

MEETING MINUTES
Henderson County Technical Review Committee
February 16, 2021

The Henderson County Technical Review Committee met at 2:00 p.m. on Zoom.

TRC Members Present:

Autumn Radcliff, Planning Director
Adam Stuerer, City of Hendersonville
Matt Champion, Project Development Planner
Seth Swift, Environmental Health Supervisor
Marcus Jones, County Engineer
Crystal Lyda, Building Services Director
Natalie Berry, Site Development Director
Kevin Waldrup, Fire Marshal

TRC Members Absent:

Marlee Page, MSD
John Mitchell, Business and Community Development Director
Carl Ownbey, NCDOT

Autumn Radcliff opened the meeting at 2:00 pm.

Minutes – Ms. Radcliff asked if there were any adjustments to the 2/2/21 meeting summary. There were no adjustments to the meeting summary.

Mills River Preserve Revised Combined Master and Development Plan (2018-M02)

Autumn Radcliff provided an update of the project to the TRC after this item was tabled during the 2/2/21 TRC meeting due to water supply watershed requirements. Natalie Berry had no additional requirements for the project other than for each lot to apply for individual water supply watershed permits.

Marcus Jones moved to approve the revised combined master and development plan with conditions as discussed and shown in the staff report. Kevin Waldrup seconded the motion. Autumn Radcliff, Adam Stuerer, Matt Champion, Seth Swift, Marcus Jones, Crystal Lyda, Kevin Waldrup, and Natalie Berry voted for the motion.

All Pro Tree Combined Master & Development Plan (2021-M01) and Major Site Plan

Matt Champion read the staff report for the combined master & development plan and major site plan. Stacy Rhodes, agent, represented the project. The request is to subdivide the existing 19.64-acre subject area into two tracts. Tract A will be 5 acres and Tract B will be the remaining parent tract. The major site plan is shown for Tract A with the construction of a 4,000sqft warehouse. The proposed use is *Warehousing and Storage (Excluding Warehousing of Hazardous Substance)* with Outdoor Storage less than 5,000sqft and is permitted by right in the Industrial (I) zoning district. The major site plan also shows the demolition of two existing structures and access to Crest Road. The applicant will be required to install a class 2 screening around the outdoor storage area. The site is to be served by the City of Hendersonville water and an individual septic system.

Marcus Jones moved to approve the combined master & development plan and major site plan for All Pro Tree with conditions as discussed. Kevin Waldrup seconded the motion. Autumn Radcliff, Adam Stuerer, Matt Champion, Seth Swift, Marcus Jones, Crystal Lyda, Kevin Waldrup, and Natalie Berry voted for the motion.

Honeycrisp Combined Master and Development Plan (2021-M03)

Jacob Compher read the staff report for the combined master & development plan. The application was submitted on behalf of the property owners, C. Solesbee, LLC, by Jared Owenby. The application is for a major residential subdivision consisting of 17 single family lots

and 1,140 linear feet of new private roadway. The subject area is located off Chestnut Stump Road and is proposing individual wells and septic for each lot.

Marcus Jones moved to approve the combined master & development plan for Honeycrisp Major Residential Subdivision with conditions as discussed. Crystal Lyda seconded the motion. Autumn Radcliff, Adam Stuerer, Matt Champion, Seth Swift, Marcus Jones, Crystal Lyda, Kevin Waldrup, and Natalie Berry voted for the motion.

The meeting was adjourned at 2:21 pm.

Matt Champion