MEETING SUMMARY
Henderson County Technical Review Committee
July 15, 2014

The Henderson County Technical Review Committee met on July 15th at 2:00 p.m. in the King Street Meeting Room at 100 N. King Street, Hendersonville, NC.

TRC Members Present:
John Mitchell, Business and Community Development Director
Toby Linville, Zoning Administrator
Seth Swift, Environmental Health Supervisor
Marcus Jones, P.E., Director of Engineering
Natalie Berry, P.E. Assistant County Engineer
Steve Cannon, NCDOT
Wally Hollis, Fire Marshal

TRC Members Absent:
Brent Detwiler, City of Hendersonville Engineer
Tom Staufer, Building Services
Autumn Radcliff, Senior Planner

Minutes – Mr. Linville asked if there were any adjustments to the July 1, 2014 meeting summary. Marcus Jones made a motion to approve the minutes. Wally Hollis seconded the motion. All members voted in favor.

Major Site Plan Review for Valley Hill Fire Department Station #2
Presenter, Toby Linville. Mr. Linville summarized the staff report for the property located on Golden Eagle Way off of Crab Creek Rd. The property is approximately 1.85 acres (PIN: 9536829764). The property is currently in residential use. The applicant is requesting to build a firehouse, which will serve as the new location for the current station #2, allowing more properties to be covered in the Valley Hill Fire District. Tim Garren and Bill Lapsley were present to address any questions. Steve Cannon stated the applicants could check with the state for Public Access Funds, if this is not available an NCDOT driveway permit will need to be obtained. Toby Linville made a motion that TRC approve the site plan with the following conditions: check for the public access funds or obtain an NCDOT driveway permit. Marcus Jones seconded the motion. All members voted in favor.

Major Site Plan Review for REEB Ranch
Presenter, Toby Linville. Mr. Linville summarized the staff report for the property located off Crab Creek Road on Shoals Falls Road. The property is approximately 140.67 acres and owned by Red Clay, LLC. (PIN: 9525697663). The property is currently in agricultural use. The applicant is requesting camp use for this property. Agricultural use will continue for this property, as well as the barn being used for the BMX bike farm and cabin usage of the existing cabins. Cashion Smith and Neal Price were present to address any questions. Seth Swift stated in the future, they may need to increase the septic. Wally Hollis stated the barn would need to meet building and fire code. Also the road would need to be adequate enough for emergency service vehicles to access the property. Cashion Smith questioned the possibility of having a one way in, one way out access road. Mr. Hollis stated if it is a one way, it will need to be at least 12’ wide and two-way would need to be at least 20’ wide. Steve Cannon said they would an encroachment agreement for the existing drive. If a new driveway is established off DuPont Road, an NCDOT driveway permit would need to be obtained. Toby Linville made a motion that TRC approve the site plan with the following conditions: an encroachment agreement for the
existing drive, NCDOT driveway permit if a new drive is established, and consider any future septic uses. Wally Hollis seconded the motion. All members voted in favor.

Adjournment: Mr. Linville adjourned the meeting at 2:37 p.m.

Jenny Maybin