

**Henderson County
Technical Review Committee Minutes
September 2, 2008**

The Henderson County Technical Review Committee met on September 2, 2008 at 2:00 p.m. in the King Street Board Room at 211 First Avenue East, Hendersonville, NC. Members present were Anthony Starr, Chair; Seth Swift, Toby Linville, Marcus Jones, Natalie Berry and Rocky Hyder. Others present were Mark Gibbs, NCDOT, Alexis Baker, Planner and Kathleen Scanlan, Secretary.

Mr. Starr called the meeting to order and asked for the approval of the August 5, 2008 minutes. Toby Linville made a motion for approval of the minutes and all members voted in favor.

Rezoning Application # R-2008-11 – Request to Rezone Approximately 4.54 Acres of Land from R-1 (Residential One) Zoning District to an I (Industrial) Zoning District – Fronting on Old Hendersonville Road, Approximately 2,150 Feet South of its Intersection with Old Brickyard Road and is Comprised of Two Tracts Currently Owned by BTD-Asheville, LLC – Richard A. Kort, Agent for Owner – Planning Department. Ms. Baker reviewed the rezoning request, which concerns 4.54 acres of land located on Old Hendersonville Road south of its intersection with Old Brickyard Road from an R1 (Residential 1) zoning district to an I (Industrial) zoning district. The property is comprised of two tracts currently owned by BTD-Asheville, LLC which Richard Kort, Agent was present to answer any questions. Ms. Baker also indicated that the adjacent zoning to the south and east of the subject area is R1 (Residential 1) and to the west is Industrial zoning. It also borders Fletcher's C-1 (General Commercial) zoning district to the north. Ms. Baker stated that adjacent uses to the subject area include vacant lots to the north, south, and east, and an industrial use to the west, which is Southern Concrete Materials, Inc. Surrounding the vacant lots on the north, east and south are residential uses including Brickton Village to the north and manufactured housing to the south. She added that public water is available to both parcels of the subject area but public sewer does not appear to be located on the site, but is 2,21 feet west of the subject area. Ms. Baker stated that Staff's position is that it supports the rezoning of the subject area to Industrial, which is consistent with the recommendations of the Henderson County Comprehensive Plan. Mr. Kort stated that tract 1 is vacant with a one story metal building, but is presently unused and that the smaller parcel is also vacant. The property is surrounded by a locked chain link fence topped with barb wire. All members had no object to the rezoning request and therefore Mr. Starr made a motion that the Committee recommends approval of rezoning application R-2008-11 to rezone the subject area from an R-1 (Residential One) zoning district to an I (Industrial) zoning district based on the recommendation of the Henderson County 2020 Comprehensive Plan.

Major Site Plan Review for Office Facility – Located at 3668 Asheville Highway, Hendersonville – William Bradley, Land Surveyor for Larry Hodge, Owner – Code Enforcement. Mr. Linville stated that Larry Hodge plans to utilize the property for an office for his car facility business. The site is located on approximately 0.67 acres of land located at 3668 Asheville Highway, Hendersonville and is in a Local Commercial zoning district. Natalie Berry of the Erosion and Sedimentation Control Division of the County stated that the Erosion Control Permit should be acquired. (It was confirmed that this permit was issued on August 14, 2008). Mark Gibbs stated that they need to acquire a NCDOT Driveway Permit. After some brief discussion, Toby Linville made a motion to approve the major site plan for an office facility for Larry Hodge subject to confirming that an Erosion Control Permit has been issued and acquiring a NCDOT Driveway Permit. All members voted in favor.

Major Site Plan Review for Indoor Recreational Facility – Located North of I-26 and Highway 25 Interchange on Maxwell Drive, Fletcher – John Dean, P.E., Dean and Associates, Inc. Agent for Rick and Beverly Moore, Owner – Code Enforcement. Mr. Linville said that this request is for an indoor recreational facility (gymnasium). The project site is located on 6.87 acres of land just north of I-26 and US Highway 25 interchange on Maxwell Drive, Fletcher. The project is located in a Regional Commercial zoning district with proposed public water and sewer.

John Dean was present on behalf of the owners. There was general discussion regarding several conditions for approval of the major site plan. Mr. Hyder stressed the fact that a fire hydrant located within 400 feet of any portion of this commercial building is a condition that needs to be met. Mr. Linville along with Mr. Hyder also mentioned that access must be an all weather driving surface, 20 feet wide with 13'6" vertical clearance and extend to within 150 feet of any portion of the commercial building. Mr. Hyder stated, although not a condition at this time, he advised that requirements for structures over 12,000 square feet, and if the building were to be used for anything other than a gym in the future, it would have to be sprinkler protected at that time. Regarding the right-of-way off Maxwell Drive, to notify Property Addressing Office in order to obtain a separate name for this private road before the gym opens. Mark Gibbs suggested that they need to acquire a NCDOT Driveway Permit if Maxwell Drive is on State maintenance and also mark the right-of-way at site entrance. After discussing these conditions, Mr. Linville made a motion to approve the major site plan for Rick Moore's Gym Facility contingent on these conditions. All members voted in favor.

Adjournment. The meeting was adjourned at 2:38 p.m.

Anthony Starr, Chairman

Kathleen Scanlan, Secretary