

**MEETING MINUTES**  
**Henderson County Technical Review Committee**  
**April 6, 2021**

The Henderson County Technical Review Committee met at 2:00 p.m. at 100 N King St.

TRC Members Present:

Adam Steurer, City of Hendersonville  
Matt Champion, Project Development Planner  
Kevin Waldrup, Fire Marshal  
John Mitchell, Business and Community Development Director  
Seth Swift, Environmental Health Supervisor  
Carl Ownbey, NCDOT  
Marcus Jones, County Engineer  
Natalie Berry, Site Development Director

TRC Members Absent:

Marlee Page, MSD  
Crystal Lyda, Building Services Director  
Autumn Radcliff, Planning Director

John Mitchell opened the meeting at 2:00 pm.

Minutes – Mr. Mitchell asked if there were any adjustments to the 3/16/21 meeting minutes. Marcus Jones moved to approve the meeting minutes. Kevin Waldrup seconded the motion and all members voted in approval.

Special Use Permit SUP-21-01 Epperson Office & Outdoor Storage

Matt Champion read the staff report for the special use permit and corresponding major site plan for the proposed project. Dale Epperson, applicant and property owner, represented the project. The request is to convert the existing packinghouse structure to a shop/maintenance facility for his tree service business. The major site plan shows a proposed 50' by 125' storage building, gravel drive/parking areas, 4 parking spaces, 1 ADA parking space, and a common staging area for timber transfer. The common staging area is shown as 70,000sqft of outdoor storage. The proposed use is *Office: Business, Professional, and Public* and Outdoor Storage Greater than 5,000sqft and both require a special use permit in the Residential Two Rural (R2R) zoning district. The site is to be served by individual water and septic.

Adam Steurer moved to approve the major site plan with conditions as discussed and to forward the special use permit to the Zoning Board of Adjustment. Seth Swift seconded the motion and all members voted in favor.

JSMG Investments, LLC Warehousing Major Site Plan

Matt Champion read the staff report for the major site plan. Bob Grasso, agent, represented the project. The request is to construct two 40,000sqft commercial structures for warehousing and storage. The major site plan shows 65 parking spaces, 1 loading dock per building, a total of 71.79% impervious surface area, parking area landscaping, and a maximum building height of 50'. The major site plan also includes a dumpster with screening and 566LF of privately maintained roadways. The proposed use is *Warehousing and Storage* (Excluding Warehousing of Hazardous Substances) and is permitted by right in the Regional Commercial (RC) zoning district. The site is to be served by City of Hendersonville water and MSD sewer.

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

Conditional Rezoning #R-2021-01-C

Matt Champion read the staff report for the conditional rezoning application. Warren Sugg with CDC, agent, represented the project. The request is to conditionally rezone approximately 6.5

acres from a Community Commercial (CC) zoning district to a Conditional District (CD-2021-01) to construct an asphalt plant. The master plan shows a 400sqft steel control building, raw materials storage area, heavy duty asphalt pad, loading zone, 3 parking spaces, 1.8 acres of impervious surfaces, and a maximum building height of 65'. The project is to be served by the City of Hendersonville water and an individual septic system.

Marcus Jones moved to forward the conditional rezoning application to the Planning Board for further review with conditions as discussed. Kevin Waldrup seconded the motion and all members voted in favor.

The meeting was adjourned at 2:32 pm.

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Matt Champion