

MEETING MINUTES
Henderson County Technical Review Committee
July 18, 2017

The Henderson County Technical Review Committee met on July 18, 2017 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
Tom Stauffer, Building Code Supervisor
Natalie Berry, Project Engineer
Marcus Jones, P.E., Director of Engineering
Kevin Waldrup, Fire Marshal
John Mitchell, Business and Community Development Director
Seth Swift, Environmental Health Supervisor
Renee Chambard, NCDOT
Lee Smith, City of Hendersonville

TRC Members Absent:

Minutes – Ms. Radcliff asked if there were any adjustments to the June 20, 2017 meeting minutes. Tom Stauffer made a motion to approve the minutes with a second from Marcus Jones and all members voted in favor.

Rezoning 2017-03 The Boulders

Allen McNeill presented the rezoning application for R-2017-03 for The Boulders. A 3.43 acre portion of the subdivision is in the City of Hendersonville's Extra-territorial Jurisdiction. The request is to rezone to R1 after the city has removed the property from their ETJ. Scott Bolyard spoke on behalf of the project explaining which portions of the lots would be removed. He said the majority of the acreage would be left in conservation easement. Hearing no additional conditions from the Committee, Autumn Radcliff moved to recommend approval of rezoning from ETJ to R1. Tom Stauffer seconded the motion and TRC voted unanimous approval.

Rezoning 2017-04 Patricia Jones

Stedman Smith presented the site plan for R-2017-04 for Patricia Jones. The request is to rezone from R1 to Industrial. There was no one present to discuss the project. There were no additional conditions from the Committee. Autumn Radcliff moved to recommend to the Planning Board that the rezoning be approved if the two adjoining lots are also rezoned to eliminate spot zoning by leaving small R1 lots. Marcus Jones seconded the motion and TRC voted unanimous approval.

Combined Master and Development Plan 2017-M-05

Allen McNeill presented the 17-lot major subdivision. Cameron Baker, Surveyor and Scott Houk, Agent attended to represent the plan. Cameron Baker said the lots would have modular homes from CMH Homes. Scott Houk said the road would be built to state standard for adoption into state maintenance. Seth Swift asked if the septic systems would be built under the engineered option. Baker answered yes, Steve Melin was currently evaluating the soils. Autumn Radcliff moved to approve the Combined Master and Development Plan with the aforementioned conditions. Tom Stauffer seconded the motion. TRC voted unanimous approval.

Major Site Plan Thermocouple Components

Toby Linville presented the staff report for Thermocouple Components on Reeds Way. Zach Cooper was present to describe the project. He said it is an approximately 10000 sqft manufacturing facility which is mostly storage with an office for 3-4 employees. Natalie Berry said the project would require a stormwater permit. There was discussion whether the project would require a driveway permit if Reeds Way were state maintained. Toby Linville moved that the TRC approve the major site plan with second from Marcus Jones. TRC vote unanimous approval.

The meeting was adjourned at 2:24 p.m.