

**D R A F T**  
**MINUTES OF THE**  
**Henderson County Technical Review Committee**  
**November 2, 2010**

The Henderson County Technical Review Committee met for their regular meeting on November 2, 2010. The meeting took place in the King Street Board Room at 100 N. King Street, Hendersonville, NC. Members present were Anthony Starr, Chair; Toby Linville, Seth Swift, Rocky Hyder, Marcus Jones, Natalie Berry and Tom Stauffer. Others present were Autumn Radcliff, Senior Planner; Steve Cannon, NCDOT, Dennis Frady, City of Hendersonville Water Department, Sarah Zambon, Associate County Attorney and Kathleen Scanlan, Secretary.

Mr. Starr stated that there will be an adjustment to the agenda. Item 3, Major Site Plan for a Manufacturing and Production Warehouse will be heard before Item 2, Major Site Plan for Landscaping Sales and Services. All Committee members voted in favor of the adjustment change to the agenda.

Mr. Starr asked for the approval of the September 7, 2010 minutes. Toby Linville made a motion to approve the set of minutes and all members voted in favor.

Major Site Plan Review for a Manufacturing and Production Warehouse – Located along Highland Park Road near the Intersection with W. Blue Ridge Road – Mark and Susan Olivari, Owners. Submitted by Stewart Stepp. Presentation by Toby Linville, Code Enforcement. Mr. Linville stated that the project site is located on .41 acres of land located along Highland Park Road near the intersection with W. Blue Ridge Road. The project is located in a local commercial zoning district. Ms. Olivari, owner and Stewart Stepp, architect, was present. It was designated as a manufacturing and production warehouse, but after discussions, it was determined that it should be changed to retail sales and services facility. After considerable discussion with Committee members, Toby made a motion to table this major site plan review to the next meeting date because of the following revisions required:

- Recombine the lots or meet the side yard setback.
- Redraw the parking area(s), show one driveway entrance off of Highland Park Road, redraw the landscaping and define the use inside the building.
- Show a hydrant within 400 feet of any portion of the building.
- Calculate the total impervious surface.
- Change the title of use from Warehouse to Retail Sales and Service.
- Before the building permit is issued, a Commercial Driveway Permit is required from NCDOT and an Erosion Control Permit from Natalie Berry's office.

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All members voted in favor of tabling this item to the next meeting date.

Major Site Plan Review for Landscaping Sales and Service – Located along Spartanburg Highway, between intersections of W. King Street and W. Blue Ridge Road – Mark Gmyrek, Owner, submitted by Frank Kelsh. Presentation by Toby Linville, Code Enforcement. Mr. Linville stated that the major site plan is for landscaping sales and services, located on .56 acres of land along Spartanburg Highway, between the intersections of W. King Street and W. Blue Ridge Road. The project is located in a Community commercial zoning district. Mr. Frank Kelsh was present. After some discussion, Toby made a motion to approve the major site plan contingent on the following conditions:

- Add the additional parking required.
- Add the additional screening for the outdoor storage area.
- Abandon the well, if needed.
- Commercial Driveway Permit is required by NCDOT.
- Stormwater Permit is required by Natalie Berry, Erosion and Control Office.
- Show that the light fixtures are shielded.
- A revised major site plan is required with the above changes.

All members voted in favor of the major site plan subject to the conditions mentioned.

Modifications to the Proposed LDC 2010 Annual Text Amendments (TX 2010-02) by the Planning Board – Presentation by Autumn Radcliff, Senior Planner, Planning Department. Ms. Radcliff reviewed the proposed amendments and stated that the Planning Board reviewed and discussed the proposed text amendments at their meeting in October. She said that the Planning Board had asked Staff to contact Mr. Lapsley to clarify and review the proposed amendments and give his comments. Mr. Lapsley supported the improvement guarantee amendments and gave some suggestions. Ms. Radcliff reviewed what the Planning Board recommended:

(1) In Section 86:

- a. (Existing Cemeteries) eliminating the 12-foot wide travelway and just keeping the minimum 20-foot wide right-of-way in major subdivisions. No road construction is required.

(2) In Section 115:

- a. Requiring the 50% completion for on-site improvements (eliminating off-site improvements).

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- b. Adding a provision requiring applicant to include a professional engineer licensed in North Carolina or certified by a professional land surveyor or landscape architect who is routinely engaged in cost estimates and licensed in North Carolina.
- c. Include separate estimates for off-site improvements (road improvements, mitigation work, sewer improvement, etc) required as related to the improvements covered in said improvement guarantee.
- d. Include separate estimates for roads, bridges, water and sewer infrastructure, stormwater infrastructure, pedestrian infrastructure, utilities (including electrical power, natural gas and communication lines), etc. consistent with submitted design plans construction specifications.

After discussions among Committee members, Anthony Starr made a motion that the Technical Review Committee recommend the Board of Commissioners approve the proposed LDC 2010 Annual Text Amendments (TX-2010-02) as modified by the Planning Board. All Committee members voted in favor.

Mr. Starr adjourned the meeting at 3:15 p.m.

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Anthony W. Starr, Chairman

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Kathleen Scanlan, Secretary