

The design and location of the property on which the apartment complex and commercial structure (referred to as *property*) are to be placed merit the following comments:

1. The Retro Taco business uses a septic tank and drain field to process waste water. It appears that the proposed property will pave over the tank and drain field.
Will the property developer take the following steps:
 - provide a sewer line to handle this sewage stream and
 - connect Retro Taco's sewage line to the sewer line his property will use?
2. A review of the county sewer lines in the property's vicinity shows there is no suitably sized sewer line to handle effluents from the proposed development.
Will the developer be required to plan and install sewage lines sized to handle the proposed development?
3. The proposed drawing shows ingress and egress lines for automobile traffic from the property. The line attaching the property to Strawberry Plains Pike shows traffic entering Strawberry Plains Pike and then turning onto Jim Armstrong Road, which is a one-lane road and should not be relied upon to handle traffic leading to/from the proposed development.
Staff comments indicate there will be no traffic impact. However, during work-day rush hour, traffic exiting the proposed property will likely be unable to cross to John Sevier Highway in order to proceed north toward Asheville Highway. Drivers would have to cross John Sevier Highway's southbound lane AND the left turn lane onto John Sevier to enter the highway to travel north. This scenario will force residents to exit onto Strawberry Plains Pike and turn right to use the traffic light to proceed in the direction of Asheville Highway. In this scenario, when entering John Sevier Highway, it would be difficult to travel north using the John Sevier entrance/exit from the proposed property. Therefore, the Commission should observe morning and evening rush-hour traffic patterns to determine the traffic impact.
4. Based on the proposed plan, residential buildings will be located adjacent to an industrial gas facility. The venting of non-respirable gasses or the potential for flammable gas casualties should be evaluated in the context of prevailing winds using wind rose data to ensure gas releases for whatever reason will not impact the proposed property's residents. The Commission should also evaluate the potential safety hazards of locating residents so close to an industrial gas facility, whatever the size. Before venting or filling operations, the facility uses a wind sock to determine strength and wind direction. The Commission should evaluate if gas facility procedures should be developed considering the close proximity to the proposed residential areas. The maximum credible accident scenario should be evaluated in terms of the nearby residential buildings.
5. During heavy prolonged, the nearby Swan Pond Creek exceeds its banks, resulting in submergence of the nearby soccer field and road bridge on Strawberry Plains Pike, rendering the Pike impassable until the flooding subsides. Runoff from the proposed paved property should not be allowed to aggravate flooding. The County is aware of this problem. In fact, when the building on the park property was built, it was elevated to protect it from these periodic floods. Once again, further evaluation is needed.