

**MEETING MINUTES**  
**Henderson County Technical Review Committee**  
**March 19, 2013**

The Henderson County Technical Review Committee met on March 19th at 2:00 p.m. in the King Street Meeting Room at 100 N. King Street, Hendersonville, NC.

TRC Members Present:

Autumn Radcliff, Interim Planning Director  
Toby Linville, Zoning Administrator  
Wally Hollis, Fire Marshal  
Marcus Jones, P.E., Director of Engineering  
Carl Ownbey, NCDOT  
Tom Staufer, Director of Permits and Inspections  
Natalie Berry, P.E., Assistant County Engineer

TRC Members Absent:

Dennis Frady, Hendersonville Assistant Utilities Director  
Seth Swift, Environmental Health Supervisor

Also Present:

Larry Rogers  
John Mitchell, Business and Community Development Director, Henderson County  
Melissa Ballard, the Broadway Group, LLC  
Kai Belew, 4 Site Inc.-Civil Engineer for the Broadway Group, LLC  
Richard Green, Innovative Solar 14, LLC

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

Major Site Plan Review- Innovative Solar 14, LLC- Laycock Road

Presenter, Toby Linville. Mr. Linville gave a brief overview of the site plan for Innovative Solar 14, LLC. The property is a 13.51 acres site zoned Residential 2 Rural (R2R) off Laycock and Clark Road. Mr. Linville explained supplemental requirements for a solar energy generation facility. Richard Green stated the access road will be partly gravel as you turn off Laycock Road other than that plans are to leave site as natural as possible to aid in storm water control. Carl Ownbey stated he would need to obtain a NCDOT driveway permit. Also, since the road is not heavily traveled a heavy mud mat would be sufficient for the driveway instead of pavement. Mr. Linville made a motion to approve the site plan with the following conditions: apply for a Storm Water/Erosion Control Permits and a Driveway Permit from NCDOT. Wally Hollis seconded the motion. All members voted in favor of the motion.

Major Site Plan Review- The Broadway Group, LLC-Dana Retail

Presenter, Toby Linville. Mr. Linville gave a brief overview on the site plan review for Dana Retail. Mr. Linville explained the property is zoned Local Commercial (LC) and the conditions required in Supplemental Requirement 7.14. The project is located on approximately 3.6 acres of land off Dana Road. Melissa Ballard stated it would be a one story freestanding commercial retail store with one tenant. The well is located outside of the right-of-way and meets the required setbacks. The septic location is at the rear of the property. Seth Swift had called earlier to say that the adjoining septic was not an issue with this property. Mr. Linville stated a

monument sign would need to be built. Autumn Radcliff, encouraged Ms. Ballard to read the Dana Community Plan design recommendations, so they could try to comply with the standards mentioned. Ms. Radcliff said the Plan recommends using wood siding, stone or brick for building materials on the architectural part of the building. Mr. Linville made a motion to approve the site plan with the following conditions: complete the Driveway Permit from NCDOT, place a monument sign when the time comes, apply for a Storm Water/Erosion Control Permits, and try to meet the Dana esthetics standards. Tom Staufer seconded the motion. All members voted in favor of the motion.

Adjournment: Ms. Radcliff adjourned the meeting at 2:26 p.m.

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Jenny Maybin