

**MEETING MINUTES**  
**Henderson County Technical Review Committee**  
**January 7, 2014**

The Henderson County Technical Review Committee met on January 7th 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  
Marcus Jones, P.E., Director of Engineering  
Parker Sloan, Planner  
Steve Cannon, NCDOT  
Seth Swift, Environmental Health Supervisor  
Wally Hollis, Fire Marshal  
Natalie Berry, P.E., Assistant County Engineer  
Gary Lance, Building Services

TRC Members Absent:

Autumn Radcliff, Senior Planner  
Brent Detwiler, City of Hendersonville Engineer

Also Present:

Larry Rogers, Partnership for Economic Progress

Minutes – Mr. Mitchell asked if there were any adjustments to the December 3, 2013 meeting minutes. Marcus Jones made a motion to approve the minutes. Seth Swift seconded the motion. All members voted in favor.

Major Site Plan Review for Kingdom Hall

Presenter, Toby Linville. Mr. Linville summarized the staff report for the property located on Howard Gap Road. The property is approximately 3.03 acres (PIN: 9660866497). The property is now vacant and zoned Industrial (I). Mike Anderson and Tom Kelland were present to explain the plans for the new sanctuary and classroom building. Steve Cannon stated they are already in the process of working on the driveway permit with the applicants. Seth Swift mentioned for the applicants to check into everyone that is using the existing well. They need to make sure the well is not a public water supply. Toby Linville made a motion TRC approve the site. 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. Marcus Jones seconded the motion. All members voted in favor.

Major Site Plan Review for Lynn Vorys

Presenter, Toby Linville. Mr. Linville summarized the staff report the property located on Heritage Park Drive near the corner of Butler Bridge Road and Hendersonville Road. The property is approximately .92 acres (PIN: 9652217652) Regional Commercial (RC). Lynn Vorys was present to explain any questions about the proposed retail sales and services building. She explained this is going to be a nonprofit bookstore called Books for Good. The new building will include an office space that will be rented out to help cover the overhead costs. Mr. Linville questioned public water supply not being available. Ms. Vorys explained for her to be able to tap into the nearby water system the owner of it would have to designate it as a public water supply, which he is not willing to do. A private well will serve the property. Wally Hollis questioned the

existing driveway and stated it needed to be at least 20' wide. Marcus Jones stated she would need to complete a sewer service application so she would be able to tap into Cane Creek Sewer. Seth Swift stated they would need to have a commercial well and would need to make sure it could meet the setbacks. Toby Linville made a motion TRC approve the site plan. Wally Hollis seconded the motion. All members voted in favor.

#### LDC Draft Text Amendments

Presenter, John Mitchell went over the proposed Land Development Code Draft Text Amendments. The text amendments were for agricultural signs, road setbacks in commercial districts, improvement guarantees, the table of permitted uses, and the minimum housing code. Toby Linville made a motion the Technical Review Committee recommend approval of the attached Land Development Code and Minimum Housing Code text amendments to the Board of Commissioners, without any modification. Marcus Jones seconded the motion. All members voted in favor.

Adjournment: Mr. Mitchell adjourned the meeting at 2:36 p.m.

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Jenny Maybin