

**MEETING MINUTES**  
**Henderson County Technical Review Committee**  
**January 7, 2020**

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

TRC Members Present:

Brendan Shanahan, City of Hendersonville  
Crystal Lyda, Director of Building Services  
Seth Swift, Environmental Health Supervisor  
Toby Linville, Zoning Administrator  
Carl Ownbey, NCDOT  
Rick Brooks, Erosion Control  
Autumn Radcliff, Planning Director  
Kevin Waldrup, Fire Marshal  
John Mitchell, Business and Community Development Director

TRC Members Absent:

Marcus Jones, County Engineer

Autumn Radcliff opened the meeting at 2:02 pm.

Minutes – Ms. Radcliff asked if there were any adjustments to the 12/17/19 meeting summary. Seth Swift moved to approve the minutes with second from Kevin Waldrup. All members voted in favor.

R-2019-07C Highway LLC

Matt Champion read the staff report for the project. No one presented the request. The request is for a conditional zoning for hotel and retail sales and service in the R2 district. Kevin Waldrup said the access to the yurts would require a fire truck turn-around with maximum 15% grade and minimum 12' width for 1-way traffic. Seth Swift said he still needs the calculated septic flows for each use from the Engineer. Champion said the neighborhood compatibility meeting would be 1/11 at 1:00pm and the Planning Board would meet 1/16 at 5:30pm.

Toby Linville moved to forward the application to the Planning Board with the above conditions. Crystal Lyda seconded the motion and all members voted in favor.

JSMG Investments

Toby Linville read the staff report for the project. The request is office and warehousing which is permitted by right in the Regional Commercial district. No one represented the project. Carl Ownbey said the applicant is working with NCDOT to remove part of the median to create 5-lane full access at the site. Natalie Berry has advised the applicant that they cannot have open stormwater ponds in the airport protection corridor. Rick Brooks said the project would require Erosion Control and Stormwater permits. Kevin Waldrup said the building would need vehicle access within 200' of any portion if it is sprinkled. John Mitchell moved to table the site plan until changes could be completed. Kevin Waldrup seconded the motion. All members voted in favor.

The meeting was adjourned at 2:21 p.m.

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Toby Linville