

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

The Henderson County Technical Review Committee met on December 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, Rocky Hyder and Gary Lance. Others present were Mark Gibbs, District Engineer with NCDOT, Matt Cable, Planner and Kathleen Scanlan, Secretary.

Mr. Starr called the meeting to order and asked for the approval of the November 4, 2008 minutes. Toby Linville made a motion for approval of the minutes and all members voted in favor.

Major Site Plan Review – House of Hope – Religious Institutional Use – Located North of Brevard Road in Etowah – Jon Laughter, Agent for Steven Gosnell and Anita Bodenhamer, Owners. Presentation by Code Enforcement Department. Mr. Linville stated that he received from Jon Laughter, agent for the owners, a major site plan for a religious institutional use. The project site is located on approximately 1.06 acres of land north of Brevard Road in Etowah. There is public water and sewer proposed and is in the R-1 zoning district. Ms. Mindy Denney spoke briefly about her plans for a religious counseling center. Her attorney, Angela Beeker, was also present. After various Committee members' input on the issues and concerns with the project, it was suggested that the following revisions be resubmitted at next month's meeting:

1. The driveway should not exceed 14% grade and should be at least 20 feet wide with 13.6 feet vertical clearance for the fire code.
2. Obtain NCDOT Driveway Permit. NCDOT indicated permit could be obtained but guardrail would have to be modified to NCDOT standards.
3. Add grading plan to site plan showing how the driveway would be graded to lessen slopes and what elevations would occur.
4. If grading will increase more than 25% of lot,. An Erosion Control Plan will be required rather than a sketch plan.
5. There must be a fire hydrant within 400 feet of any portion of the building and driveway access within 150 feet of any portion of the building.
6. If the DOT culvert is modified or connected, a NCDOT encroachment agreement is required.
7. The parking lot isle width must be shown at 24 feet.

Mr. Starr tabled this application until next month's meeting, when the Committee will review the resubmitted conditions, as mentioned above, regarding the major site plan. Should it not be brought back to the Committee next month, the applicants will need to reapply. All members voted in favor to table this item.

Major Site Plan Review – Camp Greystone – Located off Old US 25 Highway in Zirconia – Eric Monteith, Agent for Camp Greystone, Owner. Presentation by Code Enforcement Department. Mr. Linville stated they received a major site plan for this project is located off Old US 25 Highway in Zirconia and is in the R2MH zoning district. Private water and sewer are proposed and that it meets the requirements of the Land Development Code. Mr. Linville indicated that the supplement requirements include: the major site plan, lighting, perimeter setback, operations, solid waste collection and common area recreation and service facilities must be provided. Mr. Linville stated that the purpose of this major site plan is that Camp Greystone plans on putting in a septic system and in the future, a holding tank or another well for the water supply and at the same time, they plan on demolishing some older buildings and replace them, with a similar type building.

Mr. Sam Cudd and Eric Montieth, engineer for the project, described their future intentions for the camp is installing a septic system and replacing the older buildings with newer ones, but no additional buildings will be built. He stated that these buildings will be used for the head staff, which are senior folks and will be smaller cabins. After some discussion, emergency access was discussed, but no recommendations were made. The conditions for approval of the major site plan for Camp Greystone were as follows:

1. Any new cabins constructed, must be outfitted with 13-R residential sprinklers.

Mr. Starr made a motion to approve the major site plan for Camp Greystone as presented with the condition regarding the sprinklers. All members voted in favor.

Other Business – Discussion regarding Grand Highlands Pumping Stations. Mr. Cable stated that at the June, 2007 Planning Board meeting, there was a revision to the master plan for Grand Highlands and they had submitted a subsequent revised development plan and some other subsequent approvals thereafter. Mr. Linville stated that they are doing four pump stations; three are in Henderson County to supply the water for the development and feels that what they are planning on doing should require a major site plan for a utility substation. He said it requires buffering within a certain area dealing with some homes and there would also be requirements for setbacks. Mr. Linville said the project has vested rights for the development, but questions whether they have it outside of the development for the pump stations and if they do not, should they not meet the requirements of a major site plan. There are three pump stations as mentioned in Henderson County, one is a mile and a half from the project, one adjoins the project and the other one is inside the project. He said the first two pump stations will affect individuals. Both of them have houses that are fairly close which can not meet the setback requirements because the lots are small. Mr. Starr stated that there has not been a land use approval for these pumping stations, in particular the ones that are off-site. He said it is an informal arrangement that the City and County have had regarding this issue. He added that they asked for the jurisdiction's approval before the City of Hendersonville extends the water line to that particular area and so when the Board of Commissioners gave their consent to this particular water line extension, Hendersonville then approved it, but does not necessarily translate to a land use approval. Ms. Zambon, Associate County Attorney agreed that it was more a dialogue between the City of Hendersonville and the Board of Commissioners regarding extending the water line. She said that even if it was taken as an approval, it was just an approval to extend the water line, not where these pump stations were going to go and in addition, the Board did not contemplate any land use implications for these pump stations. She stated that her advice would be that the applicants for Grand Highland would need to go through the regular process for the pump stations.

After some further discussion, it was decided that a major site plan should be submitted by the applicant for the purpose of these pump stations.

Adjournment. The meeting was adjourned at 2:45 p.m.

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Anthony Starr, Chairman

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Kathleen Scanlan, Secretary