linville made a motion to approve the major site plan for United Community Bank contingent on the three conditions discussed. All members voted in favor.

Mr. Starr adjourned the meeting at 2:43 p.m.

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Anthony Starr, Planning Director

Kathleen Scanlan, Secretary