

MEETING SUMMARY
Henderson County Technical Review Committee
September 6, 2022

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

TRC Members Present:

Autumn Radcliff, Planning Director
Seth Swift, Environmental Health Supervisor
Crystal Lyda, Building Services Director
Kevin Waldrup, County Fire Marshal
Brendan Shanahan, City of Hendersonville
Larry Ammons, NCDOT
Matt Champion, Zoning Administrator
Marcus Jones, County Engineer
Chris Todd, Business and Community Development Director

TRC Members Absent:

Samuel Gettleman, MSD
Toby Linville, Floodplain Administrator
Deb Johnston, Site Development

Autumn Radcliff opened the meeting at 2:00 pm.

Minutes – Autumn Radcliff asked if there were any adjustments to the 8/16/22 meeting summary. No adjustments were made to the summary as presented. Marcus Jones motioned to approve the meeting summary. Chris Todd seconded the motion. All voted in favor.

SUP-22-07 Assisted Living Residence

Matt Champion read the staff report for the special use permit application. Craig Halford, applicant, represented the project. The application is to convert the existing structure at 4353 Fork Creek Rd to an assisted living residence. The existing structure is approximately 5,200SQF and will be converted to house 10 to 16 individuals within 5 to 8 bedrooms. The applicant is not proposing any new structures other than replacing the detached garage that was damaged and removed from the site. The site is currently served by an existing 6-bedroom septic system and individual well. The subject area is partially encumbered by the Colt Creek water supply watershed.

Conditions by the TRC include the following: NCDOT driveway permit, Environmental Health existing systems permit, provide ADA parking spaces, and comply with NC Building Code Regulations regarding the change of use and occupancy.

Marcus Jones moved to approve the special use permit application and major site plan to the ZBA with conditions as discussed. Chris Todd seconded the motion. All voted in favor.

Combined Master & Development Plan for Blue Ridge Commerce Center

Grayson Taylor read the staff report for the major commercial subdivision application. David Hill, plan preparer, represented the project. The application is to subdivide the property into a total of 5 lots. Previously, the TRC approved a major site plan for Warehousing and Storage for

the subject area on February 1, 2022. The subject area is approximately 65 acres and is currently zoned Industrial (I) by Henderson County. The subject area will be served by City of Hendersonville public water and public sewer. The previously approved major site plan required an erosion control permit, stormwater permit, NCDOT driveway permit, approved NCDOT TIA, City of Hendersonville public water and public sewer allocation requests, ADA parking compliance, and NC Fire Code requirements for radio signal testing and sprinklers. All of the previously agreed upon conditions are still required as part of this major commercial subdivision application.

Conditions by the TRC include the following: Finish NCDOT driveway permit, and any original conditions not fulfilled as of this TRC meeting.

Chris Todd moved to approve the combined master and development plan for Blue Ridge Commerce Center with conditions as discussed. Marcus Jones seconded the motion. All voted in favor.

The meeting was adjourned at 2:16 pm.

Matt Champion