

MEETING MINUTES
Henderson County Technical Review Committee
August 6, 2013

The Henderson County Technical Review Committee met on August 6th at 2:00 p.m. in the King Street Meeting Room at 100 N. King Street, Hendersonville, NC.

TRC Members Present:

Autumn Radcliff, Interim Planning Director
Toby Linville, Zoning Administrator
Marcus Jones, P.E., Director of Engineering
Natalie Berry, P.E., Assistant County Engineer
Matt Champion, Planner
Tom Stauffer, Director of Permits and Inspections

TRC Members Absent:

Seth Swift, Environmental Health Supervisor
Brent Detwiler, City of Hendersonville Engineer
Wally Hollis, Fire Marshal
Steve Cannon, NCDOT

Also Present:

Sarah Zambon, Deputy County Attorney, Henderson County
John Mitchell, Business and Community Development Director, Henderson County

Minutes – Ms. Radcliff asked if there were any adjustments to the May 21, 2013 meeting minutes. Tom Stauffer made a motion to approve the minutes. Marcus Jones seconded the motion. All members voted in favor.

Rezoning Application (#R-2013-02)

Presenter, Matt Champion. Mr. Champion briefly explained Rezoning Application #R-2013-02, which was initiated on June 20, 2013. The Henderson County Planning Department requests the County rezone approximately 74.68 acres of land. On June 30, 2013 the Town of Mills River De-Annexed twelve (12) individual parcels of land through North Carolina House Bill 671. Henderson County has 120 days, or until October 28, 2013 to determine and apply a County zoning designation for the subject area. The subject area is located approximately half a mile south of Highway 280 off Old Pole Bridge Road, which is off Old Turnpike Road. The surrounding properties to the north, west, east, and south consist of residential use and some vacant land. The parcel directly south is commercial use as an auto repair and salvage shop. The subject northeast, east, and south is zoned Residential 2 Rural (R2R). The allowable density for this area will then be 1 unit per acre and will limit the commercial uses allowed. Henderson County Planning Department staff supports rezoning the Subject Area from a Mills River Mixed Use (MR-MU) zoning district to a Residential Two Rural (R2R) zoning district based on the existing uses of the properties and the recommendations of the Henderson County Comprehensive Plan. Toby Linville made a motion to recommend approval of rezoning application #R-2013-02 to rezone the subject area to R2R based on the recommendations of

the Henderson County 2020 Comprehensive Plan. Natalie Berry seconded the motion. All members voted in favor.

Variance Request V-13-01

Presenter, Toby Linville. Mr. Linville gave a brief overview on the property located at 291 Spring Place Drive. The application was initiated by Danny Sharpe with Clayton Homes. The property is +/-0.17 acre and zoned Residential-1 (R1). In 2008 the single wide manufactured home was misplaced on two lots. The existing structure crosses the property line. The neighbor at 281 Spring Place Drive has requested the lot lines be adjusted so the home is located on one lot. Due to the location of the neighbor's septic area, the lot lines cannot be adjusted enough to allow the 10' setbacks required by zoning. Septic areas were not required then to have a repair area for septic the amount of space is limited due to the size of the lots. Mr. Stauffer questioned the possibility of relocating the septic. Mr. Linville stated that is also not an option due to the lot size. Mr. Linville moved to approve site plan for V-13-01 because it meets the requirements of the Land Development Code. He also moved that TRC give a favorable recommendation for V-13-01. Marcus Jones seconded the motions. All members voted in favor.

Adjournment: Ms. Radcliff adjourned the meeting at 2:11 p.m.

Jenny Maybin