

MEETING MINUTES
Henderson County Technical Review Committee
December 3, 2013

The Henderson County Technical Review Committee met on December 3rd 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
John Mitchell, Business and Community Development Director
Marcus Jones, P.E., Director of Engineering
Parker Sloan, Planner
Carl Ownbey, NCDOT
Seth Swift, Environmental Health Supervisor
Wally Hollis, Fire Marshal
Natalie Berry, P.E., Assistant County Engineer

TRC Members Absent:

Brent Detwiler, City of Hendersonville Engineer
Tom Stauer, Director of Permits and Inspections

Also Present:

Larry Rogers, Partnership for Economic Progress

Minutes – Ms. Radcliff asked if there were any adjustments to the November 5, 2013 meeting minutes. Marcus Jones made a motion to approve the minutes. All members voted in favor.

Major Site Plan Review for Elite Auto Lights, Inc.

Presenter, Toby Linville. Mr. Linville gave a brief summary of the background on the property located off Continental Divide Drive near US Highway 25. The property is approximately 1.7 acres (PIN: 9587523426). The property is now vacant and zoned Regional Commercial (RC). Trey Ford and Tom Wilson were present to explain the plans for the new commercial building. It will be used as an additional operations building for Elite Auto Lights, Inc. The parcels are not going to be combined. Carl Ownbey stated they would need to obtain a NCDOT driveway permit. Seth Swift mentioned trench drains being shown in the building. Rather than having trench drains, Seth suggested they check with DENR about having a holding tank for any chemicals being washed. It would be a separate permit through the DENR office if they choose to go this route. Natalie Berry stated they would need a storm water permit, if the adjacent building is owned by the same owner. Toby Linville, questioned the parking spaces shown, his main concern is to make sure they have enough parking spaces. Toby Linville made a motion TRC approve the site plan with the following conditions: obtain a NCDOT driveway permit, have proper permitting for trench drains, obtain a storm water permit if needed. Wally Hollis seconded the motion. All members voted in favor.

Major Site Plan Review for The Warm Company

Presenter, Toby Linville. Mr. Linville gave a brief summary of the background on the property located off Old Sunset Hill Road. This is an addition to the existing building. The property is approximately 5.71 acres (PIN:9589087042) and zoned Industrial (I). Ken Stubbs and Tom Wilson were present to explain any questions about the addition. Carl Ownbey, stated if the driveway is changed in anyway, they would need to obtain a driveway permit. Mr. Stubbs

explained there may be some changes later on due to damages being done to the entrance from others, not associated with The Warm Company, turning around. If so, they will be in touch with the state, obtaining the proper permits. Natalie Berry stated she already has the erosion and storm water plans under in favor. Toby Linville made a motion TRC approve the site plan with the following the conditions: if driveway is changed they will need to obtain a NCDOT driveway permit and follow through with the erosion control and storm water permits. Wally Hollis seconded the motion. All members voted in favor.

Rezoning Application for The Warm Company (#R-2013-06)

Presenter, Parker Sloan. Mr. Sloan gave a brief summary of rezoning application #R-2013-06, which was submitted on November 20, 2013. The applicant requests the County rezone a 5 acre tract from a Residential Two Rural (R2R) to an Industrial (I) zoning district. The subject area (PIN: 9589-08-7579) is owned by Chumbley Family LLC and the applicant is the Warm Company. Autumn Radcliff made a motion the Technical Review Committee approve rezoning application #R-2013-06 and give a favorable recommendation to the Planning Board and Board of Commissioners since it complies with the Henderson County 2020 Comprehensive Plan. Toby Linville seconded the motion. All members voted in favor.

Adjournment: Ms. Radcliff adjourned the meeting at 2:24 p.m.

Jenny Maybin