

**MINUTES OF THE
Henderson County Technical Review Committee
January 3, 2012**

The Henderson County Technical Review Committee met for their regular meeting on January 3, 2012 at 2:00 p.m. in the King Street Meeting Room at 100 N. King Street, Hendersonville, NC.

TRC Members Present:

Anthony Starr, AICP, Planning Director
Toby Linville, CZO, Zoning Administrator
Tom Stauffer, Building Services Director
Seth Swift, Environmental Health Supervisor
Rocky Hyder, Emergency Services Director
Marcus Jones, P.E., Director of Engineering
Natalie Berry, PE, Assistant County Engineer

TRC Members Absent:

Dennis Frady, Hendersonville Assistant Utilities Director
Steve Cannon, P.E., NCDOT District Engineer

Also Present:

Parker Sloan, Planner I
John Myers, Applicant, Owner
Sarah Zambon, Deputy County Attorney, Henderson County
Karen Ann Wall, Secretary

Approval of Meeting Summary: Mr. Starr asked for the approval of the December 6, 2011 meeting minutes. Mr. Jones made a motion to approve as presented. All members voted in favor.

Rezoning Application #R-2011-04: Mr. Sloan said a rezoning application from current Residential One (R1) to Industrial was submitted by Sirocco Properties LLC, owner, for a 38.6 acre portion of the property located along US Highway 25 North, approximately 1,000 feet from the intersection of Old Brickyard Road and US Highway 25 North on PIN 9652553637. Mr. Sloan noted the majority of the site is in the 100 year floodplain and about half is in the floodway. Mr. Sloan stated most surrounding lots are vacant and the site borders (across US Highway 25) the Manufacturing District 1 (M1) zoning district in Fletcher and would be compatible. Staff supports the rezoning based on the recommendations of the County Comprehensive Plan which shows it in the Urban Service Area. Mr. Starr said there was public water and sewer nearby but Mr. Jones said the site is definitely in the Cane Creek Water and Sewer District. Mr. Starr said that would be reflected in the report that goes to the Planning Board and Board of Commissioners. Mr. Linville said the owner wanted the property zoned Industrial because he had a potential 'billboard tenant' and so that it is more marketable. Mr. Starr said the Planning Board and Board of Commissioners can discuss all the potential uses of a property for a rezoning. Mr. Starr said one consequence of being rezoned to Industrial is that it would allow an additional billboard on the property. He also said the floodplain issue was in the Comprehensive Plan as conservation area and part of the property is Industrial. Mr. Jones said the site does have the Fletcher Warehouse's effluent line from their 5 million gallon per day plant that cuts across the property and the recreational property, and that line can be part of a gravity project to serve Howard Gap. Mr. Jones also said the TRC had nothing to do with the easement. He said Charlie Owen with Fletcher Warehouse may have an easement across his property for his effluent line. Mr. Starr said this is a standard rezoning so there is no legal framework to require an easement to be dedicated because the TRC is approving the application for all potential uses.

Mr. Starr made a motion to approve the rezoning application from R1 to Industrial. All members voted in favor.

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

Anthony W. Starr, Chairman

Karen Ann Wall, Secretary