

**Special Called Meeting of the
Henderson County
Technical Review Committee Minutes
August 20, 2009**

The Henderson County Technical Review Committee met for a Special Called Meeting on August 20, 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; Seth Swift, Rocky Hyder, Toby Linville, Natalie Berry, Marcus Jones, and Tom Staufer. Others present were Josh Lanning, NCDOT, Autumn Radcliff, Senior Planner, Parker Sloan, Planner and Kathleen Scanlan, Secretary.

Mr. Starr called the meeting to order and thanked everyone's attendance as this item relates to an Economic Development project and had come in after our regular meeting earlier this month. He said by making a recommendation to the Planning Board, it will allow them to consider it at their meeting tonight and speed the process up by one month. He asked Mr. Sloan to present their case to the Committee.

Rezoning Application # R-2009-02 – Request to Rezone Approximately 8.26 Acres of Land Located on McMurray Road (Staff Modified Subject Area to Include a Total of 23 Acres) – From a Residential Two Rural (R2R) to Industrial (I) Zoning District – James Diaz, Agent for William McKay Trust, Owner. Presentation by Parker Sloan, Planner. Mr. Sloan stated that the County received a request to rezone 8.26 acres of an existing 67 acre tract, but Staff modified the application to expand the subject area to include a total of 23 acres located on McMurray Road in order to avoid split zoning on a single tract. He said the applicant requests a rezoning from a Residential Two Rural (R2R) to Industrial (I) Zoning district and is owned by William McKay Trust with Mr. James Diaz as the agent. Mr. Sloan stated that the subject area is adjacent to R1 Zoning to the south, Industrial Zoning to the west and the remaining land to the north and east is zoned R2R. He said currently the property is an apple orchard and primarily the surrounding properties are agricultural with some single-family residential homes. Mr. Sloan noted a correction that the public sewer is extended up McMurray Road to the Subject Area as well as public water abuts the subject area along McMurray Road.

Mr. Sloan stated that Staff supports the rezoning of the property to an Industrial Zoning district based on the 2020 CCP and the fact that the subject area abuts an existing Industrial Zoning district to the west, which, if the subject property were to be rezoned, would be a part of a

contiguous Industrial Zoning district. He added that applying Industrial Zoning will allow for industrial and heavy commercial uses and not allow for residential uses.

Mr. Hyder mentioned that this facility will require a containment plan based on the type of products that they plan to carry. He mentioned that there will be a need to keep the water blocked from the storm drain as during a fire fighting operation, the runoff should not be in the storm drain from pesticide storage and other chemicals. Mr. Starr also mentioned that before permitting, a site plan is required to the Code Enforcement Department.

Anthony Starr made a motion that the Committee recommend approval to the Henderson County Planning Board of the rezoning application # R-2009-02 to rezone the Subject Area from Residential Two Rural (R2R) Zoning district to an Industrial (I) Zoning district based on the recommendations of the Henderson County 2020 Comprehensive Plan. All members were in favor.

Adjournment. There being no further business, the meeting was adjourned at 2:11 p.m.

Anthony Starr, Chairman

Kathleen Scanlan, Secretary