

MEETING SUMMARY
Henderson County Technical Review Committee
January 3, 2023

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

TRC Members Present:

Autumn Radcliff, Planning Director
Matt Champion, Zoning Administrator (Remote)
Toby Linville, Floodplain Administrator
Deb Johnston, Site Development
Brendan Shanahan, City of Hendersonville
Crystal Lyda, Building Services Director
Rusty Darnell, NCDOT
Marcus Jones, County Engineer
Kevin Waldrup, County Fire Marshal
Chris Todd, Business and Community Development Director

TRC Members Absent:

Seth Swift, Environmental Health Supervisor
Samuel Gettleman, MSD

Autumn Radcliff opened the meeting at 2:02 pm.

Minutes – Autumn Radcliff asked if there were any adjustments to the 12/20/22 meeting summary. No adjustments were made to the summary as presented. Chris Todd motioned to approve the meeting summary. Marcus Jones seconded the motion. All voted in favor.

Project Button MSP

Matt Champion read the staff report for the major site plan application. The applicant is Hunter Grant with Vannoy Construction who is represented by Will Buie with WGLA. The property owner is Economic Investment Fund of HC Inc. The subject area is located off Commercial Blvd and is approximately 4.7 assessed acres. The applicant is proposing to develop the site with a 50,000SQFT structure for manufacturing and production operations. The subject area contains all of PIN 9587-27-9898. The major site plan shows a total of 50 parking spaces to serve the entire property with 2 ADA accessible parking spaces. The site proposes a primary access to Commercial Blvd and a secondary access to Crest Rd. The subject area will be served by City of Hendersonville public water and sewer. This property is part of the Garrison Industrial Major Subdivision approved by the TRC on December 15, 2020. The parcels established through the major subdivision are part of a Interlocal Government Agreement that incorporated the subject area into the City of Hendersonville while Henderson County's land use regulations remain in place.

Conditions recommended by the TRC include the following: NCDOT driveway permit with encroachment agreements, erosion control permit through Henderson County, stormwater permit from the City of Hendersonville, City of Hendersonville Fire Marshall review, City of Hendersonville water and sewer utility approval, and screening of the solid waste collection facility.

Marcus Jones moved to approve the major site plan with the condition as discussed. Chris Todd seconded the motion. All voted in favor.

The meeting was adjourned at 2:15 pm.

Matt Champion