

**MINUTES OF THE
Henderson County Technical Review Committee
April 19, 2011**

The Henderson County Technical Review Committee met for their regular meeting on April 19, 2011. The meeting took place in the EOC Room, Basement Level at 100 N. King Street, Hendersonville, NC. Members present were Anthony Starr, Chair; Toby Linville; Tom Stauffer; Rocky Hyder; Dennis Frady, City of Hendersonville Water Department; Steve Cannon, NCDOT; and Kathleen Scanlan, Secretary.

Mr. Starr asked for the approval of the March 15, 2011 minutes. Toby Linville made a motion to approve the minutes and all members voted in favor.

Major Site Plan Review – Manufacturing and Production Operations for Industrial Manufacturing Operations Corporation (IMOCO) – Located on 111 and 131 Guaranteed Way, in the Industrial Park off Asheville Highway – Mark Corn, Associated Land Surveyors, for Rodney Pressley, Owner. Mr. Linville reviewed the site plan project and stated that it is located in an Industrial zoning district on 2.81 acres of land on Guaranteed Way. Mr. Linville stated that they plan on utilize the property for manufacturing and production operations. He reviewed the following conditions contingent on approval of this plan as follows:

1. Major Site Plan required.
2. Adequate lighting to be placed in areas used for vehicular/pedestrian access
3. Dust Reduction is required for any unpaved roads, travelways and parking areas to prevent dust from adverse affects to adjacent properties.

Mr. Linville stated that the reason for the major site plan is because of the change in use and that Carolina Specialties plans on constructing a new building on the site, which will be a 60 X 150 structure (9,000 sq. feet), a large expansion to the existing building. This building will be on the northern property line. Mr. Ken Stubbs, representing the owner of this project, stated that the new owner of IMOCO is downsizing and wanting to relocate his business facility to this location. He explained the operation of the company.

After some discussion, Toby Linville made a motion to approve the major site plan for IMOCO contingent on the following conditions: (1) Add a class 3 or 4 screening between buildings for the outdoor storage area; (2) separate water meter is required by City of Hendersonville for the new building; and (3) a revised major site plan showing the screening requirements. All Committee members present voted in favor.

Mr. Starr adjourned the meeting at 1:51 p.m.

Anthony W. Starr, Chairman

Kathleen Scanlan, Secretary