

**Henderson County  
Technical Review Committee Minutes  
November 6, 2007**

The Henderson County Technical Review Committee met on November 6, 2007 for their meeting at 2:00 p.m. in the King Street Meeting Room at 100 N. King Street, Hendersonville, NC. Members present were Anthony Starr, Chair; Seth Swift, Rocky Hyder, Marcus Jones, Natalie Berry, Sam Laughter and Toby Linville. Others present was Matt Cable, Planner II, Matt Card, Planner II, Alexis Baker, Planner, and Kathleen Scanlan, Secretary.

Mr. Starr called the meeting to order and stated that the first item of business was a Combined Master and Development Plan for Park Ridge Hospital Doctors Building Out Parcel.

Combined Master and Development Plan – Par Ridge Hospital Doctors Building Out Parcel – Located on 5.29 Acres off Naples Road – 1 Proposed Commercial Lot. Ms. Baker stated that the applicant is proposing one lot on .735 acres for commercial purposes out of a 5.29 acre development. The lot has an existing doctor's building on it with water and sewer. Ms. Baker stated that the only change that the owners done at the request of Staff was that the driveway, Doctor's Drive, was extended to a forty-five foot right-of-way and that street trees were planted. Ms. Baker stated that there were no issues that Staff found regarding this project.

After some brief discussion, Rocky Hyder made a motion to recommend approval of this project to the Planning Board as presented. Toby Linville seconded the motion and all members voted in favor.

Combined Master and Development Plan – Upward Commercial Park – Located on 5.67 Acres off Upward Road – 5 Proposed Commercial Lots. Mr. Cable mentioned that the project is on 5.67 acres of land and the proposal is for a total of five lots for commercial purposes. The project is located in the Community Commercial Zoning District but not located in a water supply watershed district nor within the floodplain. The project does not contain any slopes in excess of 60 percent. Private roads, public water and private individual septic are proposed to serve the project site. Mr. Cable noted that the only condition that Staff has regarding this project was due to the existing parking area on Lot 2, which abuts the proposed road for approximately 150 feet, alternative compliance from the landscaping requirements, according to Chapter 200A, a *maximum 65-foot separation for street trees*, be afforded, provided the installed street trees be of the recommended species (large deciduous trees) in order to ensure compliance with the proposed intent. Mr. Mark Corn, agent for the owner was present and indicated that this would not be a problem.

Natalie Berry made a motion to recommend approval of this project to the Planning Board with the condition that the recommended species of street trees be planted with the recommended separation for street trees in compliance with the landscaping requirements of the Land Development Code, as discussed. Toby Linville seconded the motion and all members voted in favor.

Major Site Plan and Revised Master and Development Plan for Cummings Cove Sports Complex – Located off Cummings Cove Road in the Cummings Cove Subdivision – Code Enforcement and Planning Department. This is a combined major site plan and a revised master plan and associated development for the project. Mr. Linville indicated that the site plan meets all major site plan requirements pertaining to this sports complex use. Mr. Card had indicated that a new lot is being created for the sports complex. A 5 acre parcel of land is being divided off of a 13.9 acre parcel of land. He indicated that all applicable required items are on the plan except that it does not meet the requirements for street trees, according to the landscaping requirements of the Land Development Code, which would need to be met.

Seth Swift made a motion to recommend approval of this project to the Planning Board with the understanding that the spacing requirements for the street trees be modified for site distance. Toby Linville seconded the motion and all members voted in favor.

Approval of Minutes. Mr. Starr presented the draft minutes of October 2, 2007 and asked for a motion of approval. Marcus Jones made a motion to approve the October 2, 2007 minutes and Anthony Starr seconded the motion. All members voted in favor.

There was brief discussion concerning the process of sending review comments for the meeting items as well as discussing future items for December's meeting.

Adjournment. There being no further business, the meeting adjourned at 2:30 p.m. All members voted in favor.

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Anthony Starr, Chairman

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Kathleen Scanlan, Secretary