

**Henderson County
Technical Review Committee Minutes
August 5, 2008**

The Henderson County Technical Review Committee met on August 5, 2008 at 2:00 p.m. in the King Street Board Room at 211 First Avenue East, Hendersonville, NC. Members present were Anthony Starr, Chair; Seth Swift, Toby Linville, Marcus Jones, Natalie Berry and Wally Hollis. Others present were Mark Gibbs, NCDOT, and Kathleen Scanlan, Secretary.

Mr. Starr called the meeting to order and asked for the approval of the July 1, 2008 minutes. Toby Linville made a motion for approval of the minutes. All members voted in favor.

Major Site Plan Review for a Storage Tank Usage – Cobblestone Subdivision – Located on Pinnacle Mountain Road – Tom McCanless of EAS Professionals, Inc., Agent for Cobblestone Subdivision, Owner – Code Enforcement Staff. Mr. Linville stated that Cobblestone submitted a major site plan for a storage tank. He mentioned the requirements for a utility substation.

1. An approved site plan.
2. Lighting.
3. Separation. Utility substations shall not be placed within 75 feet of an existing dwelling unit, which meets the requirement.
4. Security. Transformer stations shall be enclosed by a woven wire fence at least 8 feet in height. Other utility stations shall be completely enclosed either by a building or a wire fence at least 8 feet in height.
5. Screening. Screen Class One, Two, Three, or Four shall be provided

Mr. McCanless and Brian Ely were present and discussed the project. Mr. Linville stated that the project meets the requirements of the Land Development Code and all the applicable major site plan requirements. After some brief discussion, Mr. Linville made a motion to approve the major site plan review for Cobblestone Subdivision regarding the use of a storage tank. All members voted in favor.

Major Site Plan Review for Machining and Assembly Operations – Dana Bolden of Mattern & Craig, Agent for Paper Properties, LLC (Clement Pappas), Owner – Code Enforcement Staff. Mr. Linville stated that the applicants wish to utilize the property for machining and assembly operations, which requires a major site plan. He stated two of the requirements for this type of operation is adequate lighting and dust reduction. He said that this is one of Clement Pappas' buildings and an expansion of that and is greater than 50% of the existing building. Mr. Linville and Mr. Hollis stated that when they were out to the site, there were some requirements that need to be met for emergency services.

(1) Access roads must be 20 feet wide with a minimum of 13'6" vertical clearance and extend to within 150 feet of any portion of the commercial building. (2) Requirement of a fire hydrant located within 600 feet of any portion of a sprinkler building and 400 feet of any portion of a non-sprinkler building. (3) The fire department connection to the sprinkler system needs to be on the front side of the building and within 100 feet of the fire hydrant, which would necessitate moving the existing one, which is in the rear of the building, determining whether more than one is needed; (4) If required, a NCDOT permit be obtained for any driveway or access and (5) that at the appropriate time, seek any erosion control permits. After discussion with Dana Bolden of Mattern & Craig on the requirements, Toby Linville made a motion to approve the major site plan for a machining and assembly operation for Paper Properties, LLC (Clement Pappas) contingent on the five conditions as discussed above. All members voted in favor.

Major Site Plan Review for Warehousing and Storage – Ken Stubbs of Carolina Specialties Construction, Inc., Agent for Chumbley Family, LLC/The Warm Company, Owner – Code Enforcement Staff. Mr. Linville stated that this major site plan is for warehousing and storage use and the addition is greater than 50% of the existing building, which requires a major site plan review. He stated that adequate lighting and dust reduction are the requirements.

Mr. Linville asked the portion that they graded up to the edge and is steep, will there be a retaining wall or eventually be graded to slope? Mr. Ken Stubbs said that due to the property location on the private road that is adjacent to it, the property goes on the other side of the road, which is the Warm Company's property, but we cut it to get this expansion in there as we originally planned and it will remain rather steep. He said there was discussion that when it gets within 15 feet of the road, along the top of the bank, they will put a split-rail type fencing for anyone that might be walking on the property. Mr. Stubbs stated that when they originally built the building, they had a State permit because there was a very deep ravine in there, so a lot of the property in the back was excavated to get the fill dirt for that area out there. He emphasized that this present building addition is not as large as the existing building and actually measures 600 square feet less than the existing building. He said the majority of the area was disturbed initially, but not with this addition. After some discussion, it was determined that before any additional work is done, the erosion control measures be in place and also determine whether a State stormwater permit is required. Mr. Linville made a motion to approve the major site plan for The Warm Company contingent on these two discussed requirements. All members voted in favor.

Mr. Linville stated that this Board determined that they would not hear any variance request, but because of a previous approval on a variance request that did not meet the subdivision requirements, he said this Board will again start hearing variance request before it goes on to the Board of Adjustment to avoid any problems.

Adjournment. The meeting was adjourned at 2:45 p.m.

Anthony Starr, Chairman

Kathleen Scanlan, Secretary