

MEETING SUMMARY
Henderson County Technical Review Committee
June 21, 2022

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

TRC Members Present:

Matt Champion, Zoning Administrator
Seth Swift, Environmental Health Supervisor
Deb Johnston, Site Development
Autumn Radcliff, Planning Director
Crystal Lyda, Building Services Director
Kevin Waldrup, County Fire Marshal
Marcus Jones, County Engineer
Carl Ownbey, NCDOT
Kevin Johnson, MSD
Adam Steurer, City of Hendersonville

TRC Members Absent:

Chris Todd, Business and Community Development Director
Toby Linville, Floodplain Administrator

Autumn Radcliff opened the meeting at 2:00 pm.

Minutes – Autumn Radcliff asked if there were any adjustments to the 6/7/22 meeting summary. No adjustments were made to the summary as presented. Crystal Lyda motioned to approve the meeting summary. Kevin Waldrup seconded the motion. All voted in favor.

Ingles #140 Hendersonville Road Major Site Plan

Matt Champion read the staff report for the major site plan. John Cox, plan preparer, represented the project. The applicant is proposing to construct a total of 117,797SQFT of retail sales and service space within 3 separate structures that includes a convenience store with gas/diesel pumps and an automatic carwash. The major site plan shows a total of 291 parking spaces to serve the entire property, with 12 ADA accessible parking spaces throughout the subject area serving each structure. The major site plan also includes the following: 88,988SQFT Ingles grocery store, 13,084SQFT Ace Hardware with 3,200SQFT garden center, unspecified 9,600SQFT retail store, 6,125SQFT convenience store with gas and diesel pumps, drive through automatic carwash with vacuums, total of 8.91 acres of impervious surface area (79.6%), total of 2.29 acres of pervious surface area (20.4%), Enclosed dumpster area, landscaped parking islands and grassed areas surrounding the site, and EV charging stations in the parking lots. The applicant is proposing a connection to the City of Hendersonville public water and MSD public sewer to serve the subject area.

Conditions by the TRC include the following: an erosion and sedimentation control permit, a stormwater permit, NCDOT driveway permit and finalizing the TIA, structures will need to comply with NC Commercial Building Code, City of Hendersonville water availability request, MSD public sewer allocation request, installation of grease traps and an oil/water separator, and NC approval for food service and preparation inside grocery store.

Adam Steurer moved to approve the major site plan with conditions as discussed. Marcus Jones seconded the motion. All members voted in favor.

The meeting was adjourned at 2:18 pm.

Matt Champion