

MEETING MINUTES
Henderson County Technical Review Committee
January 21, 2014

The Henderson County Technical Review Committee met on January 21st at 2:00 p.m. in the King Street Meeting Room at 100 N. King Street, Hendersonville, NC.

TRC Members Present:

John Mitchell, Business and Community Development Director
Toby Linville, Zoning Administrator
Autumn Radcliff, Senior Planner
Marcus Jones, P.E., Director of Engineering
Matt Champion, Planner
Steve Cannon, NCDOT
Wally Hollis, Fire Marshal

TRC Members Absent:

Seth Swift, Environmental Health Supervisor
Natalie Berry, P.E., Assistant County Engineer
Tom Staufer, Building Services
Brent Detwiler, City of Hendersonville Engineer

Also Present:

Larry Rogers, Partnership for Economic Progress

Minutes – Ms. Radcliff asked if there were any adjustments to the January 7, 2014 meeting minutes. Marcus Jones made a motion to approve the minutes. All members voted in favor.

Combined Master & Development for Waffle House

Presenter, Matt Champion. Mr. Champion briefly explained the combined master and development plan for the Waffle House Inc. major subdivisions, (2014-M01). William Buie, engineer submitted a Combined Master Plan and Development Plan for the project known as Waffle House Inc. subdivision. This would be a major commercial subdivision for a total of 2 lots. The project is located on approximately 2.18 acres of land located off Asheville Highway. The Master Plan proposes a total of 2 lots for commercial purposes. The project is not located in a water supply watershed district nor is it located within the floodplain. Public water and sewer lines are proposed to serve the project site. Autumn Radcliff made a motion TRC approve the combined master and development plan with the conditions noted in the staff report. Marcus Jones seconded the motion. All members voted in favor.

Major Site Plan Review for Waffle House

Presenter, Toby Linville. Mr. Linville summarized the staff report for retail sales and services for the Waffle House, Inc. The property is located on Asheville Hwy north of the existing Hardees near I-26. Once the previously mentioned subdivision is completed, the new lot will be approximately .844 acres (PIN:9651492507) and zoned Regional Commercial (RC). The property will be served by Hendersonville Water and Cane Creek Sewer. Steve Cannon stated they would need to obtain a NCDOT driveway permit. Also this project is going to require TIA (Transportation Impact Analysis) due to the location of the development near the island. It will probably end up having to have a right-in and right-out access. NCDOT will also need to discuss with them the access for the other lot. Marcus Jones stated this would trigger the need for a storm water permit. Toby Linville made a motion TRC approve the major site plan with the

following conditions: obtain a NCDOT driveway permit, submit a TIA (Traffic Impact Analysis), and apply for a storm water permit. Marcus Jones seconded the motion. All members voted in favor.

Adjournment: Ms. Radcliff adjourned the meeting at 2:17 p.m.

Jenny Maybin