

**MINUTES OF THE
Henderson County Technical Review Committee
December 6, 2011**

The Henderson County Technical Review Committee met for their regular meeting on December 6, 2011 in the King Street Meeting Room at 100 N. King Street, Hendersonville, NC.

TRC Members Present:

Anthony Starr, AICP, Planning Director
Toby Linville, CZO, Zoning Administrator
Tom Staufer, Building Services Director
Seth Swift, Environmental Health Supervisor
Wally Hollis, Deputy Fire Marshal, substituting for Rocky Hyder
Tim Fox, Soil Erosion Technician, substituting for Natalie Berry

TRC Members Absent:

Dennis Frady, Hendersonville Assistant Utilities Director
Steve Cannon, P.E., NCDOT District Engineer
Natalie Berry, P.E., Assistant County Engineer
Marcus Jones, P.E., Director of Engineering

Also Present:

Sam Cudd, Camp Greystone Maintenance Director
Will Buie, P.E., Lapsley & Associates

Approval of Meeting Summary: Mr. Starr asked for the approval of the November 22, 2011 meeting minutes. Mr. Linville made a motion to approve. All members voted in favor.

Major Site Plan Review : Bill Lapsley Associates, agent - Camp Greystone - Located off Old US 25 Hwy in Zirconia (PIN 9575318934) - Presentation by Toby Linville. Mr. Linville said Camps are governed by Supplemental Requirement 4.3 in the Land Development Code which requires a major site plan, lighting mitigation, perimeter setback of 50 feet, common area, and solid waste collection. The site contains approximately 132 acres zoned as R2R and some portions are within the Waterfront Residential District on Lake Summit. The project encompasses demolition of some cabins and construction of a new building.

Will Buie said three cabins will be demolished and the new building would be a lodge for staff/counselors. The lodge would be two stories with a sprinkler system and septic system. He also noted that the Department of Environmental and Natural Resources has worked with them for water service to the lodge. There may be some modifications to the water system. Mr. Cudd told Mr. Swift that the number of taps (on existing well systems) would be reduced from four to one. The well house will be located by the barn on the property. Stormwater issues had been addressed with Tim Fox and Natalie Berry, as some parking may need to be reconfigured, but would be considered low-density impervious surfaces. The project will begin approximately August or September of 2012 and should be finished in about April of 2013. Mr. Cudd pointed out that a storage tank will be used for fire protection instead of the lake and the tank would hold about 9,000 gallons. The lake would be used for the rest of the camp for fire protection. Building plans would be submitted to Gary Lance in the next two weeks. Mr. Staufer said the new building code would take effect March 1, 2012. If the building permits are obtained prior to that date, the new building code would not apply to this project. Mr. Linville suggested the applicant pull permits in February and Mr. Starr agreed. The applicant was made aware of the expiration dates for site plans and zoning permits. Applicant will check with DOT on any driveway issues, as Mr. Cannon of DOT was not present to give input.

Mr. Starr asked for a motion on the site plan. Mr. Linville made a motion to approve the site plan. All members voted in favor.

Adjournment: Mr. Starr adjourned the meeting at 2:23 p.m.