

**MEETING MINUTES**  
**Henderson County Technical Review Committee**  
**April 4, 2017**

The Henderson County Technical Review Committee met on April 4, 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  
Steve Cannon, NCDOT  
Seth Swift, Environmental Health Supervisor  
Kevin Waldrup, Fire Marshal  
John Mitchell, Business and Community Development Director

TRC Members Absent:

Tom Stauffer, Building Code Supervisor  
Brent Detwiler, City of Hendersonville  
Marcus Jones, P.E., Director of Engineering  
Natalie Berry, Project Engineer

Minutes – Ms. Radcliff asked if there were any adjustments to the March 7, 2016 meeting minutes. Seth Swift made a motion to approve the minutes with a second from Kevin Waldrup and all members voted in favor.

Major Site Plan: Demmel

Presenter: Toby Linville. Mr. Linville presented the staff report for the major site plan. Brian Price and Joey Burnett from Tamara Peacock Architects represented the project. Steve Cannon stated that the project would need a temporary construction permit for grading and that the project was under review for NCDOT construction. Autumn Radcliff added that if NCDOT did not fund the project that the company must comply with major subdivision standards for road construction. Kevin Waldrup asked that a turnaround be added to the rear fire lane and that the fire lane be 20' wide on all sides.

Toby Linville moved to approve the major site plan with the aforementioned conditions. Autumn Radcliff seconded the motion and the TRC voted unanimous approval.

Revised Master and Development Plan-Dodd Meadows

Presenter: Brian Burgess. Mr. Burgess presented the staff report for the combined master and development plan. Will Buie from WGLA Engineering presented the project. The committee discussed the second entrance for the subdivision.

Autumn Radcliff moved to recommend approval of the Combined Master and Development Plan to Planning Board with the following conditions: staff report conditions and complete NCDOT driveway permit for second entrance. Toby Linville seconded the motion and the TRC voted unanimous approval.

Revised Master and Development Plan-South Creek Cottages

Presenter: Brian Burgess. Mr. Burgess presented the staff report for the combined master and development plan. Gary Davis and David Newton with Davis Civil Solutions appeared for the project. The project has come back for review because of a right-of-way change. The total lots and density have not changed.

Autumn Radcliff moved to approve the Combined Master and Development Plan with staff report conditions. Toby Linville seconded the motion and the TRC voted unanimous approval.

The meeting was adjourned at 2:17 p.m.

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Toby Linville