MEETING SUMMARY
Henderson County Technical Review Committee
August 5, 2014

The Henderson County Technical Review Committee met on August 5th 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
Autumn Radcliff, Senior Planner
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 Staufi, Building Services

Agenda Amendment
Due to a large amount of citizens wishing to speak regarding SUP-14-03, Ms. Radcliff suggested moving item #4-Major Site Plan for RDMA to #3 and adding a time for public comments before hearing SUP 14-03. John Mitchell made a motion to amend the agenda as suggested. Wally Hollis seconded the motion. All members voted in favor.

Minutes – Ms. Radcliff asked if there were any adjustments to the July 15, 2014 meeting summary. Marcus Jones made a motion to approve the minutes. John Mitchell seconded the motion. All members voted in favor.

Major Site Plan Review for RDMA Enterprises
Presenter, Toby Linville. Mr. Linville summarized the staff report for the property located on Reeds Way of McMurray Road. The property is approximately 4.04 acres (PIN: 9588244122). The property is currently in vacant. The applicant is requesting to build a machining and assembly operations building. Tom Wilson, Engineer was present to address any questions. Toby Linville made a motion that TRC approve the site plan. Wally Hollis seconded the motion. All members voted in favor.

Public Comment
Brian Gulden, Attorney, representing residents in the Dana/Oleta Falls area against SUP 14-03. Mr. Gulden’s summarized each point of Supplemental Requirement 4.18 and explained how the shooting range does not comply. Mr. Linville explained the applicants were able to meet the supplemental requirements or they would not have been able to proceed to this point.

Lorie Henderson, resident near shooting range-Mrs. Henderson agreed with Brian Gulden. She stated the sound the shooting range produced, was maddening. She invited anyone to her home to hear the noise.

Rick Henderson, resident near shooting range –Mr. Henderson agreed with Brian Gulden. He stated that a bullet went over his head when he was in the woods near his home.
All listed below deferred their opportunity to speak, concurring with Attorney Brian Gulden.

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<tr>
<th>Thomas Floerchinger</th>
<th>Mary Percy</th>
<th>Harry Fozzard</th>
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<tr>
<td>Lynn Floerchinger</td>
<td>Ray Snow</td>
<td>Dan Holder</td>
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<td>Sandra Thomas</td>
<td>Jacquelyn Kinder</td>
<td>Stacy Rhodes</td>
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<td>Mike Thomas</td>
<td>James Monahan</td>
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<td>Doug DiRienzo</td>
<td>Gary Paris</td>
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Major Site Plan Review for Flat Rock Shooting Range
Presenter, Toby Linville. Mr. Linville summarized the staff report for the proposed outdoor shooting range located at 608 Lane Road, at the end of Lane Road, off Upward Road. The main portion of the shooting range is located property owned by William May and is approximately 84.12 acres. (PIN: 9598992547). A portion of the property is currently in residential use. Applicants Sam Seeling, Jason Quinn and Chris Moore, and Attorney, Walter Carpenter were present to address any issues. Natalie Berry stated they would only need to obtain erosion control permits if they were grading over an acre or an area larger than 21,780 square feet. Wally Hollis stated the drive would need to be maintained for emergency vehicle access. Steve Cannon stated they would need to obtain an NCDOT driveway permit and have the entrance to the property paved to the edge of the right-of-way. Autumn Radcliff reviewed a list of 14 conditions to be presented to the Zoning Board of Adjustment with the Technical Review Committee's favorable recommendation. Toby Linville made a motion that TRC approve the major site plan for Flat Rock shooting range with the following conditions: any grading greater 21,780 square feet or an acre on flatter ground obtain an erosion control permit, maintain 18’ travel way for emergency services, obtain NCDOT driveway permit, pave entrance to edge of right-of-way, and if any changes are made to the site plan by the Zoning Board of Adjustment, this project will have to come back before the Technical Review Committee. Wally Hollis seconded the motion. All members voted in favor. Toby Linville made a second motion for TRC to give a favorable recommendation to the Zoning Board of Adjustment for SUP 14-03 with the 14 possible conditions. Marcus Jones seconded the motion. All members voted in favor.

Adjournment: Ms. Radcliff adjourned the meeting at 3:10 p.m.

Jenny Maybin

***Due to a power failure, the recording for the first portion of the meeting is unavailable. ***
POSSIBLE CONDITIONS
FLAT ROCK SHOOTING RANGE

1. In addition to the security fence requirement of the Special Requirements, the Applicant must also maintain the vegetative buffer to mitigate the sound disturbance.
2. The Applicant shall comply with all relevant state, federal, and local laws including but not limited to the Henderson County Land Development Code and Henderson County Noise Ordinance.
3. Permit Revocation. The Zoning Administrator and/or ZBA may revoke a permit if, at any time after the issuance of the permit, it is found that the conditions imposed on/agreements made with the applicant have not been or are not being fulfilled by the holder of the permit.
4. Any additional lighting Applicant installs on the subject property must be shielded lighting which prohibits light trespass onto adjoining properties.
5. Amendment: Any amendments or interpretations of this Special Use Permit shall be brought before the Zoning Board of Adjustment.
6. The range shall be accessible for inspection and emergency vehicle access when in operation.
7. The shooting range will require each shooter to sign a waiver declaring that such shooter is not a prohibited person as defined by the Gun Control Act of 1968.
8. Shooting range must have current general liability insurance in the amount of 2 million dollars and proof of such insurance must be provided to the County at its request. This insurance must cover property damage or personal injury caused by discharge of firearms. (Cumberland Co, NC)
9. No more than 10 shooters may be actually discharging any firearm at the same time at any 3 Gun Event. No more than 25 shooters may be actually discharging any firearm at the same time for any non 3 gun event.
10. Only 200 people may be present at the range at any given time. A larger event shall require a Temporary Use Permit as prescribed by the Land Development Code.
11. Applicant shall comply with Best Practices as established by the Environmental Protection Agency to prevent lead migration, reclamation and recycling of lead. (Cumberland Co, NC).
12. No Sunday or Wednesday shooting. Competition shooting will only occur between 10am and 5pm. No more than one 3 Gun Competition per month.
13. Each shooting lane must have a natural or manmade backstop to stop any stray projectiles.
14. No fully automatic weapons shall be fired on the property and no center fire rifle larger than .30 caliber shall be fired on the property. No explosives shall be detonated on the property.