

DRAFT
MINUTES OF THE
Henderson County Technical Review Committee
August 16, 2011

The Henderson County Technical Review Committee met for their regular meeting on August 2, 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; Marcus Jones; and Seth Swift. Also present was Bud Holland and Jim Fatland, applicants; and Karen Ann Wall, Secretary.

Mr. Starr asked for the approval of the August 2, 2011 meeting minutes. Rocky Hyder made a motion to approve the minutes and all members voted in favor.

Major Site Plan Review – Falling Creek Camp Gymnasium – Request to Utilize the Property for a Camp Gymnasium – bud Holland, Platt Architecture for Falling Creek Camp, Applicants and Owner. Presentation by Toby Linville. Mr. Linville stated that the proposed request is for a gymnasium located on 1.25 acres of land, on Falling Creek Camp Road, off of Bobs Creek Road. He said the project is in the R-3 Zoning District and meets the requirements of the Land Development Code. Mr. Linville stated the conditions for a gymnasium are as follows;

1. Major Site Plan is acquired.
2. Lighting mitigation required.
3. Perimeter setback required is 50 feet.
4. Operations – the camp may contain structures ancillary to the use.
5. The facility shall provide suitable method of solid waste disposal and collection consisting of either collection from an individual or the use of dumpsters. When dumpsters are used, the requirements under the Land Development Code need to be met.
6. Those facilities within the camp shall be for the sole purpose of serving the overnight guests in the camp and shall adhere to the development standards established in the Land Development Code.

Mr. Bud Holland of Platt Architecture spoke on the project. Toby Linville made a motion to approve the major site plan for the Falling Creek Camp Gymnasium. All members voted in favor.

Major Site Plan Review – Fatland Bed and Breakfast – Request to Utilize the Property for a Bed and Breakfast – David Hill, Hill and Associates, Surveyors, P.A. for James and Linda Fatland, Owners. Presentation by Toby Linville. Mr. Linville stated that the proposed request is for a bed and breakfast inn within the owners' home located on 163 Northern Lights Lane, located off Little River Road in the R-40 zoning district. The project consists of 1.20 acres of land and the project meets the requirements of the Land Development Code. Mr. Linville noted that the TRC will need to make two motions on this, one for approval or disapproval and the other motion to recommend approval/disapproval to the Board of Adjustment. Mr. Linville stated that the conditions for a Bed and Breakfast Inn are as follows:

1. Major Site Plan required.
2. Permit is required by the Department of Environmental Health and Natural Resources.
3. Size of the project. The total number of guest rooms in a bed and breakfast inn shall not exceed 12.
4. The Bed and Breakfast shall contain at least:
 - (a) One bathroom for every two bedrooms
 - (b) One kitchen facility
5. The inn shall be located in a structure originally constructed as and adhering to the standards of a single-family dwelling.
6. Operations: The inn shall:

- (a) Be the permanent residence of the owner and/or manager of the business
- (b) Not serve food or drink to the general public for pay
- (c) Serve only the breakfast meal, and that meal served only to overnight guests of the Business
- (d) Include the price of breakfast in the room rate
- (e) Be permitted to contain a home occupation and adhere to the additional standards outlined

Mr. Fatland discussed the project and explained what they propose to do. Toby Linville made a motion to approve the major site plan for Fatland Bed and Breakfast. All members voted in favor. Rocky Hyder made a motion to recommend approval to the Board of Adjustment for the bed and breakfast. All members voted in favor.

Mr. Starr adjourned the meeting at 2:22 p.m.

Anthony W. Starr, Chairman

Kathleen Scanlan, Secretary