

Henderson County
Technical Review Committee Minutes
July 7, 2009

The Henderson County Technical Review Committee met on July 7, 2009 at 2:00 p.m. in the King Street Board Room at 100 N. King Street, Hendersonville, NC. Members present were Anthony Starr, Chair; Marcus Jones, Seth Swift, Natalie Berry, and Gary Lance. Others present were Mark Gibbs, NCDOT, Matt Cable, Planner and Kathleen Scanlan, Secretary. Toby Linville and Rocky Hyder were absent.

Mr. Starr called the meeting to order. Mr. Starr asked for the approval of the June 2, 2009 minutes. Seth Swift made a motion to approve the minutes and all members voted in favor.

Revised Master and Development Plan – Preserve at Pinnacle/Preservation View at Pinnacle (File # 2007-M25) – 41 Single-Family Lots on a total project site of 114.96 Acres – Michael Witt, Agent for Mr. Richard R. Fritts, Owner. Mr. Cable explained that the original Master and Development Plan were approved by the Planning Board on June 20, 2007 with conditions and on May 21, 2009 the Planning Board extended this approval through June 20, 2010. The project site will still be composed of three separate parcels containing 114.96 acres of land with the same proposal of 41 single-family lots and approximately 22.50 acres of open space. The reason for the revision of the master and development plan is because of purposes of eliminating a segment of Preservation Drive and Pinnacle Mountain Road. Mr. Cable stated that the applicant seeks to remove this segment because of the amount of land disturbance developing this segment. Phase 1 is proposed to contain 20 lots accessed off Pinnacle Mountain Road and Phase II is proposed to contain 21 lots accessed off Mountain View Church Road, Hawks Point Drive and Hawks View Lane. He also mentioned that the applicant intends to name the phases separately to provide clear indication that each phase is accessed separately. Mr. Cable mentioned that Staff recommends the original conditions of approval be carried forward. He mentioned that the segment of the drive which is accessed through Pinnacle Mountain exceeds the 2,500 feet in length standard. The applicant is proposing a turnaround between Lot 7 and Lot 17 of the development because of the length of this segment of proposed former Preservation Drive.

Scott Roach with Odom and Associates Engineering, Inc. talked briefly about the change in the project and agreed to seek all permits required because of the revisions.

After Committee discussion, it was determined that the following additional conditions be required for approval. (1) the applicant provides a revised copy of the driveway permits from NCDOT before the final plat is approved; and (2) the developer submit either a newly approved soil erosion and sedimentation control plan or provide an approved revised plan, to ensure consistency with the original soil erosion and sedimentation control plan previously submitted.

Mr. Starr made a motion to recommend approval to the Planning Board on the revised master and development plan for Preserve at Pinnacle/Preservation View at Pinnacle subject to the added conditions mentioned, in addition to the conditions outlined in the Staff report that are a continuation of the conditions of the original approval by the Planning Board in 2007. All Committee members voted in favor.

The meeting was adjourned at 2:17 p.m.

Anthony Starr, Chairman

Kathleen Scanlan, Secretary