

Henderson County
Technical Review Committee Minutes
June 2, 2009

The Henderson County Technical Review Committee met on June 2, 2009 at 2:00 p.m. in the King Street Board Room at 100 N. King Street, Hendersonville, NC. Members present were Anthony Starr, Chair; Toby Linville, Marcus Jones, Seth Swift, Natalie Berry, Tom Staufer and Rocky Hyder. Others present were Mark Gibbs, NCDOT, Parker Sloan, Planner and Kathleen Scanlan, Secretary..

Mr. Starr called the meeting to order. Mr. Starr asked for the approval of the May 5, 2009 minutes. Toby Linville made a motion to approve the minutes and all members voted in favor.

Combined Master Plan and Development Plan – 2 Lots Located off Old Spartanburg Road – Hill and Associates, Surveyors, P.A., Agent for Leon Allison, Owner. Presentation by Parker Sloan.

Mr. Parker Sloan stated that Leon Allison, owner of the subdivision is proposing 2 lots for commercial purposes off Old Spartanburg Road on approximately 12.77 acres of land. He stated that no roads or buildings are proposed and existing public water and sewer lines abut the property to the south and east. It is located in the Community Commercial Zoning District and in the Urban Services area. He stated that a portion is in the floodplain and there is a sewer line along the extreme eastern boundary, but there is not a sewer easement. Toby Linville asked the reason for Mr. Allison subdividing his property and David Hill, with Hill and Associates, agent for Mr. Allison, stated that it was due to illness that he wishes to subdivide for his family. Mr. Starr felt that if Tract 1 were to be sold, there would need to be shown an easement across Tract 2. 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 Chapter 200A, Henderson County Land Development Code and that the Combined Master and Development Plan be approved subject to the applicant showing an easement across Tract 2 in the Final Plat.

The meeting was adjourned at 2: 12 p.m.

Anthony Starr, Chairman

Kathleen Scanlan, Secretary