

MEETING MINUTES
Henderson County Technical Review Committee
October 3, 2017

The Henderson County Technical Review Committee met on October 3, 2017 at 2:00 p.m. in the King Street Meeting Room at 100 N. King Street, Hendersonville, NC.

TRC Members Present:

Autumn Radcliff, Planning Director
Toby Linville, Zoning Administrator
Tom Staufer, Building Services Director
Natalie Berry, Project Engineer
Kevin Waldrup, Fire Marshal
Seth Swift, Environmental Health Supervisor
Renee Chambard, NCDOT
Marlee Page, City of Hendersonville

TRC Members Absent:

John Mitchell, Business and Community Development Director
Marcus Jones, P.E., Director of Engineering

Minutes – Ms. Radcliff asked if there were any adjustments to the August 15, 2017 meeting summary. Tom Staufer made a motion to approve the minutes with a second from Kevin Waldrup and all members voted in favor.

Major Site Plan Lift Holdings RV Park SUP-17-04

Toby Linville presented the staff report for Tore Borhaug on Michelle Circle. This project is a conversion of an existing manufactured home park to a RV Park. Tore Borhaug was present to describe the project. Mr. Borhaug said that he has trouble finding affordable housing for his staff at Tore's Home and hopes to provide it with a mix of manufactured homes and park models. Toby Linville made two motions: that TRC approve the major site plan with conditions to apply for NCDOT Driveway Permit and existing system checks with Environmental Health and that TRC recommend approval of SUP-17-04 to the Zoning Board of Adjustment with a second from Tom Staufer. TRC voted unanimous approval.

Major Site Plan Leisure Craft

Toby Linville presented the staff report for an expansion of Leisure Craft on Crest Rd. Will Buie was present to describe the project. He said that the building would be used to store finished product. Buie said that the property did have Hendersonville sewer nearby but the lines near the property were privately owned so the project would use private septic to serve the office bathrooms. Natalie Berry said the project would need an Erosion Control and Stormwater Permit. Renee Chambard said the project would need a driveway permit and they would consider a pedestrian crossing for the overflow parking. Toby Linville moved to approve the major site plan with the aforementioned conditions with a second from Kevin Waldrup. TRC voted unanimous approval.

Master Plan the Boulders

Allen McNeill presented the staff report for the revised master and development plan. Scott Bolyard was present to describe the project. Mr. Bolyard said the original approval was for 59 lots and with the addition of 15 more acres the total lot count would be 58. He said the revised layout allows better septic layouts. Autumn Radcliff moved to forward the application to the Planning Board (November 16) having met the technical requirements with the aforementioned conditions and Master Plan Comments. Tom Stauffer seconded the motion and TRC voted unanimous approval.

R-2015-05 Snead Office

Allen McNeill presented the staff report for the rezoning application. Autumn Radcliff said the project was familiar because TRC had heard a special use permit application on August 1st that could not meet the home occupation requirements. Renee Chambard said the project would require a NCDOT driveway permit. Tom Staufer said once the rezoning is approved they can change their building permit to a commercial up fit. Autumn Radcliff moved to forward the application to the Planning Board having met the technical requirements of the ordinance with second from Kevin Waldrup. The TRC voted unanimous approval.

The meeting was adjourned at 2:36 p.m.

Toby Linville