

# DRAFT

## MINUTES OF THE

### Henderson County Technical Review Committee

June 21, 2011

The Henderson County Technical Review Committee met for their regular meeting on June 7, 2011. The meeting took place in the King Street Meeting Room at 100 N. King Street, Hendersonville, NC. Members present were Anthony Starr, Chair; Toby Linville; Gary Lance; Rocky Hyder; Steve Cannon, NCDOT; and Natalie Berry. Also present was Parker Sloan, Planner and Kathleen Scanlan, Secretary.

Mr. Starr asked for the approval of the June 7, 2011 meeting minutes. Toby Linville made a motion to approve the minutes and all members voted in favor.

Combined Master and Development Plan for The Mountain View Industrial Park - # 2011-M02 – 75 Acres of Land Located on Howard Gap Road – Stacy Rhodes, Agent for G. Ray and Katelynn Fussell, Owners. Presentation by Parker Sloan. Mr. Sloan stated Staff has reviewed the submitted Combined Master and Development Plan for The Mountain View Industrial Park Major Subdivision, taking into consideration the recommendations of the *Henderson County 2020 Comprehensive Plan* and reviewing the plan for conformance with Henderson County Land Development Code. Mr. Sloan stated that the project site is proposing two lots located on approximately 75 acres of land within the Urban Services Area and Industrial Area and the proposed density appears to be consistent with the recommendations of the CCP. He added that the proposed project site is located within the Industrial (I) zoning district. A new 45-foot right-of-way is proposed and a small portion of new road is also proposed.

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

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.

2. **Public Utilities.** Public Water or Sewer is not proposed. The subdivision is not within the required distance to hook up to public water (200ft) or public sewer (100ft).
3. **Street Tree Requirements.** According to the street tree requirements, 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 also be located within the right-of-way or 20 feet of the edge of the right-of-way as required by §200A-146. The LDC allows the TRC to alter the street tree requirements because of adverse site conditions. All street trees must be properly planted and meet the spacing requirements or the applicant may post an improvement guarantee with the County before the final plat(s) for the subdivision is approved. The applicant is proposing 24 street trees which meet the requirement.
4. **Private Roads.** All proposed right-of-ways should be noted on the Master and Development Plan. The right-of-way and proposed cross-section must meet the major subdivision road standards. The Cross section shown on the attached Master and Development appears to meet the requirements of the Land Development Code for Major Subdivisions.
5. **Drainage.** All road or drainage structures shall be constructed in accordance with state roads standards. Road drainage side ditches shall be constructed with sufficient depth and width to carry the expected volume of storm water runoff.
6. **Farmland Preservation District Setback.** Where a major subdivision of land occurs, a minimum 100 foot setback for all buildings or other structures is required from any Farmland Preservation District. The County strongly encourages any subdivision located adjacent to a Farmland Preservation District to use the Conservation Subdivision Option. The minimum 100 foot setback from Farmland Preservation Districts, where applicable, must be noted on the development plan and final plat(s).
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.
8. **Stream Setbacks.** All built-upon area shall be at a minimum of 30 feet landward of all perennial and intermittent surface waters.
9. **Miscellaneous Advisory Provisions.** The Applicant should become familiar with the miscellaneous advisory provisions contained in.

10. **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.
11. **Road Name Approval.** Proposed road names for a private road shall be preapproved by Henderson County in accordance with Chapter 142 of the Henderson County Code, Property Addressing.
12. **Final Plat Requirements.** The Final Plat(s) must meet the requirements provided by the Planning Department whenever a subdivision of land occurs.

Stacy Rhodes, agent, on behalf of, G. Ray and Katelynn Fussell, owner, submitted a combined Master and Development Plan and major subdivision application for the project. Mr. Rhodes was present for any questions.

After a brief discussion regarding the project, 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 approve the Combined Master and Development Plan subject to the conditions described above and in addition, a driveway permit should be acquired by NCDOT. All members voted in favor.

Mr. Starr adjourned the meeting at 2:10 p.m.

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Anthony W. Starr, Chairman

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Kathleen Scanlan, Secretary