

**MINUTES OF THE  
Henderson County Technical Review Committee  
February 7, 2012**

The Henderson County Technical Review Committee met for their regular meeting on February 7, 2012 at 2:00 p.m. in the King Street Meeting Room at 100 N. King Street, Hendersonville, NC.

TRC Members Present:

Anthony Starr, AICP, Planning Director  
Toby Linville, CZO, Zoning Administrator  
Gary Lance, Inspections Supervisor, substituting for Tom Stauffer, Building Services Director  
Seth Swift, Environmental Health Supervisor  
Marcus Jones, P.E., Director of Engineering  
Natalie Berry, PE, Assistant County Engineer  
Carl Ownbey, TTIII, NCDOT, substituting for Steve Cannon, P.E., NCDOT

TRC Members Absent:

Rocky Hyder, Emergency Services Director  
Dennis Frady, Hendersonville Assistant Utilities Director

Also Present:

Joe and Donna Lazarus, Applicants/Owners  
Sarah Zambon, Deputy County Attorney, Henderson County  
Denisa Lauffer, Permit Coordinator  
Karen Ann Wall, Secretary

Approval of Meeting Minutes: Mr. Starr asked for the approval of the January 3, 2012 meeting minutes. Mr. Linville made a motion to approve as presented. All members voted in favor.

Major Site Plan - Joe Lazarus of Storehouse Coffee Company: Mr. Linville presented the site plan, photos, aerials, and other material of the project for Office: Business, Professional and Public, for the mail order coffee business that is being conducted out of the home at 198 Appleola Road, Hendersonville. He said it would be considered a home occupation if the owners lived there. Mr. Linville explained an Office is permitted by right in an R3 zone but the supplemental requirement requires a major site plan. Mr. Linville said the house would need to be addressed. Mr. Lance discussed requirements for handicap access. There was discussion on the front porch, deck, driveway configuration, and septic system. Mr. Ownbey discussed the driveway permit requirements. Mr. Starr asked for a motion to approve the site plan. Mr. Linville made a motion to approve with the following conditions:

- 1- All weather access to the handicap parking space, which will include a 4 foot wide ramp with maximum pitch 1/12.
- 2- Posting address on building with minimum 6 inch letters.
- 3- Approved driveway application.
- 4- Change in Use permit.

All members voted in favor of approval with the conditions.

Adjournment: Mr. Starr adjourned the meeting at 2:29 p.m.

---

Anthony W. Starr, Chairman

---

Karen Ann Wall, Secretary