

**DRAFT MINUTES OF THE
Henderson County Technical Review Committee
June 7, 2011**

The Henderson County Technical Review Committee met for their regular meeting on June 7, 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; Josh Lanning, NCDOT; and Kathleen Scanlan, Secretary.

Mr. Starr asked for the approval of the May 3, 2011 meeting minutes. Toby Linville made a motion to approve the minutes and all members voted in favor.

Major Site Plan Review – Charlie’s Used Parts and Scrap Metal – Located on Orchard Road. South of the Intersection with Station Road – David Hill, Surveyor for Charlie Walker, Applicant. Presentation by Toby Linville, Code Enforcement. Mr. Linville reviewed the major site plan and stated that the project is located on 9.44 acres of land on Orchard Road. He stated they wish to utilize the project site for a junkyard and reviewed the items contingent on approval for this major site plan:

1. Submittal of major site plan.
2. Adequate lighting/lighting mitigation is required in areas where for vehicles and pedestrians access.
3. Separation.
4. Security – the junkyard shall be totally enclosed by a security fence or wall as well as entrances and exits need to be locked and secured.
5. Perimeter Setback is 50 feet.
6. Dust reduction – all unpaved roads and travelways or parking areas shall be treated to prevent dust from adversely affecting adjacent properties.
7. Screening of Class Three or Four shall be provided consistent with the requirements of the Land Development Code.
8. Hours of Operation shall be established as 6 a.m. to 10 p.m.

Mr. Linville mentioned that all the items have met requirements of the Land Development Code and all applicable major site plan requirements.

David Hill, the surveyor, representing the applicant, described the expansion of the building located on the property.

After some brief discussion, Toby made a motion to approve the major site plan as presented. A driveway permit will need to be applied for in the near future. All committee members voted in favor.

Mr. Starr adjourned the meeting at 2:10 p.m.

Anthony W. Starr, Chairman

Kathleen Scanlan, Secretary