

**MINUTES OF THE
Henderson County Technical Review Committee
July 3, 2012**

The Henderson County Technical Review Committee met on July 3, 2012 at 2:00 p.m. in the King Street Meeting Room at 100 N. King Street, Hendersonville, NC

TRC Members Present:

Toby Linville, CZO, Zoning Administrator
Tom Staufer, Building Services Director
Seth Swift, Environmental Health Supervisor
Marcus Jones, P.E., Director of Engineering
Natalie Berry, PE, Assistant County Engineer
Dennis Frady, Hendersonville Assistant Utilities Director
Steve Cannon P.E., NCDOT
Autumn Radcliff, Senior Planner

TRC Members Absent:

Anthony Starr, AICP, Planning Director
Rocky Hyder, Emergency Services Director

Also Present:

Peter Knowland, Engineer
Marty Kocot, Engineer
Tore Borhaug, Owner/Developer
Gregg Bellini, General Contractor
Boyd Hyder, Property Owner

Approval of Meeting Minutes: Mr. Toby Linville made a motion to approve the June 5, 2012 meeting minutes. All members voted in favor.

Major Site Plan Review-Frady Commercial Dog Kennel:- Presenter, Toby Linville. Mr. Linville said the application proposes to have public water with proposed private septic system. The existing well shown on site will be abandoned. The facility will consist of large rooms located inside with play rooms located outside. There are some grading and erosion control issues still to be resolved. The issue of animal waste disposal was also discussed. Peter Knowland, project engineer was present to present the project and answer questions. After some discussion, Mr. Linville asked for a motion to approve the site plan with the conditions of the supplemental requirement being met:

SR 6.7 Dog Kennel

(1) Site Plan. Major Site Plan required in accordance with §200A-331 (Major Site Plan Review).

(2) Lighting. Adequate lighting shall be placed in areas used for vehicular/pedestrian access including, but not limited to: stairs, sidewalks, crosswalks, intersections, or changes in grade. Lighting mitigation required.

(3) Separation. A Kennel shall not be constructed or newly located within 200 feet of an existing dwelling unit (Located in a residential zoning district and not located on the same property as the use).

(4) Structure. The Kennel shall provide pens which are enclosed and adequately ventilated.

(5) Operations. Limited outdoor exercise runs/facilities shall be permitted, however, hours of use shall be restricted to from 8:00 am to 8:00 pm. Food and animal refuse shall be kept in airtight containers.

(6) Screening. Screen Class three (3) shall be provided consistent with the requirements of §200A-182 (Screen Classification)).

(7) Solid Waste Collection. The facility shall provide a suitable method of solid waste disposal and collection consisting of either private collection from individual uses or the use of dumpsters (installed and/or operated to meet all local and state states, ordinances and regulations (including Chapter 165 of the Henderson County Code, Solid Waste) and thereafter certified by the Department of Public Health). Where dumpsters are used, screen class One (1), two (2), or three (3) shall be provided consistent with the requirements of §200A-182 (Screen Classification)).

Please add the following items to the site plan:

- Draw Screening and dumpster location on site plan

The following Conditions were added by the Technical Review Committee:

- Apply for NCDOT Driveway Permit
- Coordinate Waterline Installation/Encroachment Permit with NCDOT/City of Hendersonville
- Apply for Erosion Control Permit
- Provide Backflow Prevention for City of Hendersonville
- Obtain an Upward Road Address

Mr. Linville Made the motion. All members voted in favor.

Major Site Plan Review-Torres Home Assisted Living:- Presenter, Toby Linville. Mr. Linville said the application proposes to have city water and sewer. The facility will consist of stick built family care homes with a commercial kitchen. There are a total of 3 phases of development planned. The primary issue will be the City of Hendersonville's final determination of whether or not they will require annexation of the property. If the city does require that annexation occur, the review process for this project will have to start over to meet the city requirements. Marty Kocot, project engineer and Tore Borhaug, owner/developer were both present to present the project and answer questions. After some discussion, Mr. Linville asked for a motion to approve the site plan with the conditions of the supplemental requirement being met:

SR 1.1 Assisted Living Facility

- (1) Site Plan. Major Site Plan required in accordance with §200A-331 (Major Site Plan Review).
- (2) Lighting. Lighting mitigation required.
- (3) Accessibility. Roads shall be maintained for motor/ emergency vehicle Access (In accordance with 10A NCAC 13F .0303).
- (4) Certification, Licensure and Permitting. Certificate of need (In accordance with 10 A NCGS 131E- 178) required (Where required for the specific facility type by the state).
- (5) Solid Waste Collection. The facility shall provide a suitable method of solid waste disposal and collection consisting of either private collection from individual uses or the use of dumpsters (installed and/or operated to meet all local and state statutes, ordinances and regulations (including Chapter 165 of the Henderson County Code, Solid Waste) and thereafter certified by the department of public health). Where dumpsters are used, Screen Class One (1), Two (2) or Three (3) shall be provided consistent with the requirements of §200A-182 (Screen Classification).

The following Conditions were added by the Technical Review Committee:

- Apply for Residential Care/Restaurant Sanitation inspections from Environ. Health
- NCDOT Driveway/Encroachment Permits
- Erosion and Stormwater Permits
- Sewer (Sign Voluntary Annexation Agreement)
- Check into City Annexation requirements

Mr. Linville Made the motion. All members voted in favor

Major Site Plan Review-Hyder Asphalt Plant: - Presenter, Toby Linville. Mr. Linville said the application proposes to have well and septic since there is no available water and sewer. There are some erosion control and grading issues still to be resolved. A point was made that all aggregate supply and plant operation activity must stay within the 100 foot setback line that surrounds the plant. A discussion occurred involving the setback line and whether it could be adjusted. The thought being that shrinking the size of the setback line where the plant abuts the rock quarry since it is a similar use and increasing the setback line for the side that faces the road might be more beneficial for both the community and business. Greg Bellini, General Contractor and Boyd Hyder property owner were both available to present the project and answer questions. After some discussion, Mr. Linville asked for a motion to approve the site plan with the conditions of the supplemental requirement being met:

SR 10.1 Asphalt Plant

- (1) Site Plan. Major *Site Plan* required in accordance with §200A-331 (Major Site Plan Review).
- (2) Lighting. *Adequate lighting* shall be placed in areas used for vehicular/pedestrian access including, but not limited to: stairs, sidewalks, crosswalks, intersections, or changes in grade. *Lighting mitigation* required.

(3) Dust Reduction. Unpaved *roads, travel ways* and/or parking areas shall be treated to prevent dust from adverse affects to adjacent properties.

(4) Separation. An *asphalt plant* shall not be constructed or newly located within:

a. One-half (½) mile of an existing *school, library, day care facility, healthcare facility* and/or *religious institution*; and

b. Five hundred (500) feet of an existing *dwelling unit* (located in a *residential zoning district* and not located on the same property as the *use*).

(5) Perimeter Setback at one hundred (100) feet.

(6) Security. The operations of an *asphalt plant* shall be totally enclosed by: (1) a security fence or wall at least eight (8) feet in height; or (2) a fireproof *building*. Entrances and exits should be secured and locked during non-operating hours.

SR 2.9 Outdoor Storage greater than 5,000 square feet

(1) Locational Requirements. Storage areas shall not be placed in a *front yard*.

(2) Screening. Screen Class Three (3) or Four (4) shall be provided consistent with the requirements of §200A-182 (Screen Classification).

Please add the following items to the site plan:

- Calculate impervious surface
- Existing vegetation to remain
- Dumpster Location and enclosure
- Add berm note back on plan
- Berm widths and location

The following Conditions were added by the Technical Review Committee:

- Apply for Stormwater Plan/Erosion Control Permits
- Apply for Septic Permit and secure area before land disturbance begins
- Our department will discuss whether a variance application may be processed for the portion of the setback that abuts Vulcan Materials
- Apply for NCDOT Driveway permit for paved entrance apron

Mr. Linville Made the motion. All members voted in favor

Adjournment: - Mr. Linville adjourned the meeting at 3:30 p.m.