

**MINUTES OF THE
Henderson County Technical Review Committee
January 18, 2011**

The Henderson County Technical Review Committee met for their regular meeting on January 18, 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, Seth Swift, Rocky Hyder, Marcus Jones, and Tom Stauffer. Also present were Steve Cannon, NCDOT; Dennis Frady, City of Hendersonville Water Department; and Kathleen Scanlan, Secretary.

Mr. Starr asked for the approval of the January 4, 2011 minutes. Marcus Jones made a motion to approve the set of minutes and all members voted in favor.

Major Site Plan Review for Automobile Equipment, Service and Outdoor Display Area – Located at 3400 Chimney Rock Road – David Huntley, Agent for Jeff Marks, Owner. Presentation by Toby Linville, Code Enforcement. Mr. Linville stated after reviewing the plan at January 4, 2011 Technical Review Committee meeting, the Committee members had a number of conditions that needed to be taken care of and a revised major site plan showing these changes. Mr. Linville reviewed the discussed conditions required for approval:

1. Redefine sections of the building showing the service area separate from the warehouse
2. Recalculate required parking spaces. One space is required per each 500 square feet of gross floor area. Parking spaces are to be a minimum of 9 feet wide by 19 feet long with 1 van accessible handicapped space required.
3. Calculate the impervious surface; the percentage can not exceed 80%.
4. Show height of new roof portion. This height can not exceed 40 feet.
5. Limit amount inoperable boats on project site to four (4).
6. Show 20' driveway width, as close to the western boundary of the property.
7. Show screened storage area, if outdoor storage is proposed.
8. Change outdoor storage area to parking area.
9. Show signage.
10. Show lighting mitigation if outdoor lighting is planned.
11. Submit Erosion Control sketch plan.
12. Acquire and submit from NCDOT, a commercial driveway permit.

Jeff Marks with Driftwood Marine was present to discuss the revised plan and some questions they had concerning impervious area, storage area in relation to the septic tank, and landscaping requirements. Committee members discussed these issues and Mr. Starr made a motion to approve the major site plan contingent on the following changes made in a revised major site plan:

1. Rear area of the project be labeled as *septic drain field and repair area* as per the existing permit.
2. A note on the major site plan be pointed to the area indicated in (#1) and that the rear yard be no impervious surface allowed.
3. That you can have an outdoor storage area for inoperable boats but it needs to be in the side yard and a Screen Class # 1 or # 2 needs to be provided in the perimeter that is not the building.
4. Show all the gravel area in the front, showing all the potentially parking spaces that can be there, and put in the required landscaping per those number of spaces.
5. Put the required landscaping in the eastern and northern perimeter of the parking area.
6. Impervious surface area needs to be verified to make sure it did include the gravel areas and proposed gravel areas.
7. Limit amount of inoperable boats on the project site to four (4).
8. Submit Erosion Control sketch plan.

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9. Site plan be resubmitted to Mr. Linville and he will forward on to the TRC members. If it meets all the requirements and that they have been satisfied, the Zoning Department can then issue a zoning permit for the project.

All members voted in favor of the major site plan subject to the above conditions as described.

Mr. Starr adjourned the meeting at 2:35 p.m.

Anthony W. Starr, Chairman

Kathleen Scanlan, Secretary