

**Henderson County
Technical Review Committee
SPECIAL CALLED MEETING MINUTES
December 8, 2008**

The Henderson County Technical Review Committee met for a Special Called Meeting on December 8, 2008 at 10:00 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 Rocky Hyder. Others present were Mark Gibbs, District Engineer with NCDOT, and Kathleen Scanlan, Secretary. Committee member Gary Lance was absent.

Mr. Starr called the meeting to order and stated that the first item for business is the Major Site Plan Review for Grand Highlands.

Mr. Linville stated that this request by Grand Highlands is to utilize these properties for Storage tanks, which requires a major site plan review. The conditions are as follows for utility substations:

1. Major Site Plan.
2. Lighting.
3. Separation. Utility substations shall not be placed within 75 feet of an existing dwelling unit.
4. Security. Transformer stations shall be enclosed by a woven wire fence at least eight feet in height. Other utility stations shall be completely enclosed either by a building or a wire fence at least eight feet in height.
5. Screening. Screen Class One, Two, Three, or Four shall be provided where the structure footprint exceeds 200 square feet if adjacent to an existing residential use, consistent with the requirements.

Mr. Dennis Frady, with the City of Hendersonville Water Department and Mr. Dean Anderson, on behalf of the Grand Highlands Subdivision were present. There was discussion regarding the pump stations and their affect on adjacent property owners. In the discussion, it was determined that the separation and the screening will be consistent with the requirements, as well as the other conditions will be met. Mr. Mark Gibbs with NCDOT discussed driveway permit requirements and that the City will need a NCDOT Driveway permit for access to the tank.

Mr. Linville made a motion to approve the major site plan for Grand Highlands as presented with the condition that the City needs a NCDOT driveway permit for access to the tank. All members voted in favor.

Major Site Plan Review – House of Hope. The applicant, Mindy Denney, had submitted at the December 2, 2008 a site plan which upon reviewing by the Committee had some issues and was tabled and was asked upon resubmission, to revise her major site plan with the following changes:

1. The driveway should not exceed 14% grade and should be at least 20 feet wide with 13.6 feet vertical clearance for the fire code.
2. Obtain NCDOT Driveway Permit. NCDOT indicated permit could be obtained but guardrail would have to be modified to NCDOT standards.
3. Add grading plan to site plan showing how the driveway would be graded to lessen slopes and what elevations would occur.
4. If grading will increase more than 25% of lot,. An Erosion Control Plan will be required rather than a sketch plan.
5. There must be a fire hydrant within 400 feet of any portion of the building and driveway access within 150 feet of any portion of the building.

6. If the DOT culvert is modified or connected, a NCDOT encroachment agreement is required.
7. The parking lot isle width must be shown at 24 feet.

Upon review and discussion of the conditions, Marcus Jones made a motion to approve the major site plan for House of Hope contingent on the following conditions being submitted on a revised major site plan:

1. A driveway permit is required by the NCDOT.
2. The driveway radius at roadway must be 20 feet minimum.
3. Show new elevations and existing elevations including graded landing at intersection with Highway 64 (centerline profile) or shared driveway with Leaves Out, which is the nearby neighbor.
4. Show the existing fire hydrant (west) within 400 feet of any portion of the building or a new hydrant location. Distance is measured as the hose would be supplied rather than a straight line from the hydrant.
5. Land disturbance over $\frac{1}{4}$ acres will require an Erosion Control site plan.

All members voted in favor subject to the conditions.

Adjournment. The meeting was adjourned at 10:40 p.m.

Anthony Starr, Chairman

Kathleen Scanlan, Secretary