

**MINUTES OF THE
Henderson County Technical Review Committee
June 5, 2012**

The Henderson County Technical Review Committee met on June 5, 2012 at 2:00 p.m. in the King Street Meeting Room at 100 N. King Street, Hendersonville, NC.

TRC Members Present:

Anthony Starr, AICP, Planning Director
Toby Linville, CZO, Zoning Administrator
Tom Staufer, Building Services Director
Seth Swift, Environmental Health Supervisor
Rocky Hyder, Fire Marshal (Late)
Marcus Jones, P.E., Director of Engineering
Rocky Hyder, Emergency Services Director
Dennis Frady, Hendersonville Assistant Utilities Director
Steve Cannon Transportation Technician, substituting for Steve Cannon, P.E., NCDOT

TRC Members Absent:

Natalie Berry, PE, Assistant County Engineer

Also Present:

Tom McCanless, Landscape Architect
Parker Sloan, Planner
Sarah Zambon, Deputy County Attorney, Henderson County

Approval of Meeting Minutes: Mr. Starr asked for the approval of the April 3, 2012 meeting minutes. Mr. Jones made a motion to approve as presented. All members voted in favor.

Major Site Plan Review - Boulders Subdivision Utility Substation: - Presenter, Toby Linville. Mr. Linville said the application proposes a storage tank for a private water system for the subdivision. They will purchase water from the City of Hendersonville. There is a pump station in the extraterritorial jurisdiction of the City of Hendersonville which is in process for a Special Use Permit. Tom McCanless was present to present the project and answer questions. After some discussion Mr. Starr asked for a motion to approve the site plan with the conditions of the supplemental requirement met:

SR 9.13. Utility Substations

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-331 (Major Site Plan Review).
- (2) Lighting. *Lighting mitigation* required.
- (3) Separation. *Utility substations* shall not be placed within 75 feet of an existing *dwelling unit* (located in a *residential zoning district* and not located on the same property as the *use*).
- (4) Security. Transformer stations shall be enclosed by a woven wire fence at least eight (8) feet in height. Other utility stations shall be completely enclosed either by a *building* or a wire fence at least eight (8) feet in height.
- (5) Screening. Screen Class One (1), Two (2), Three (3) or Four (4) shall be provided where the *structure footprint* exceeds 200 square feet if adjacent to an existing residential use, consistent with the requirements of §200A-182 (Screen Classification).

Mr. Linville made the motion. All members voted in favor.

Major Site Plan Review – Stananought Motorsports Facility: - Presenter, Toby Linville. Mr. Linville gave a brief history of this facility under the former owner. A Special Use Permit was approved and then revoked by the Henderson County Board of Adjustment due to violations of the hours of operation. There was no one present to answer questions concerning the project. Rocky Hyder arrived late to discuss commercial driveway access. The case was continued until June 19th open motion by Toby Linville with unanimous approval with the following questions and conditions:

- The gates must be at least 20' wide and open to allow access for emergency vehicles during operating hours. The site plan must show the correct width and locations of gates.
- The applicant must apply for a NCDOT commercial driveway permit.
- The size and location of the spectator area must be shown on the site plan.
- The use of the pole building must be defined.
- What type of restroom facilities will be provided?
- The site plan must be amended to show only one track.

Adjournment: Mr. Starr adjourned the meeting at 2:47 p.m.

Anthony W. Starr, Chairman