

**DRAFT MINUTES OF THE  
Henderson County Technical Review Committee  
May 3, 2011**

The Henderson County Technical Review Committee met for their regular meeting on May 3, 2011. The meeting took place in the King Street Meeting Room at 100 N. King Street, Hendersonville, NC. Members present were Anthony Starr, Chair; Toby Linville; Tom Stauffer; Rocky Hyder; Natalie Berry; Marcus Jones; Seth Swift; Steve Cannon, NCDOT; and Kathleen Scanlan, Secretary.

Mr. Starr asked for the approval of the April 19, 2011 meeting minutes. Rocky Hyder made a motion to approve the minutes and all members voted in favor.

Major Site Plan Review – Garrett Landscaping Office – Located on Ridge Road – Steven Waggoner, Surveyor; Tyler Garrett, Applicant. Presentation by Toby Linville, Code Enforcement. Mr. Linville reviewed the site plan project for a landscaping office and a Special Use Permit for the R2R district. He stated that the project is located on 2.61 acres of land on Ridge road, just south of the intersection with Sugarloaf Road. He reviewed the following conditions for a major site plan contingent on approval of the following:

1. A Major Site Plan is required.
2. Adequate lighting/lighting mitigation is required in areas where for vehicles and pedestrians access.

Mr. Gainer Jernighan, with Keller-Williams Realty on behalf of Georgia Johnson, Owner; and Mr. Tyler Garrett, with Garrett Landscaping were present.

After the Committee reviewed the plan, Toby Linville made a motion to approve the major site plan contingent on the following items required:

- (1) Erosion Plan
- (2) Storm Water Plan
- (3) Move the well location for setback requirements
- (4) NCDOT Driveway Permit
- (5) Specify on the Plan which Screen Class (1 or 2) for the dumpsters
- (6) Change the notation on the Plan from 9 X 18 to 9 X 19 regarding the parking spaces

All members voted in favor. Anthony Starr made a motion that the Technical Review Committee recommends approval for the Special Use Permit to the Board of Adjustment. Marcus Jones seconded the motion and all Committee members voted in favor.

Major Site Plan Review – Sexton Produce Stand – Located on Crab Creek Road – William Bradley, Surveyor; James Sexton, Applicant. Presentation by Toby Linville, Code Enforcement. Mr. Linville reviewed the site plan project for a produce stand and was also going to include an accessory for storage building sales. He said after reviewing the definition for a produce stand, it allows accessory uses but can not exceed 25% of the gross sales or 25% of the display area. Mr. Linville said that the storage building sales would exceed the percentage of display area. The Committee members will only be able to review the produce stand as the Committee does not have the authority to wave the requirements for the storage units because it is not a permitted use in the R2R zoning district.

He said that the project is located on 3.77 acres of land on Crab Creek Road, just east of Valley Hill Station # 2. He reviewed the following conditions contingent on approval of this plan as follows:

1. A Major Site Plan is required.
2. Adequate lighting/lighting mitigation is required in areas where vehicle and pedestrians access.

Toby Linville made a motion to approve the major site plan for the produce stand contingent on the following conditions:

- (1) Remove the storage unit buildings from site plan
- (2) Add Signage
- (3) NCDOT Driveway Permit showing the radius
- (4) 30' Perennial stream buffer required
- (5) Erosion Control Sketch Plan
- (6) Reduce the parking to less than ten spaces

All above conditions to be reflected on a revised major site plan. All members voted in favor of the plan.

Edneyville Community Plan Proposed Zoning Map Amendments (Rezoning # R-2011-01).

Presentation by Matt Cable, Planner. Mr. Cable said the Planning Board, on the direction of the Board of Commissioners, has been reviewing and discussing the zoning map amendments recommended by the Edneyville Community Plan. The Planning Board preliminarily considered the proposed nonresidential zoning map amendments at its meeting on March 16, 2011. The TRC and Planning Board must provide formal recommendation to the Board of Commissioners regarding the proposed zoning map amendments. Mr. Cable said that most of the zoning changes are occurring along US Highway 64 East and in the Fruitland area. He said there are six general areas where zoning changes are proposed. Mr. Cable said these areas include 218 parcels and approximately 880 acres of land—

about 3% of the Edneyville Community Planning area. He reviewed the following proposed zoning map amendments as recommended by the Edneyville Community Plan:

**Local Commercial (LC) Zoning Map Amendments.**

1. **Fruitland Rd/US Highway 64 E Intersection (Area A):** The area surrounding the intersection of Fruitland Road and US Highway 64 East is proposed to be rezoned LC (Local Commercial) from existing R1 (Residential One) and R2R (Residential Two Rural) zoning districts. This includes Apple Valley Travel Park and a total acreage of this area is approximately 18.23 acres, affecting six parcels.
2. **Along US Highway 64 E (Area B):** The area along US Highway 64 East from existing LC (Local Commercial) zoning and extending northeast along the northern portion of US Highway 64 East to the property containing Cloud Nine, Southern Aire Motel and Jaymar Travel Park. The area is currently zoned R2R (Residential Two Rural). This area's total acreage is approximately 34.15 acres.
3. **Along Fruitland Rd (Area C):** The area along Fruitland Road from Fiesta Lane extending northeast along both sides of Fruitland Road to its intersection with Terry's Gap Road, and extending then south and southeast along South Mills Gap Road. The area is currently zoned R2R (Residential Two Rural).
4. **Along Gilliam Rd (Area C):** The area along Gilliam Road beginning south of Fruitland Baptist Institute and extending southeast along the western side of Gilliam Road to Arabian Lane. The area is currently zoned R2R (Residential Two Rural).
5. **Along US Highway 64 E (Area C):** The area along US Highway 64 East between Townsend Road and Gilliam Road, expanding existing LC (Local Commercial) zoning further north; additionally, extending existing LC (Local Commercial) zoning to the property northeast of the intersection of US Highway 64 East and Gilliam Road. The area is currently zoned R2R (Residential Two Rural).
6. **Along US Highway 64 E (Area D):** The area along US Highway 64 East, east of its intersection with Laycock Road, extending existing LC (Local Commercial) zoning to the south. The area is currently zoned R2R (Residential Two Rural).
7. **Along US Highway 64 E (Area E):** The area along US Highway 64 East at its intersection with St. Pauls Road, extending existing LC (Local Commercial) zoning to the north, east and west. The area is currently zoned R2R (Residential Two Rural).

### **Office Institutional (OI) Zoning Map Amendments.**

1. **Fruitland Rd/Gilliam Rd/S Mills Gap Rd Intersection (Area C):** The area extending south from Fruitland Road and including parcels containing the Fruitland Baptist Institute and neighboring parcels to the south and west in residential use. The area is currently zoned R2R (Residential Two Rural). This map amendment would create a single OI (Office Institutional) zoning district in the Planning Area.

### **Community Commercial (CC) Zoning Map Amendments.**

1. **US Highway 64 E and South Mills Gap Rd Intersection (Area D):** Several parcels north and south of US Highway 64 East, extending west and east of its intersection with South Mills Gap Road. The area is currently zoned LC (Local Commercial). This map amendment would create a single CC (Community Commercial) zoning district in the Planning Area.

### **Residential One (R1) Zoning Map Amendments.**

Mr. Cable stated that this was the only residential zoning change. It involves 118 parcels and 537.83 acres of land. The current use is residential, cemetery, commercial and vacant parcels:

1. **Chestnut Gap Rd to Lancaster Rd/Fruitland Rd (Area F):** The area west of Chestnut Gap Road and Lancaster Road/Fruitland Road and several parcels northeast of the intersection of US Highway 64 East and Fruitland Road, extending the existing R1 (Residential One) zoning applied at Apple Valley Middle and North Henderson High. The proposed expansion extends beyond the Edneyville Planning Area to the west in order to prevent spot zoning. The R1 (Residential One) boundary is parcel specific intended to largely follow the Urban Services Area boundary prescribed by the Henderson County 2020 Comprehensive Plan. The area is currently zoned R2R (Residential 2 Rural).

After some brief discussion, Anthony Starr made a motion that the Technical Review Committee recommend the Board of Commissioners approve the proposed map amendments, as presented and discussed, for the Edneyville Community Planning area, based on the recommendations of the Edneyville Community Plan and consistent with the recommendations of the Henderson County 2020 Comprehensive Plan and further recommend the Board of Commissioners amend the Comprehensive Plan as necessary so that the Urban Services Area boundary corresponds with the proposed R1 district boundary line. All Committee members voted in favor.

Mr. Starr adjourned the meeting at 2:47 p.m.

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Anthony W. Starr, Chairman

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Kathleen Scanlan, Secretary