

**MEETING MINUTES**  
**Henderson County Technical Review Committee**  
**August 21, 2012**

The Henderson County Technical Review Committee met on August 21, 2012 at 2:00 p.m. in the King Street Meeting Room at 100 N. King Street, Hendersonville, NC.

TRC Members Present:

Anthony Starr, AICP, Planning Director  
Toby Linville, CZO, Zoning Administrator  
Marcus Jones, P.E., Director of Engineering  
Wally Hollis, Fire Marshal  
Tom Staufer, Building Services Director  
Josh Lanning Transportation Technician, P.E., NCDOT

TRC Members Absent:

Seth Swift, Environmental Health Supervisor  
Natalie Berry, P.E., Assistant County Engineer  
Dennis Frady, Hendersonville Assistant Utilities Director

Also Present:

Sarah Zambon, Deputy County Attorney, Henderson County  
Parker Sloan, Planner

Minutes- Mr. Starr asked if there was any adjustment to the meeting minutes. He then made a motion to approve the July 3 and July 17 meeting minutes. All members voted in favor.

Variance-Hilliard Property- Presenter, Toby Linville. Ms. Janet Hilliard was represented by Mr. Jonathon Hilliard. Mr. Linville stated that Mrs. Hilliard was trying to subdivide her property and could not do so because the zoning setbacks for this property could not be met based on her current building locations. She was seeking a 10' side yard setback for the new lots. Mr. Hilliard's primary concern was a loss of income for his ex-wife, Mrs. Janet Hilliard. Mr. Linville stated that this was not a hardship because she could still get the rental income whether it was subdivided or not. Mr. Hilliard stated that it was a hardship in that the property could not be subdivided and sold which is an option that his ex-wife wants. The building labeled as the studio was infringing on the property line.

After discussion, Mr. Linville made a motion to deny the site plan based on the conditions of the supplemental requirement not being met. He stated that the plan needed some additional information to aid in the decision that the Board has to make such as the addition of the well and septic location information to the plan. Due to the fact that the plan did not meet the LDC requirements for granting the variance, Mr. Linville made the recommendation to deny the variance. The TRC unanimously voted to not approve the site plan and to recommend denial of the variance.

Rezoning- #R-2012-02-Presenter, Parker Sloan, Planner. Parker gave a brief summary of the purpose behind the applicant, Jarrett Mitchem, request for a rezoning for two tracts of land, one 11.6 acre tract (PIN: 9680-89-7263) and one 16.9 acre tract (PIN: 9680-99-2699). Mr. Mitchem requested that the tracts be rezoned from Local Commercial (LC) zoning district to a Residential Two Rural (R2R) district. Mr. Starr Recommended the approval of the Rezoning. All members

voted in favor.

Variance-Hyder Asphalt Plant-Presenter, Toby Linville. Gregg Bellini was the applicant for variance for the property owned by Boyd Hyder. Mr. Bellini was not present for the meeting. The variance request is for a reduction in the 100' perimeter setback prescribed by the supplemental requirement to the 20' Industrial district setback. The reason behind this is that since the property abuts Vulcan Quarry which has a similar use, it is logical to move the project closer to this property. Mr. Linville recommended approval of the variance. All members voted in favor of recommending approval of the variance.

Major Site Plan Review-Hyder Asphalt Plant –Presenter, Toby Linville. The special use permit for the project was approved at the July Board of Adjustment meeting. If the Board of Adjustment approves the variance at their August meeting, the SUP must be amended to reflect the change in site plan. Mr. Linville recommended approval of the site plan. All members voted in favor. Mr. Linville recommended approval to amend the SUP to the Board of Adjustment if they grant the variance subject to the following conditions: Apply for a Storm Water Permit, Erosion Control Permit, and a Driveway Permit from NCDOT. The TRC unanimously voted to recommend approval of the variance to the Board of Adjustment.

Adjournment: Mr. Starr adjourned the meeting at 2:45 p.m.

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Anthony W. Starr, Chairman