

MEETING MINUTES
Henderson County Technical Review Committee
January 22, 2013

The Henderson County Technical Review Committee met on January 22nd at 2:00 p.m. in the King Street Meeting Room at 100 N. King Street, Hendersonville, NC.

TRC Members Present:

Autumn Radcliff, Interim Planning Director
Toby Linville, Zoning Administrator
Wally Hollis, Fire Marshal
Marcus Jones, P.E., Director of Engineering
Natalie Berry, P.E., Assistant County Engineer
Steve Cannon, NCDOT
Carl Owenby, NCDOT
Parker Sloan, Planner
Tom Staufer, Director of Permits and Inspections
Seth Swift, Environmental Health Supervisor

TRC Members Absent:

Dennis Frady, Hendersonville Assistant Utilities Director
Brent Detwiler, City of Hendersonville Engineer

Also Present:

Sarah Zambon, Deputy County Attorney, Henderson County
Larry Rogers
Representatives from Selassie Retail Sales-Ras Bryson and Regina Nunn
Representatives from Broadway Group, LLC- Melissa Ballard and Matthew Gillespie

Minutes – Ms. Radcliff asked if there were any adjustments to the January 8, 2013 meeting minutes. Wally Hollis made a motion to approve the minutes. All members voted in favor.

Major Site Plan Review-Selassie Retail Sales

Presenter, Toby Linville. Mr. Linville gave a brief overview on the site plan review for the property located at the corner Darity Road and Collins Road. Mr. Linville explained the property is near Fletcher and zoned Local Commercial (LC). Regina Nunn gave a brief explanation of the proposed retail sales business. She stated it would be a small scale convenient store offering general merchandise for sale at this location that was formerly residential use. Steve Cannon stated NCDOT's only requirement is Ms. Bryson obtain a driveway permit and that the driveway should be 24 feet wide. Wally Hollis stated the driveway would need to be wide enough for emergency vehicle access and the requirements by the NCDOT will accommodate this. Seth Swift stated he was not quite sure where the septic was located since it is not on the site plan, but paving over an existing system is not an option. A possibility would be to tie into Cane Creek Sewer. Marcus Jones said the manhole for the sewer system is right across from property on Darity road so it should not be a problem to connect. Toby Linville stated everything was within setbacks now, however any additions on south side would be an issue. The taxes needed to be paid in full also. Tom Staufer said there would have to be a hard surface between the handicapped accessible parking space and access to the building. They are only required to have one handicapped van accessible parking spot, which is 16 feet wide. The closer they could move the handicapped spot to the building access the better. Also, they do not have to provide a public restroom. Mr. Staufer also mentioned the disproportionality clause in the code that is

used to keep from financially breaking the back of anyone trying to carry out a remodeling project. It consists of a twenty percent limit based on the cost of the project. Hearing no questions from other board members, Mr. Linville moved to approve the major site plan for Selassie Retail Sales with the following conditions: obtain NCDOT driveway permit, either check the septic system or tie into Cane Creek Sewer, meet emergency access requirements, provide a hard surface van accessible handicap space, and meet accessibility requirements of the North Carolina building code. Also, not a condition but just a reminder bring all taxes due current. Wally Hollis seconded the motion. All members voted in favor of the motion.

Rezoning Application (#R-2013-01-C)

Presenter, Parker Sloan. Mr. Sloan gave a brief summary of the background and purpose of the rezoning request. The applicant requested rezoning a 1.71 acre tract from Residential 2 Rural (R2R) to Community Commercial Conditional Use(CC-CD) zoning district. A conditional zoning district requires site plans. Melissa Ballard explained the business would be retail, with three to four employees on each shift. The restrooms will be for employee usage with the manager having a key for access to them in the event a customer would need to use them. Steve Cannon stated they would prefer them get a shared access through the church. Proposed usage and traffic volume does not constitute a left turning lane, so NCDOT can accept the current plans. Carl Owenby stated NCDOT has already received the application for the driveway permit and it is in review. The only thing they are waiting on is the encroachment for the piping of the two drop inlets and piping the ditch line. Seth Swift stated the septic is something they could work with, but they are going to need a pump system, with possibility of a grinder, but it's a little earlier to tell what exactly is going to be needed. They are going to need to know more about the soil, soil samples will need to be taken. Toby Linville said no grading on the septic area until it is approved, if not the septic area will be ruined. Mr. Linville sent some changes to site plans he never received. Conditional changes to site planes includes: correct zoning to R2R, number the parking spaces, describe tree protection for existing trees, and add a note for the B-1 buffer requirement. Matthew Gillespie stated pretty much all of the conditions have been met on the new site plans they brought with them. They also have moved the entrance closer north to get it away from the signal light since the church does not want to share access. A 12-foot retaining wall will be on the backside to keep septic from being messed with due to the fact it backs up to existing graded area. Also, there will be safety railings on top of the retaining wall due to OSHA standards. Ms. Ballard stated the business sign would be done by a third party company and she will include that in the site plan. Natalie Berry said she would need an erosion control plan. Hearing no other questions from board members, Autumn Radcliff made a first motion to recommend approval of the site plan with conditions being met: obtain NCDOT driveway permit, correct zoning to R2R, number the parking spaces, describe tree protection for existing trees, and add a note for the B-1 buffer requirement, and an erosion control plan. This is subject to the rezoning application being approved by the Commissioners. Toby Linville seconded the motion. Marcus Jones made a first motion to recommend approval of the rezoning application to rezone the subject area from R2R to a Community Commercial Conditional Use District based on recommendations of the Henderson County 2020 Comprehensive Plan, to the Planning Board. Toby Linville seconded the motion. All members voted in favor.

Adjournment: Ms. Radcliff adjourned the meeting at 2:50 p.m.

Jenny Maybin