

MEETING SUMMARY
Henderson County Technical Review Committee
February 21, 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
Samuel Gettleman, MSD
Kevin Waldrup, County Fire Marshal
Marcus Jones, County Engineer
Seth Swift, Environmental Health Supervisor

TRC Members Absent:

Brendan Shanahan, City of Hendersonville
Rusty Darnell, NCDOT
Chris Todd, Business and Community Development Director
Crystal Lyda, Building Services Director

Autumn Radcliff opened the meeting at 2:00 pm.

Minutes – Autumn Radcliff asked if there were any adjustments to the 2/7/23 meeting summary. No adjustments were made to the summary as presented. Marcus Jones motioned to approve the meeting summary. Kevin Waldrup seconded the motion. All voted in favor.

Lassonde Pappas Expansion MSP

Matt Champion read the staff report for the major site plan application. The property owner and applicant are Clement Pappas NC, LLC. The plan preparer, Scott Lyons with Haskell, represented the project. The subject area is located off N Egerton Rd (SR 1632) at 125 Industrial Park Rd and is approximately 25.16 acres. The applicants are proposing to develop the vacant site with a 104,779SQFT warehouse and a 3,995SQFT aseptic building on the existing subject area. The subject area contains all of PINs: 9660-08-3721 and 9660-08-7013. PIN: 9660-08-7013 contains the existing facility Lassonde Pappas operates in. The site includes an existing 227,741SQFT warehouse structure and 124 parking spaces. PIN: 9660-08-3721 is currently vacant except for a few off-site parking/staging areas. The two parcels are separated by a recently closed NCDOT right-of-way for Cloverdale Ave (SR 1530). The applicant will recombine the two properties as part of this application. The applicant will be required to screen any proposed dumpsters and landscape the future parking area during a separate application.

Conditions recommended by the TRC include the following: landscaping plan for proposed parking area with 10 or more parking spaces, screening of solid waste collection facility, comply with NC Fire regulations with regards radio equipment testing, erosion control permit prior to disturbance, a stormwater control permit and submit a recombination plat abandoning the closed NCDOT right-of-way.

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

The meeting was adjourned at 2:10 pm.

Matt Champion