

**MEETING MINUTES**  
**Henderson County Technical Review Committee**  
**December 18, 2012**

The Henderson County Technical Review Committee met on December 18, 2012 at 2:00 p.m. in the King Street Meeting Room at 100 N. King Street, Hendersonville, NC.

TRC Members Present:

Toby Linville, CZO, Zoning Administrator  
Wally Hollis, Fire Marshal  
Marcus Jones, P.E., Director of Engineering  
Seth Swift, Environmental Health Supervisor  
Dennis Frady, Hendersonville Assistant Utilities Director  
Tom Staufer, Director of Permits and Inspections  
Matt Cable, Planning Department

TRC Members Absent:

Natalie Berry, P.E., Assistant County Engineer  
Steve Cannon, NCDOT

Also Present:

Curtis Sluder, Applicant  
Larry Rogers

Minutes - Mr. Linville asked if there were any adjustments to the November 6, 2012 meeting minutes. Wally Hollis made a motion to approve the minutes. All members voted in favor.

Major Site Plan Review-Sluder Retail - Presenter, Toby Linville. Mr. Linville gave a brief overview on the site plan review for the property located at the corner 25N and Old Park Road. Mr. Linville explained the property is zoned Local Commercial (LC) and the conditions required in Supplemental Requirement 7.14. Curtis Sluder was there to explain the proposed retail sales business at this location that was formerly residential use. Mr. Sluder said his wife owns a Retail Consignment Shop in Asheville, NC. She is looking to relocate her business to this new location, as well as himself use part of it for his attorney office. Tom Staufer discussed making sure it was handicap accessible, stating everything looked correct according to the site plans given. Mr. Sluder replied the only improvement still needed was a bar installed in the bathroom. Mr. Staufer mentioned the disproportionality clause in the code that is used to keep from financially breaking the back of anyone trying to carry out a remodeling project. It consists of a twenty percent limit based on the cost of the project. Seth Swift asked that Mr. Sluder protect his septic and explained it is adequate for the proposed building use. Marcus Jones stated Mr. Sluder also needed to obtain an erosion control permit. Representatives from the NCDOT were not present, Mr. Linville, stated their only condition is that Mr. Sluder obtain a commercial driveway permit. Hearing no questions from other board members, Mr. Linville moved to approve the major site plan for Sluder Retail with the following conditions: provide handicapped accessibility, protect septic system, obtain erosion control permit, and obtain NCDOT driveway permit. Seth Swift seconded the motion. All members voted in favor of the motion.

Adjournment: Mr. Linville adjourned the meeting at 2:14 p.m.

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Jenny Maybin