

**MINUTES OF THE
Henderson County Technical Review Committee
July 6, 2010**

The Henderson County Technical Review Committee met for their regular meeting on July 6, 2010. The meeting took place in the King Street Board Room at 100 N. King Street, Hendersonville, NC. Members present were Toby Linville, Acting Chair; Seth Swift, Rocky Hyder, Marcus Jones, Natalie Berry and Tom Stauffer. Others present were Autumn Radcliff, Senior Planner; Matt Cable, Planner; Mark Gibbs, NCDOT, and Kathleen Scanlan, Secretary. Anthony Starr was absent.

Mr. Linville called the meeting to order and asked for the approval of the June 15, 2010 minutes. Marcus Jones made a motion to approve the set of minutes and all members voted in favor.

Combined Master and Development Plan for Jackson Hollow Major Subdivision (File @ 2010-M02) – Presentation by Matt Cable, Planning Department. Mr. Cable stated that Michael Gilbert, agent, on behalf of Michael Athanas, owner, submitted a Combined Master and Development Plan and major subdivision application for the project, known as Jackson Hollow Major Subdivision. The applicant proposes a total of 11 lots located on approximately 11 acres of land off Jackson Loop Road. The project is not located in a water supply watershed nor is located within the floodplain but it is located in the R2R (Residential Two Rural) Zoning District. According to County records, the project site does not contain slopes in excess of 60 percent.

Mr. Cable said that the property was included as part of a minor subdivision application in 2007 and again in 2008 (File #2007-178A). The original parent tract was approximately 19.65 acres and was divided into 10 existing lots. With the addition of the proposed 11 lots the total number of lots within the parent tract would be 19. Mr. Cable said that the existing Staghorn Court to the south will be extended to service the rear portion of the lots, which is located to the west. Two new roads are proposed on the eastern portion to access the remaining property and will need to be named by Property Addressing department. Private individual wells and septic are proposed to serve the proposed lots. The proposed location of each well is shown on the combined master and development plan.

Mr. Cable said that Staff finds that the proposed Combined Master and Development Plan appear to meet the technical standards of the subdivision regulations of Chapter 200A, Henderson County Land Development Code (LDC) except for the comments listed that were reviewed, contingent on approval:

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1. **Soil Erosion and Sedimentation Control Plan.** The Applicant shall submit written notice from: the appropriate local agencies verifying that an Erosion and Sedimentation Control Plan has been received, or a written notice from a professional land surveyor, engineer, landscape architect, architect, or professional planner certifying that no plan is required (LDC §200A-81A).
2. **Individual Water and Wells.** For subdivisions in which the water supply system and/or sewage disposal system to be installed is an individual system for each lot, the installation of said systems will not be required prior to final plat approval. (§200A-81B). The use of community wells is recommended, however, if individual wells are proposed, the applicant shall provide reasonable documentation demonstrating there is sufficient water supply to support 60 percent of the proposed lots. The location of each well is shown on the combined master and development plan. The applicant shall provide documentation for an individual well system to support 60 percent of the proposed lots (seven lots) prior to beginning any land disturbing/construction activity or any other improvements not associated with the installation of the wells. If the locations of the well(s) or waterlines change, the applicant shall submit a revised development plan
3. **Roads and Offsite Access.** According to the major subdivision road requirements §200A (LDC §200A-81 J and K) right-of-way standards apply within the boundaries of the property being developed. The existing Staghorn Court is the only access into the property being developed; however, the road and its r-o-w are located offsite. The condition of Staghorn Court varies greatly along its full length but does not meet major subdivision road requirements in its entirety. The primary concerns are road width and maintenance (road grade is not a concern). The applicant is proposing to extend Staghorn Court onto the project site (this portion shall be constructed to the specifications of the LDC §200A-81 C). Inadequate frontage or existing off-site access over a private right-of-way shall restrict the maximum number of lots into which a subject tract may be divided, regardless of total acreage. The applicant is proposing the maximum number of lots permitted under this additional restriction.
4. **Street Tree Requirements.** According to the street tree requirements of §200A-145 and 146, the applicant must provide one tree per 50 linear feet of property abutting an internal road. Trees may be placed in groups with a minimum spacing of no less than 15 feet and a maximum spacing of no more than 65 feet. The trees must be placed within the right-of-way or within 20 feet of the edge of the right-of-way. The applicant may use existing trees in accordance with §200A-153 instead of planting new trees. These existing trees must

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also be located within the right-of-way or within 20 feet of the edge of the right-of-way as required by §200A-146.

Mr. Cable noted that it appears that the applicant is proposing 40 new trees to satisfy the street tree requirements. 39 of the street trees shown are within the right-of-way and one is within 20ft of the right-of-way. It appears the spacing requirements for the street trees will be met.

5. **Farmland Preservation Notation.** The applicant has submitted an affidavit certifying awareness of an existing Farmland Preservation District. The final plat shall contain a note stating that the property lies within one-half (½) mile of land in a Farmland Preservation District as well as indicating where the 100 foot setback lies (LDC §200A-81 P).
6. **Shoulder Stabilization.** All areas disturbed by the construction of a private road, including cut and fill slopes, shoulders and ditch banks, shall be seeded to stabilize the soil and prevent erosion. Seeding should be done as soon as feasible after road construction (LDC §200A-81E).
7. **Subdivision Signs.** All major subdivisions may provide for, at the primary entrance, a community identification/subdivision sign to conform to the sign regulations of Article VII. Such signs should be located in dedicated sign easements, which must be shown on the final plat (LDC §200A-81G)
8. **Stream Setbacks.** All built-upon area shall be at a minimum of 30 feet landward of all perennial and intermittent surface waters. (§200A-219)
9. **Miscellaneous Advisory Provisions.** The Applicant should become familiar with the miscellaneous advisory provisions contained in LDC §200A-81S.
10. **Final Plat Requirements.** The Final Plat(s) must meet the requirements provided by the Planning Department whenever a subdivision of land occurs (LDC §200A-311B (2)).

Mr. Michael Gilbert, agent for the owner was present for any discussion on the project. Mr. Hyder asked what the reason was for the 20-foot turning radius on the turnaround, instead of the 30-foot. Mr. Gilbert said it was drawn by hand and if it doesn't meet the specifications, he said they could change it to the 30-foot turning radius. Mr. Hyder said that it's a little tight for a fire truck, but it can be done. He added that it all depends on how it is landscaped around that area. Ms. Berry stated that before you begin construction, you will need an Erosion and Stormwater permit. Mr. Gibbs asked what the plans were for the existing road, in particular Jackson Loop Road. As

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you add the additional lots to Staghorn Court, the driveway width where it is going to connect to Jackson Loop Road needs to be 20-feet wide and the radius will need to be a minimum of 20 feet and 50 feet back from Jackson Loop Road will need to be paved. He added that a driveway permit will be needed.

Rocky Hyder 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 (LDC); and further moves that the Technical Review Committee recommend approval of Combined Master and Development Plan subject to the conditions discussed and in particular: the road name needs to be approved by Property Addressing office; the water availability will need to be determined before land disturbance begins; they indicated that they were planting 40 additional street trees and is required according to the LDC; a State Stormwater Plan is required if an acre or more of land is disturbed to extend the road; and a NCDOT driveway permit is required. All members voted in favor.

Mr. Linville adjourned the meeting at 2:15 p.m.

Toby Linville, Code Enforcement Director/
Acting Chairman

Kathleen Scanlan, Secretary