

**DRAFT MINUTES OF THE
Henderson County Technical Review Committee
March 1, 2011**

The Henderson County Technical Review Committee met for their regular meeting on March 1, 2011. 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, Natalie Berry, Rocky Hyder, Marcus Jones, Tom Stauffer and Kathleen Scanlan, Secretary.

Mr. Starr asked for the approval of the February 1, 2011 minutes. Rocky Hyder made a motion to approve the minutes and all members voted in favor.

Major Site Plan Review – Manufacturing and Production Operations – Located on 234 Industrial Drive, Off Brevard Road – Tony Hauser of Ambient Design Group PLLC, agent for Charles Monitored of Kiln Drying Systems, Owner. Presentation by Toby Linville, Code Enforcement. Due to the absence of Mr. Linville, Mr. Starr made the presentation. He stated that the project is for an existing manufacturing facility, which they proposing a new building on the site. The project site is located on 9.51 acres of land in the industrial park in Etowah, near the fire station. It is approximately a 15,000 square foot building for storage and warehousing. Mr. Starr reviewed some conditions that he had questions. Mr. Tony Hauser, of Ambient Design Group, reiterated that it will be a 15,000 square foot storage building with no new plumbing fixtures to add to the existing septic system. The building will be located where the existing septic system is now, so relocation for part of that septic system is required. He also mentioned that they will be moving the parking area, to the west side of the site which is already graveled. He also gave some construction details regarding the building.

Mr. Starr stated that lighting mitigation is required and needs to be placed in areas used for vehicular or pedestrian access including but not limited to: stairs, sidewalks, crosswalks, intersection, or changes in grade. He mentioned because there is adequate buffer, there will be a credit by the Technical Review Committee. Mr. Hyder asked if there was a sprinkler system proposed for the project. Mr. Clifford Bencivenga along with Brian Osteen, who is working on the project said there has been provisions made for a sprinkler system, but wasn't sure whether it would be activated. Mr. Stauffer said that until he starts looking at the project, it is not certain whether a sprinkler system would be required. Mr. Osteen said that this building is for storage only. Mr. Hyder said that this is something that should be researched and looked at and will be determined when a revised site plan is submitted and permits are required.

After some discussions concerning floodplain application, septic system permits, and building structure requirements, Mr. Starr made a motion to approve the major site plan as presented and stated that the Technical Review Committee is giving the alternative compliance for the buffer requirement for the existing visitation. The conditions for approval are as follows:

- Floodplain application and erosion control sketch plan be submitted.
- After approval, show the location of the new or modified septic system on a revised site plan.
- If required, show the location of the fire department connection regarding the sprinkler system and fire hydrants on a revised site plan.

All members voted in favor of the motion.

Site Plan Checklist. Mr. Starr discussed with Committee members a draft check list compiled for the Technical Review Committee for content and compliance. He said the intent is that the applicant would have a check list that would be submitted to Mr. Linville and that all pertinent items would be checked off before coming before the Technical Review Committee. The Committee members generally felt that this checklist would be helpful in properly reviewing the subject item and will resolve issues the Committee deals with now. Mr. Starr asked Committee members to submit any other additions, changes or issues to add to this checklist.

Mr. Starr adjourned the meeting at 2:40 p.m.

Anthony W. Starr, Chairman

Kathleen Scanlan, Secretary