

**Henderson County
Technical Review Committee Minutes
October 7, 2008**

The Henderson County Technical Review Committee met on October 7, 2008 at 2:00 p.m. in the King Street Board Room at 211 First Avenue East, Hendersonville, NC. Members present were Anthony Starr, Chair; Seth Swift, Toby Linville, Marcus Jones, Natalie Berry, Wally Hollis (for Rocky Hyder) and Gary Lance. Others present were Josh Lanning, NCDOT, and Parker Sloan, Planner.

Mr. Starr called the meeting to order and asked for the approval of the September 2, 2008 minutes. Seth Swift made a motion for approval of the minutes and all members voted in favor.

Combined Master Plan and Development Plan – Mountain Home Commercial Park Major Subdivision Located on Approximately 5.93 Acres off Maxwell Road – Mark Corn, Agent, on behalf of Dice LLC, Owner. Presentation by Parker Sloan. Mr. Sloan mentioned that the applicant is proposing a total of 3 lots for commercial purposes located on approximately 5.93 acres of land off Maxwell Road. It is also not located in a water supply watershed district or a floodplain. He said that the project site does not contain slopes in excess of 60 percent and is currently located in the Regional Commercial Zoning District. He stated that no roads are proposed, but that public water and public sewer are proposed to serve the project. Mr. Starr said that one thing that came up during a site plan visit was that no new right-of-way has been proposed but a new road is needed off of the existing Maxwell Road, where the gravel goes behind the car lot up to track # 1 and # 2, which a revision might need to be made.

Mark Corn, agent for the owner of this project stated since last month, some issues have been resolved. He said the sixty-foot right-of-way that was recorded on an older plat has been proposed to be split into three tracts of land and maintain the existing right-of-way there. At present, the road is dirt and gravel and they are improving it and will be shown on the master plan. It was discussed that the applicant must label the right-of-way as public or private on the revised Combined Master and Development Plan and that any road improvements must be completed before the final plat approval can be given. Mr. Starr said that the existing road off Maxwell Road, the 60-foot right-of-way, will be required to be named. Mr. Hollis stated that any subdivision served by a public water system shall meeting the County's standard of one hydrant per 1,000 feet of linear road distance and for commercial building access, a fire apparatus access road is required with an unobstructed width of not less than 20 feet and shall extend to within 150 feet of all portions of any facility and portions of the exterior walls of the first story of the building(s) as measured by an approved route around the exterior of the building. Also, prior to any land disturbance activity the applicant shall provide a revised Combined Master and Development Plan delineating any new public water improvements with any required hydrant locations and a cross section of the road improvements required to satisfy the Fire Code. The plan also is contingent on these additional standard conditions:

1. Subdivision Name meets the standards of the Land Development Code.
2. All areas disturbed by the construction of a road, including cut and fill slopes, shoulders and ditch bans, shall be seeded to stabilize the soil and prevent erosion. Seeding should be done as soon as feasible after road construction.
3. All road and drainage structures shall be constructed in accordance with state roads standards. Road drainage side ditches shall be constructed with sufficient depth and width to carry the expected volume of storm water runoff.
4. All major subdivisions may provide for, at the primary entrance, a community identification/subdivision sign to conform to the sign regulations and shall be located in dedicated sign easements which must be shown on the final plat.
5. The applicant shall submit written notice from the appropriate local agencies verifying that an Erosion and Sedimentation Control Plan has been received or a written notice from a professional

land surveyor, engineer, landscape architect, architect, or professional planner certifying that no plan is required.

6. The Final Plat must meet the requirements provided by the Planning Department whenever a subdivision of land occurs.

Mr. Starr made a motion that the Technical Review Committee find and conclude that the Combined Master and Development Plan appears to comply with the subdivision provisions of Chapter 200A of the Land Development Code and further moves that the Combined Master and Development Plan be approved subject to the conditions discussed. All members voted in favor.

Adjournment. The meeting was adjourned at 2:20 p.m.

Anthony Starr, Chairman

Kathleen Scanlan, Secretary