

MEETING MINUTES
Henderson County Technical Review Committee
March 5, 2013

The Henderson County Technical Review Committee met on March 5th at 2:00 p.m. in the King Street Meeting Room at 100 N. King Street, Hendersonville, NC.

TRC Members Present:

Autumn Radcliff, Interim Planning Director
Toby Linville, Zoning Administrator
Wally Hollis, Fire Marshal
Marcus Jones, P.E., Director of Engineering
Carl Ownbey, NCDOT
Tom Staufer, Director of Permits and Inspections
Seth Swift, Environmental Health Supervisor
Natalie Berry, P.E., Assistant County Engineer

TRC Members Absent:

Dennis Frady, Hendersonville Assistant Utilities Director

Also Present:

Sarah Zambon, Deputy County Attorney, Henderson County
Larry Rogers
John Mitchell, Business and Community Development Director, Henderson County
John Murias, Owner, Home Sweet Home Dog Training & Care, LLC
Melissa Ballard, The Broadway Group, LLC

Minutes – Ms. Radcliff asked if there were any adjustments to the February 5, 2013 meeting minutes. Tom Staufer made a motion to approve the minutes. Marcus Jones seconded the motion. All members voted in favor.

SUP-13-02 Home Sweet Home Dog Training & Care, LLC

Presenter, Toby Linville. Mr. Linville gave a brief overview on the site plan review for a dog kennel on Princess Place. Mr. Linville explained the property is zoned Community Commercial, located across from General Electric Company on 176. The property has to have enclosed pens that are adequately ventilated, outdoor operations are limited from 8:00 a.m. to 8:00 p.m. Screen class three and solid waste collection shall be provided. John Murias stated his hours are Monday through Friday 8:00a.m.-11:30a.m. and 3:00p.m-6:00p.m., Saturday 8:00a.m.-11:00a.m. and 4:00p.m-6:00p.m., and Sunday 9:00a.m.-11:00a.m. and 5:00p.m-6:00p.m. His business is not technically open to the public, as only preapproved clients are allowed on premises. Mr. Murias stated he has wood fencing around property to conceal it from the public, with additional 6x10 chain link fencing areas with sand flooring inside the yard for the dogs. There are not more than twelve boarding dogs at a time. Also there are “daycare” dogs that stay just for the day, but are always gone by closing time. No dogs are outside after 6:00p.m. Mr. Murias stated his sister also helps him with his business. His business is not technically a kennel, but would better be classified as boarding, training, and daycare facility. The state regularly inspects his facility. The waste from the dogs is picked up immediately and then placed in a container that is picked up every Wednesday. Tom Staufer wanted to clarify the home was not open to public, if it is, public restrooms would have to be provided. Autumn Radcliff stated if any changes were made such as the home being open to the public, then Mr. Murias would have to come back before the board with the proposed changes. Also, Ms. Radcliff stated any

possible uses he might foresee in the future, such as group training, he needs to bring before the Zoning Board of Adjustment so that he does not limit himself to what he is allowed to do later on. Hearing no questions from other board members, Mr. Linville moved to approve the major site plan for Home Sweet Home Dog Training & Care, LLC. Wally Hollis seconded the motion. All members voted in favor of the motion. Toby Linville made a second motion to recommend approval to the Board of Adjustment for the use of the property as a dog kennel following the conditions stated in the supplemental requirements. Wally Hollis seconded the motion. All members voted in favor.

Combined Master & Development Plan Review- Rolling Ridge, Inc. Major Subdivision
Presenter, Parker Sloan, Planner. Mr. Sloan gave a brief summary of the background and purpose of the project. Sam King, Engineer submitted a Combined Master and Development Plan for the project known as Rolling Ridge Inc. subdivision. The project is located on approximately 3.89 acres of land off Dana Road. The master plan proposes a total of 2 lots for commercial purposes. Melissa Ballard, representative from the Broadway Group, LLC was there to address any questions. Seth Swift questioned the well and septic systems to serve the property. Also, they need to check lot 1's septic location. Ms. Ballard stated lot 2 will be served by a new well and a new septic, with the drain field remaining in the same location. Ms. Radcliff suggested the property owner look at doing a recombination, to prevent from having flag lots. Tom Stauffer made a motion to approve the combined master and development plan with the conditions noted in the staff report; have a soil erosion and sedimentation control plan, if at some point private roads are put in they have to meet minimum standards of LDC, and have a note of Farmland Preservation District on final plat. Marcus Jones seconded the motion. All members voted in favor.

Adjournment: Ms. Radcliff adjourned the meeting at 2:36 p.m.

Jenny Maybin