

MEETING MINUTES
Henderson County Technical Review Committee
March 18, 2014

The Henderson County Technical Review Committee met on March 18th 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
Autumn Radcliff, Senior Planner
Toby Linville, Zoning Administrator
Marcus Jones, P.E., Director of Engineering
Parker Sloan, Planner
Josh Lanning, NCDOT
Seth Swift, Environmental Health Supervisor
Wally Hollis, Fire Marshal
Tom Staufer, Building Services
Natalie Berry, P.E., Assistant County Engineer

TRC Members Absent:

Brent Detwiler, City of Hendersonville Engineer

Minutes – Ms. Radcliff asked if there were any adjustments to the March 4, 2014 meeting minutes. Tom Staufer made a motion to approve the minutes. Wally Hollis seconded the motion. All members voted in favor.

Major Site Plan Review for Rosebay Apartments & Rezoning Application (#R-2014-03-C)

Presenters, Parker Sloan and Toby Linville. Hugh Lipman and Noelle McKay from Housing Assistance Corporation were present to answer any questions the board may have. Mr. Sloan gave a brief summary of rezoning application #R-2014-03-C, which was submitted on February 1, 2014. The applicant requests the County rezone approximately 5.6 acres of land from a Residential Two (R2) to an Office and Institutional Conditional (O&I-CD) zoning district. The subject area parcel is owned by Virginia Beatty and the applicant is Hugh Lipham. (PIN: 9559-71-0445 & 9559-71-4280). Conditional zoning districts are different from traditional zoning districts because they require a site plan for the proposed use(s) of the property and certain conditions or restrictions are placed on the property based on the proposed or allowable use(s). Conditional zoning district decisions are a legislative process subject to the same procedures as traditional zoning districts.

Mr. Linville presented his staff report explaining the site plan for the property. The property is currently vacant and zoned Residential Two (R2). The property is located in a Watershed Supply Area, so that will limit the total impervious surface to 70% with storm water control. The apartment complex would include a total of 64 apartments: 20 one bedroom, 28 two bedrooms and 16 three bedrooms. Toby Linville made a motion the Technical Review Committee approve rezoning application #R-2014-03-C to rezone the subject area to Office and Institutional Conditional (O&I-CD) zoning district based on the recommendations of the Henderson County 2020 Comprehensive Plan and subject to approval of the site plan. Tom Staufer seconded the motion. All members voted in favor. Toby Linville made a motion TRC approve the site plan with the following conditions: obtain an NCDOT driveway permit depending on road classification. Wally Hollis seconded the motion. All members voted in favor.

Adjournment: Ms. Radcliff adjourned the meeting at 2:23 p.m.

Jenny Maybin