

**Henderson County  
Technical Review Committee Minutes  
March 3, 2009**

The Henderson County Technical Review Committee met on March 3, 2009 at 2:00 p.m. in the King Street Board Room at 211 First Avenue East, Hendersonville, NC. Members present were Anthony Starr, Chair; Toby Linville, Marcus Jones, Natalie Berry, Tom Stauffer and Rocky Hyder. Others present were Mark Gibbs, NCDOT, Alexis Baker, Planner and Kathleen Scanlan, Secretary.

Mr. Starr called the meeting to order. There was an adjustment to the agenda made regarding an addition concerning a combined master plan and development plan for Etowah and Horse Shoe Fire Department. It was adjusted to Item 6. All Committee members agreed on the adjustment to the agenda.

Mr. Starr asked for the approval of the February 3, 2008 minutes. Rocky Hyder made a motion for approval of the minutes and Natalie Berry seconded the motion. All members voted in favor.

**OLD BUSINESS:**

Continuation - Major Site Plan Review – James and James Environmental – Retail Sales and Service – Located at 3801 Asheville Highway – Laughter, Austin and Associates, P.A., Agent for James and James Environmental Management, Inc., Owner. Presentation by Code Enforcement. Mr. Linville stated that at February's Committee meeting, there were some concerns dealing with the project and the Committee tabled the Plan until March's meeting, so it would allow time for them to correct some of the concerns of the Committee. Committee members still had concerns with a setback issue. The applicant or agent was not present to answer any questions. After some discussion, Mr. Starr decided to continue the discussion at the end of the meeting to give the applicant a chance to arrive.

Major Site Plan Review – Terry Baker – Retail Sales and Service - Located along Brevard Road across from Etowah Center Drive – Associated Land Surveyors on behalf of Terry Baker, Owner. Presentation by Code Enforcement. Mr. Linville stated that Mr. Baker wants to utilize the property for a retail sales and service, self storage warehousing and outdoor storage facility located along Brevard road in Etowah. He stated that the requirements for a retail sales and service, less than 50,000 square feet area is the submittal of a site plan and requirements for adequate lighting. Regarding a self storage warehousing and mini-warehouses for a commercial district, the requirements would be:

1. Site Plan
2. Adequate lighting
3. Separation
4. Structure placement from the public right-of-way
5. Operations – for use of dead storage only, no commercial enterprise can be conducted
6. Lighting
7. Street trees provided
8. Outdoor Storage

The requirements for outdoor storage of 5,000 square feet or less would be:

1. Storage areas to be placed in front yard
2. Screening requirements

Mr. Linville stated that the project meets the requirements of the Land Development Code and all applicable major site plan requirements have been met. There was some brief discussion regarding the buffering, in particular, the street trees required. Mr. Gibbs stated that a driveway permit is required showing evidence of an agreement with the adjoining property owner granting permission to share the driveway. Ms. Berry stated that an erosion control permit is required. Rocky Hyder made a motion to approve the major site plan subject to the requirements of the major site plan and additionally obtaining a driveway permit and an erosion control permit as discussed. All members voted in favor.

Major Site Plan Review – Etowah-Horseshoe FD – Fire and Rescue Station – Located along Brevard Road, east of the intersection with South Rugby Road – Associated Land Surveyors, Agent for James and Eve McCraw, and the Etowah-Horseshoe Fire Department, Owners/Applicant. Presentation by Code Enforcement. Mr. Linville stated that the proposed Fire and Rescue Station is located along Brevard Road, east of the intersection with South Rugby Road. The requirements of the major site plan are as follows:

1. Requirement of a major site plan
2. Adequate lighting and lighting mitigation required
3. Accessibility – roads shall be maintained for motor and emergency vehicle access
4. Operations – No drills are to be held before 8 a.m. or after 10 p.m. on an existing residential zoning district. No fire trucks or other emergency vehicles are to be permanently stored outdoors.

Mr. Terry Baker, agent for the project, discussed the project with the Committee members. Mr. Gibbs stated that NCDOT may allow a water line easement in the right-of-way but requires an approved agreement with Hendersonville Water and Sewer. Mr. Gibbs stated that NCDOT will not allow a sewer easement in the right-of-way. Also, the applicant must provide driveway widths and radiuses for NCDOT Commercial Driveway Permit. Ms. Berry stated that a flood application must be filed but a permit fee is not required since there will be no building in the flood way. Toby Linville made a motion to approve the major site plan subject to the conditions as discussed. All members voted in favor.

Combined Master Plan and Development Plan for Etowah and Horse Shoe Fire Department Major Subdivision (2009-M01). Presentation by Alexis Baker, Planning Department. Ms. Baker stated that the applicant is proposing a total of 2 lots. The lot set aside for the fire station, while allowed by right in the R2 zoning is considered an office and institutional use. The project is located off Brevard Road and in the WSIV watershed and is within the 100 year floodplain. After some discussion, Mr. Starr made a motion that the Technical Review Committee find and conclude that the Combined Master and Development Plan appears to comply with the subdivision provisions of the Henderson County Land Development Code and further moves that the Combined Master and Development Plan be approved subject to the applicant obtaining a Water Supply Watershed permit and that the applicant must provide proof of water and sewer agreement before filing the Final Plat and any other requirement provided by the Planning Department. All members voted in favor.

Major Site Plan Review – Etowah-Horseshoe FD – Fire and Rescue Station – Located along Brickyard Road, east of the Intersection with Haley Lane – Associated Land Surveyors, Agent for Suzanne Wilson, and the Etowah-Horseshoe Fire Department, Owners/Applicant. Presentation by Code Enforcement. Mr. Linville stated that this has the same site plan standards as the previous one for Etowah-Horseshoe Fire Department but that the project is located along Brickyard Road on approximately 4.16 acres of land and not in a watershed or floodplain. The conditions are:

1. Site plan requirement
2. Adequate lighting for vehicular/pedestrian access including intersections, crosswalks, sidewalks, etc. and lighting mitigation is required.
3. Accessibility. Roads shall be maintained for motor/emergency vehicle access
4. Operations. No drills are to be held before 8 a.m. or after 10 p.m. on an existing residential zoning district. No fire trucks or other emergency vehicles are to be permanent stored outdoors.

Mr. Linville made a motion to approve the major site plan with the conditions indicated. All members voted in favor.

The Committee came back to the James and James Environmental site plan review for retails sales and services and decided that the storage building must meet required setbacks. If unopened alley is removed, they need to show a new property line on the site plan. Mr. Starr made a motion to approve the site plan contingent on the conditions discussed. All members voted in favor.

Adjournment. The meeting was adjourned at 2:50 p.m.

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Anthony Starr, Chairman

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Kathleen Scanlan, Secretary