

MEETING MINUTES
Henderson County Technical Review Committee
January 21, 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:

Adam Steurer, City of Hendersonville
Crystal Lyda, Director of Building Services
Seth Swift, Environmental Health Supervisor
Toby Linville, Zoning Administrator
Carl Ownbey, NCDOT
Natalie Berry, Project Engineer
Kevin Waldrup, Fire Marshal
Marcus Jones, County Engineer

TRC Members Absent:

Autumn Radcliff, Planning Director
John Mitchell, Business and Community Development Director

Toby Linville opened the meeting at 2:00 pm.

Minutes – Mr. Linville asked if there were any adjustments to the 1/7/20 meeting summary. Marcus Jones moved to approve the minutes with second from Kevin Waldrup. 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. Bob Grasso 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. Kevin Waldrup said that the building would require an EM Radio Coverage test once it was 75% complete. Natalie Berry said that the site plan had been changed to reflect subsurface stormwater retention. The project will need Erosion Control and Stormwater permits.

Crystal Lyda moved to approve the site plan with conditions. Kevin Waldrup seconded the motion. All members voted in favor.

Blue Ridge Appliance Major Site Plan

Toby Linville read the staff report for the project. Cameron Baker presented the request. The request is for a major site plan review for a storage building in the CC district. Natalie Berry asked the square footage of the existing storage containers. She said the project would require a stormwater plan if the new structure was greater than 1500 larger than those existing structures.

Marcus Jones moved to approve the application with the above conditions. Seth Swift seconded the motion and all members voted in favor.

Van Dam Family Cemetery

Toby Linville read the staff report for the project. Robin Van Dam presented the request as owner. The request is for a family cemetery. There were no comments from the committee. Linville advised that Ms. Van Dam would be finished with the project once the plat was recorded.

Kevin Waldrup moved to approve the major site plan. Marcus Jones seconded the motion and all members voted in favor.

Southeast Storage Holdings

Toby Linville read the staff report for the site plan. Dennis Dorn, applicant and Cameron Baker and Scott Roach, Engineers presented the two-phase self-storage warehousing complex. Carl Ownbey said the project would require a NCDOT driveway permit and encroachment agreement for utility connections. He also advised that there is a 150' right-of-way which would affect signage and landscaping. Adam Steurer said a utility plan will be required for the water connection. Kevin Waldrup said the buildings would need to perform an EM Radio Coverage test once it was 75% complete. Natalie Berry said the project would require erosion control and stormwater permits.

Adam Steurer moved to approve the major site plan with second from Crystal Lyda. All members voted in favor.

The meeting was adjourned at 2:22 p.m.

Toby Linville