

**MINUTES OF THE
Henderson County Technical Review Committee
March 15, 2011**

The Henderson County Technical Review Committee met for their regular meeting on March 15, 2011. The meeting took place in the King Street Board Room at 100 N. King Street, Hendersonville, NC. Members present were Anthony Starr, Chair; Toby Linville; Natalie Berry; Wally Hollis; Tom Stauffer; Steve Cannon, NCDOT; Matt Cable, Planner; and Kathleen Scanlan, Secretary.

Adjustment to Agenda. Mr. Starr requested an adjustment to the agenda to add as Item 3, Master Plan for Mountain Inn and Suites Major Subdivision. Toby Linville approved the addition to the agenda and all members voted in favor.

Mr. Starr asked for the approval of the March 1, 2011 minutes. Toby Linville made a motion to approve the minutes and all members voted in favor.

Major Site Plan Review – Automobile and Equipment Service and Outdoor Storage – Located on 139 Twin Springs Road, Hendersonville – Jamin Kilpatrick of Kilpatrick Land Surveying, Agent for Nelson Morales, Applicant. Presentation by Toby Linville, Code Enforcement. Mr. Linville said that the major site plan for this project is for an automobile and equipment service and outdoor storage facility. The project site is located on 1.82 acres of land on 139 Twin Springs Road. It is located in an Industrial Zoning district and in a Zone X (unregulated) of the designated floodplain. Mr. Linville stated that the site plan met all the required standards. Mr. Tyler Elkins, paralegal with Elkins Law Firm, described the existing service and the expansion to the project. After some discussion regarding conditions, Toby Linville made a motion to approve the major site plan contingent on the applicant applying for a commercial driveway permit with NCDOT and applying for a change in use permit with the Building Inspections Department. All members voted in favor. Toby Linville made a motion for a favorable recommendation to the Board of Adjustment for the project and the site plan. All members voted in favor.

Master Plan for Mountain Inn and Suites – Major Subdivision – Located off McMurray Road. Mr. Starr stated that the owner proposes a total of 2 – 3 lots, located on approximately 6.913 acres of land off McMurray Road. This addition meets all the standards and no infrastructure is required. Mr. Cable said when reviewing the plat, he referred to a flag-lot, which needs verification by the surveyor and would be recognized at present, as a three-lot subdivision. In addition, the floodplain line needs to be shown on both the Master and Development Plan and the water and sewer capacity information needs to be verified.

Mr. Starr made a motion that the Technical Review Committee find and conclude that the Combined Master and Development Plan appear to comply with the subdivision provisions of the Land Development code and further move that the Technical Review Committee approve of Combined Master and Development Plan subject to showing the floodplain line on both the master and development plan; verifying the water and sewer capacity by the applicant or staff and a driveway permit by NCDOT. All members voted in favor.

Mr. Starr adjourned the meeting at 2:25 p.m.

Anthony W. Starr, Chairman

Kathleen Scanlan, Secretary