

**DRAFT
MINUTES OF THE
Henderson County Technical Review Committee
January 4, 2011**

The Henderson County Technical Review Committee met for their regular meeting on January 4, 2011. 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, Natalie Berry, Marcus Jones, Tom Stauffer and Kathleen Scanlan, Secretary.

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

Major Site Plan Review for Automobile Equipment, Service and Outdoor Display Area – Located at 3400 Chimney Rock Road – David Huntley, Agent for Jeff Marks, Owner. Presentation by Toby Linville, Code Enforcement. Mr. Linville stated that David Huntley submitted the major site plan for this project for the owner, Jeff Marks. Mr. Linville said they wish to utilize the property for Automobile Equipment and Service and Outdoor Display Area which requires major site plan review.

He noted under the automobile and equipment service review, it requires the following conditions:

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-299 (Major Site Plan Review).
- (2) Lighting. *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. *Lighting mitigation* required.
- (3) Separation. An *automobile and equipment service* shall not be constructed or newly located within 50 feet of an existing *dwelling unit* (located in a *residential zoning district* and not located on the same property as the *use*), *school, library, day care facility, healthcare facility, park, and/or religious institution*.
- (4) Operations. Auto inspection stations and tire recapping shall be permitted as *accessory uses* provided each is conducted within an enclosed *structure* and that neither is the principal business.

Under the outdoor sale display areas review, it requires these conditions:

- (1) Display Area Restrictions. Display areas shall not:
 - a. Be located in the sight visibility triangle;

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- b. Be located on sidewalks or parking areas; and
- c. Exceed 25 feet in height

He said the project site is located on 1.04 acres of land, located at 3400 Chimney Rock Rd. just east of the intersection with Gilliam Rd. The project is located in a Local Commercial zoning district.

Mr. Marks explained what he plans to put in the building for his business and where he plans the location of each of his projects. Mr. Starr mentioned that a revised plan will be required showing what part of the building will be storage and what portion will be office or repair area because this determines the amount of parking spaces required for each use. Mr. Starr discussed some other conditions required for your major site plan. Such topics discussed were proposed impervious surface area, lighting, height requirements, parking rate and design, parking lot landscaping, depending upon the amount of spaces, septic system, signage, driveway permit, erosion control requirements and the limit of inoperable boats. After reviewing the plan, Toby Linville stated the conditions for approval:

1. Redefine sections of the building showing the service area separate from the warehouse
2. Recalculate required parking spaces. One space is required per each 500 square feet of gross floor area. Parking spaces are to be a minimum of 9 feet wide by 19 feet long with 1 van accessible handicapped space required.
3. Calculate the impervious surface; the percentage can not exceed 80%.
4. Show height of new roof portion. This height can not exceed 40 feet.
5. Limit amount inoperable boats on project site to four (4).
6. Show 20' driveway width, as close to the western boundary of the property.
7. Show screened storage area, if outdoor storage is proposed.
8. Change outdoor storage area to parking area.
9. Show signage.
10. Show lighting mitigation if outdoor lighting is planned.
11. Submit Erosion Control sketch plan.
12. Acquire and submit from NCDOT, a commercial driveway permit.

Public Input Comments.

William Beckford. Mr. Beckford owns Apple Country Storage in Edneyville and wants this proposed project to maintain the rural character of the community. He asks that Mr. Marks

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consider providing a green area, approximately 70 feet from US Highway 64. This provision has been provided by other commercial businesses along the same road frontage area.

Mr. Starr stated that the County does not have a code requirement to enforce this request, so therefore it would be up to the discretion of the applicant. Mr. Marks felt that he did not have enough space. Mr. Starr suggested trimming the parking space area to possibly accommodate for a green space area. Mr. Starr added that in the Edneyville Community Plan it has some goals maintaining the rural character of the community and exploring some ideas of design standards, but there is no enforcement to require anyone to do these things. He said the Planning Board is in the process of implementing the Edneyville Community Plan, as the Board of Commissioners recently adopted the Plan.

Debbie Foster. Ms. Foster spoke on behalf of Margaret Davidson, President of Edneyville Grange. She stated that they are concerned with the community of Edneyville to remain an open rural area and that all businesses and homes reflect and enhance the beauty of the road sides. She concluded that they hope this project will maintain the beauty of our area and consider a green space, as other commercial properties have.

Mr. Starr stated that with all the conditions required, he would like to table this project until a revised plan showing all of the conditions have been met and take action at that point.

Mr. Linville made a motion to that effect and if all revisions are submitted by week end, it will be heard at the January 18, 2011 meeting. Mr. Hyder mentioned that it would be a good gesture if the applicant could work with the community on the request for a green space on this property. All members voted in favor of tabling this project.

Major Site Plan Review for Office Facility – Located on Brevard Road – Jon Laughter, Agent for Dan Ducote, Owner. Presentation by Toby Linville. Mr. Linville stated that this major site plan for an office facility and was submitted by Jon Laughter for the owner, Dan Ducote. They wish to utilize the property for an office which requires major site plan review. He reviewed the conditions for approval as follows:

- (1) Site Plan. Major Site Plan required.
- (2) Lighting. 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. Lighting mitigation required.

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He said the project site is located on 3.47 acres of land on Brevard Rd just past Etowah Center Dr. The project is located in a Community Commercial zoning district. The project meets the requirements of the Land Development Code and all the applicable major site plan requirements are met.

Mr. Laughter explained what the Ducote's plan for the project. Committee members discussed some conditions that need to be made on a revised Plan for approval.

Mr. Linville made a motion to approve the major site plan with the following conditions:

1. Update note on floodplain showing the base flood elevation and finished floor of building.
2. Acquire floodplain application.
3. Show existing trees as a B1 buffer (20 feet), credit for existing vegetation along western boundary.
4. Show parking dimensions 9 X 19 feet and 1 van accessible space.
5. Acquire NCDOT Commercial Driveway Permit.
6. Submit an Erosion Control sketch plan.
7. Show water and sewer connections.

All members present voted in favor.

Major Site Plan Review for Outdoor Storage of Equipment – Located at 2185 Old US 25 Highway – Thomas Redmond, Applicant for HomeTrust Bank, Owner. Presentation by Toby Linville, Code Enforcement. Mr. Linville said David Hill submitted the major site plan for this project for the applicant, Thomas Redmond. He wishes to utilize the property for Outdoor Storage of Equipment which requires major site plan review. He reviewed the conditions as follows:

(1) Locational Requirements. Storage areas shall not be placed in a front yard.

(2) Screening. Screen Class Three (3) or Four (4) shall be provided consistent with the requirements of §200A-150 (Screen Classification).

C. Screen Class Three (3). A fence or wall constructed with a minimum height of six (6) feet, that is at least 75 percent opaque, where all spaces are evenly distributed, and with the finished side of the fence facing the adjacent property or road. Fences longer than 20 linear feet shall be landscaped with: a row of shrubs spaced a maximum of ten (10) feet apart, or a row of evergreen trees planted no more than 15 feet apart.

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Mr. Linville said the project site is located on 3.10 acres of land at 2185 Old US 25 Hwy., just north of Green River Rd. The project is located in a Residential-2-Rural zoning district and meets the requirements of the Land Development Code and all the applicable major site plan requirements are met.

Mr. Redmond was present and described the project to the Committee members.

After some discussion regarding the requirements for approval, Mr. Linville reviewed the conditions for approval as follows:

1. On a revised plan add base flood elevation to flood line, add finished floor elevation of new building, and add flood map panel number and the revision date.
2. Flood permit required with property owner's signature.
3. Show Class 3 or 4 screening for outdoor storage at grade.
4. Show approximately 8 parking spaces with 1 van accessible space.
5. Require a Commercial Driveway Permit from NCDOT.

Mr. Linville made a motion to approve the major site plan contingent on the above conditions received on a revised major site plan. All members voted in favor.

Major Site Plan Review for Manufacturing and Production Operations – Located on Howard Gap Road, South of S. Orchard Road – Bill Lapsley, Agent for Richard Herman, Owner. Presentation by Toby Linville, Code Enforcement. Mr. Linville said that Bill Lapsley submitted the major site plan for manufacturing and production operation for the owner, Richard Herman to expand two additional buildings on his site for woodworking operations. He said it requires a major site plan and reviewed the conditions as follows:

- (1) Site Plan. Major Site Plan required.
- (2) Lighting. 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. Lighting mitigation is required.
- (3) Dust Reduction. Unpaved roads, travelways and/or parking areas shall be treated to prevent dust from adverse affects to adjacent properties.

The project site is located on 9.84 acres of land located on 5638 Howard Gap Rd just south

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of South Orchard Rd. The project is located in a Residential 2 Rural zoning district. The project meets the requirements of the Land Development Code and all the applicable major site plan requirements are met.

Mr. Lapsley, agent for the applicant stated that Mr. Herman, owner of the business, proposes to build two buildings. One building will be for the use of Apple Country Woodworkers so they can meet and work on woodworking projects, such as toys, for gifts to give children in the County. The other building proposed is for Mr. Herman's permanent workers, which is approximately four or five employees, for the company's woodworking projects. He explained that he designed sixteen parking spaces to provide enough spaces for the people in both buildings. He also mentioned that they propose a new drain field and described the buffers they plan on designing for the project. Mr. Lapsley discussed the pond for fire protection and he also described the buildings and their type of structure.

Mr. Linville made a motion to approve the major site plan contingent on the following conditions:

1. Obtain commercial driveway permit.
2. Acquire a road name and approval by Property Addressing for additional buildings proposed.
3. Complete permit from fabric building. A certification is needed on the foundation portion.
4. Calculate impervious surface area for storm water or erosion control calculations.

With the above conditions, a revised major site plan is needed reflecting the changes. All members voted in favor.

Mr. Starr adjourned the meeting at 3:05 p.m.

Anthony W. Starr, Chairman

Kathleen Scanlan, Secretary