

**MEETING MINUTES**  
**Henderson County Technical Review Committee**  
**February 4, 2014**

The Henderson County Technical Review Committee met on February 4<sup>th</sup> at 2:00 p.m. in the King Street Meeting Room at 100 N. King Street, Hendersonville, NC.

TRC Members Present:

John Mitchell, Business and Community Development Director  
Toby Linville, Zoning Administrator  
Autumn Radcliff, Senior Planner  
Marcus Jones, P.E., Director of Engineering  
Seth Swift, Environmental Health Supervisor  
Carl Ownbey, NCDOT  
Wally Hollis, Fire Marshal  
Tom Stauffer, Building Services

TRC Members Absent:

Natalie Berry, P.E., Assistant County Engineer  
Brent Detwiler, City of Hendersonville Engineer

Also Present:

Larry Rogers, Partnership for Economic Progress

Minutes – Ms. Radcliff asked if there were any adjustments to the January 21, 2014 meeting minutes. Marcus Jones made a motion to approve the minutes. All members voted in favor.

Major Site Plan Review for Jeter Mountain Farms

Presenter, Toby Linville. Mr. Linville summarized the staff report for a place of small assembly, known as Jeter Mountain Farms, LLC. The property is located on Jeter Mountain Road approximately one mile from Crab Creek Road. Zachary Hunsader was present as a representative for Jeter Mountain Farms, LLC. The property is 336 acres (PIN: 9536688469) and zoned Residential 2 Rural (R2R). The property will be served by private septic and well. Carl Ownbey stated they would need to obtain a NCDOT driveway permit. Seth Swift stated the septic may need to be expanded and there is not to be any food service prep done on site. Mr. Hunsader explained if food is offered at events they would be catered. Seth also stated they would need to check with the state to have the well water tested in reference to being a state public water supply. Wally Hollis mentioned the gate entrance would need to be 20' for emergency vehicles to pass through. They would also need to make sure the road was accessible to the dry hydrant. Also, there should not be any alcohol sales on site this would decrease the occupancy limit. Tom Stauffer stated they would need to have two male bathrooms and two female bathrooms that are handicap accessible. Toby Linville made a motion that TRC approve the major site plan with the following conditions: submit building plans for the upfit, determine septic needs based on number of attendees, no food service inside, no alcohol sales on site, check with state public water supply and obtain a NCDOT driveway permit. Wally Hollis seconded the motion. All members voted in favor. Toby Linville made a second motion to recommend approval of the special use permit to the Board of Adjustment. Wally Hollis seconded the motion. All members voted in favor.

Adjournment: Ms. Radcliff adjourned the meeting at 2:22 p.m.

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Jenny Maybin