

**MEETING SUMMARY**  
**Henderson County Technical Review Committee**  
**December 16, 2014**

The Henderson County Technical Review Committee met on December 16<sup>th</sup> at 2:00 p.m. in the King Street Meeting Room at 100 N. King Street, Hendersonville, NC.

TRC Members Present:

Autumn Radcliff, Senior Planner  
Toby Linville, Zoning Administrator  
Carl Ownbey, NCDOT  
Wally Hollis, Fire Marshal  
Natalie Berry, P.E. Assistant County Engineer  
Marcus Jones, P.E., Director of Engineering  
Tom Staufer, Building Services Director

TRC Members Absent:

Brent Detwiler, City of Hendersonville Engineer  
Seth Swift, Environmental Health Supervisor

Minutes – Ms. Radcliff asked if there were any adjustments to the December 2, 2014 meeting summary. Marcus Jones made a motion to approve the minutes. Wally Hollis seconded the motion. All members voted in favor.

Lower Mills River-Asheville Watershed (WS-III-BW) Boundary Change -Presenter- Matt Champion, Planner  
Mr. Champion briefly explained the Lower Mills River-Asheville Watershed (WS-III-BW) Boundary Change. On November 6, 2014, the North Carolina Department of Environment and Natural Resources (NCDENR) approved a request to adjust the Lower Mills River-Asheville Watershed (WS-III-BW) boundary. Henderson County Planning Department Staff submitted a revised map to NCDENR on behalf of the Town of Mills River and WGLA Engineering.

WGLA Engineering discovered the existing WS-III-BW boundary did not drain into the Mills River as previously depicted in the current watershed map. The area in question is located near NC Highway 280 in the Town of Mills River municipal limits. The proposed WS-III-BW boundary would remove approximately 117 acres from the existing WS-III-BW boundary. A total of 31 parcels would be affected by the proposed WS-III-BW boundary change, with 7 parcels being removed entirely and 24 parcels seeing a reduction in the WS-III-BW boundary on their property. The proposed WS-III-BW boundary does not affect any new parcels that are not already found in the existing WS-III-BW boundary nor increase the existing water supply watershed boundaries. All local government's critical and protected area boundaries must be approved by the Division of Energy, Mineral, and Land Resources (DEMLR) prior to adoption by the local government. DEMLR, a division of NCDENR, approved the proposed modification.

Autumn Radcliff made a motion the Technical Review Committee recommend the Commissioners approve the proposed Lower Mills River-Asheville Watershed (WS-III-BW) boundary change for Henderson County as approved by the NCDEMLR on November 6, 2014. Toby Linville seconded the motion. All members voted in favor.

Adjournment: Ms. Radcliff adjourned the meeting at 2:04 p.m.

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Jenny Maybin

The Warm Company

After adjournment The Warm Company met with the Technical Review Committee in reference to an additional building to be heard soon. Will Buie with WGLA Engineering, Ken Stubbs and Chris Cormier with Carolina Specialties, Dale Stirn with Stirnco and Robert Blythe with Diboco were an addition to the agenda with specific building and fire questions ahead of actual submittal. They are currently deciding how to phase the construction. The new building will be 136,000 square feet and accessed from Corn Mountain Road. There will be fire access to the building from the east and west. A buffer will need to be added between the Industrial and Residential zoning districts.