

MEETING MINUTES
Henderson County Technical Review Committee
January 8, 2013

The Henderson County Technical Review Committee met on January 8th 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
Natalie Berry, P.E., Assistant County Engineer
Brent Detwiler, City of Hendersonville Engineer
Steve Cannon, NCDOT
Parker Sloan, Planner
Matthew Champion, Planner

TRC Members Absent:

Seth Swift, Environmental Health Supervisor
Dennis Frady, Hendersonville Assistant Utilities Director
Tom Stauffer, Director of Permits and Inspections

Agenda Addition – Autumn Radcliff added an item to the agenda as Item 3, Combined Master and Development Plan for Vistas at Champion Hills.

Minutes – Ms. Radcliff asked if there were any adjustments to the December 18, 2012 meeting minutes. Marcus Jones made a motion to approve the minutes. All members voted in favor.

Revised Combined Master and Development Plan-Vistas at Champion Hills (2006-M27)

Parker Sloan presented the changes to the Master and Development Plan for this project. This plan was originally approved in 2006 as a Planned Unit Development by a Special Use Permit in the former R-20 district. A one year extension for the development plan was approved in December 2012. The developer requested changing the plan from duplexes to individual single family dwelling units on individual lots. This design does not meet the current Land Development Code requirements but does not change the density of the original Special Use Permit. Natalie Berry asked if the project was under a current Erosion Control Plan. Bruce Alexander said the state had issued an erosion control plan and it had been finalized because the roads were constructed. Marcus Jones asked if this would be an increase in density. Toby Linville answered that it would not. Brent Detwiler said that if the drawings were changed the as-built drawings for water meter installation would need resubmittal. Hearing no other concerns Marcus Jones made a motion to recommend approval of the Combined Master and Development Plan to the Planning Board. All members voted in favor. Marcus Jones then made a motion to recommend approval of amending SUP-06-01 to the Board of Adjustment. All members voted in favor.

Text Amendment (TX-2013-01)

Matt Champion presented a text amendment to extend the length of time religious services may operate under a temporary use permit. The amendment extends the time from 8 days to 12 weeks. Wally Hollis made a motion to recommend approval of this text amendment to the Planning Board. All members voted in favor.

Rezoning Application (#R-2012-06)

Parker Sloan presented the rezoning request. The applicant requested rezoning a .43 acre tract from Community Commercial to Residential 1. The adjoining parcels to the west are Residential 1. Hearing no questions Toby Linville made a motion to recommend approval of the rezoning to the Planning Board. All members voted in favor.

Autumn Radcliff reminded the committee that we would have a mid-month TRC meeting on January 22nd.

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

Toby Linville