

Henderson County
Technical Review Committee Minutes
April 7, 2009

The Henderson County Technical Review Committee met on April 7, 2009 at 2:00 p.m. in the King Street Board Room at 211 First Avenue East, Hendersonville, NC. Members present were Anthony Starr, Chair; Toby Linville, Marcus Jones, Natalie Berry, Gary Lance and Rocky Hyder. Others present were Mark Gibbs, NCDOT, Alexis Baker, Planner and Kathleen Scanlan, Secretary.

Mr. Starr called the meeting to order. Mr. Starr asked for the approval of the March 3, 2009 minutes. Toby Linville made a motion for approval of the minutes and all members voted in favor.

Mr. Starr stated that the agenda will be adjusted and Items 3 and 4 will be switched, in the interest of time. All members were in favor.

Major Site Plan Review – Carsmart Direct Auto Sales – Motor Vehicle Sales Business - Located at 4 Vaughn Circle – Mark Wilson, Herron Associates, Agent for Jerrod Wright and Gary Cole, Applicants. Presentation by Code Enforcement. Mr. Linville stated that the applicants wish to open a motor vehicle sales business located at 4 Vaughn Circle. He stated that the requirements are the submittal of the major site plan, adequate lighting, lighting mitigation, and dust reduction. Gary Cole, one of the applicants was present. After a brief discussion period, the Committee felt that the project met the requirements of the Land Development Code and all the applicable major site plan requirements. Mr. Starr made a motion for the approval of the major site plan and all members voted in favor.

Combined Master and Development Plan – Edneyville General Store (2009-M02) – Located off Chimney Rock Road (US Highway 64 East) - Associated Land Surveyors, Agent for Riley Jones, Owner. Presentation by Planning Department. Ms. Baker stated that the owner is proposing a total of 2 lots with the intention to subdivide the general store from the remaining property, which contains several mobile homes. The project is located off Chimney Rock Road in the R2MH and LC Zoning Districts. There are no new roads proposed and an existing private well with public lines extended through the property are present and an individual septic system serves the site. After some discussion, Committee members felt that the soil erosion and sedimentation control plan was not required as part of this project. Mr. Starr made a motion that the Technical Review

Committee find and conclude that the Combined Master and Development Plan appears to comply with the subdivision provisions of Chapter 200A, Henderson County Land Development Code; and further moves that the Combined Master and Development Plan be approved subject to submission of a pre-existing manufactured home part permit from the Zoning and Code Enforcement Department and the final plat meeting the requirements of the Planning Department. All members voted in favor.

Major Site Plan Review – Rick Moore Gym Facility – Indoor Recreational Facility – Located North of Highway 26 and Highway 25 Interchange on Maxwell Drive, Fletcher –Tom Jones, Lapsley and Associates, Agent for Rick and Beverly Moore, Owner. Presentation by Code Enforcement. Mr. Linville stated that the project had been previously approved and there were a few conditions that were placed on the project at the time and it is under a temporary certificate of occupancy (CO). One of the main issues was to have a fire hydrant within 400 feet of any portion of the building. Mr. Linville stated that at present, they are still under a temporary CO, the water line is not in and they want to add a storage building. Mr. Linville added that the County will not let them go forward with the project until we figure out the issue regarding the waterline. He mentioned that they will release the permits if the waterline extension application with the City of Hendersonville has been satisfied. Dennis Frady, with the City of Hendersonville Water Department, stated that as of today they have an application and an improvement guarantee for the plan. All permits have been filled out and as soon as Lee Smith, Director of the City water department signs them then they can be submitted to the State. Mr. Hyder reminded the applicant that the temporary CO expired April 1, 2009, and the County has allowed it to continue based on good faith efforts. Mr. Hyder said that the County does need assurance that once the design is done, the construction will take place. Mr. Hyder also mentioned the other issue regarding the flushing of the line. Mr. Frady stated that this still is an issue and have tried to shorten the length of the line and they have tried to reposition the fire hydrant so that it covers the 400 foot radius and puts it as far away as we can. He said they have also made arrangements to put the car lot on part of the line. He said that they have incorporated into the drawing a second stub-out on the tap, to put an automatic flushing device and it will be programmed to allow just enough water to turn over to keep the water fresh and this is incorporated in the plan. After some further discussion, it was determined that a deadline date of October 1, 2009 would be reasonable for the water line to be installed.

Adjournment. The meeting was adjourned at 2:30 p.m.

Anthony Starr, Chairman

Kathleen Scanlan, Secretary

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