

MEETING SUMMARY
Henderson County Technical Review Committee
November 4, 2014

The Henderson County Technical Review Committee met on November 4th at 2:00 p.m. in the King Street Meeting Room at 100 N. King Street, Hendersonville, NC.

TRC Members Present:

Autumn Radcliff, Senior Planner
John Mitchell, Business and Community Development Director
Toby Linville, Zoning Administrator
Seth Swift, Environmental Health Supervisor
Marcus Jones, P.E., Director of Engineering
Natalie Berry, P.E. Assistant County Engineer
Josh Lanning, NCDOT
Wally Hollis, Fire Marshal
Tom Staufer, Building Services Director

TRC Members Absent:

Brent Detwiler, City of Hendersonville Engineer

Minutes – Ms. Radcliff asked if there were any adjustments to the October 7, 2014 meeting summary. Wally Hollis made a motion to approve the minutes. Natalie Berry seconded the motion. All members voted in favor.

Major Site Plan Review for Camp Tekoa

Presenter, Toby Linville. Mr. Linville summarized the staff report for the property located at 247 Thomas Road off Crab Creek Road. The property is approximately 66.25 acres (PIN: 9556282476). Camp Tekoa occupies the property. The applicant is requesting an RV park as an accessory use to the camp on the property. Greg Trollinger stated the RV park would be utilized by volunteers, in wintertime, assisting with projects for approximately three weeks. Toby Linville made a motion that TRC approve the site plan. Natalie Berry seconded the motion. All members voted in favor.

Major Site Plan Review for Biltmore Baptist Church

Presenter, Toby Linville. Mr. Linville summarized the staff report for the property located at 103 Education Drive off Upward Road. The property is approximately 12.15 acres (PIN: 9587690356). The applicant is Biltmore Baptist Church, requesting to use a portion of the existing building as a religious institution. Toby Linville made two motions 1) TRC approve the major site plan for SUP 14-04 and 2) TRC give a favorable recommendation to the Board of Adjustment for SUP 14-04. Tom Staufer seconded both motions. All members voted in favor.

Rezoning Application (#R-2014-05) Edneyville, Dana, and Green River/Tuxedo, Zirconia Community Plans

Presenter, Matt Champion. Mr. Champion briefly explained Rezoning Application #R-2014-05, On February 19, 2014; the Board of Commissioners adopted the fourth community plan for the Green River-Tuxedo-Zirconia (GRTZ) area. The Community Plans are intended to be a 15 year vision where proposed recommendations of each plan are implemented where appropriate. Currently, only the rezoning recommendation for the Etowah-Horse Shoe Community Plan has been implemented. Staff was directed to review and move forward with the rezoning recommendations for the adopted community plans before beginning the 5th community plan for the East Flat Rock Area. These plans included the Edneyville Community Plan, adopted on May 11, 2010; the Dana Community Plan, adopted on March 16, 2011; and the GRTZ Community

Plan. Planning Department Staff provided an overview of the proposed zoning map amendments to the Henderson County Planning Board at the September 18th meeting and the October 16th meeting. The Planning Board formally considered rezoning application #R-2014-05 (A,B,C) at its regular scheduled meeting on October 16th. During that meeting, the Planning Board voted unanimously to send forward a favorable recommendation on rezoning the proposed zoning map amendments in the Edneyville, Dana, Green River/Tuxedo/Zirconia Community Plans. The Henderson County Board of Commissioners set a public hearing for the proposed zoning map amendments on Wednesday, November 19, 2014 at 9:00 A.M. Autumn Radcliff made a motion TRC recommend approval of rezoning application #R-2014-05 (A,B,C) to rezone the proposed zoning map amendments in the Edneyville, Dana, and Green River/Tuxedo/Zirconia Community Plans based on the recommendations of the Henderson County 2020 Comprehensive Plan. Wally Hollis seconded the motion. All members voted in favor.

Combined Master and Development Plan for Jake's Subdivision, Major Commercial Subdivision (2014-M08)

Presenter, Matt Champion. Mr. Champion briefly explained the combined master and development plan for Jake's subdivision. G. Thomas Jones, Engineer, submitted a Combined Master Plan and Development Plan for the project known as Jake's Subdivision, a commercial major subdivision of 2 lots. The project is located on approximately 20.46 acres of land located off Asheville Hwy (US 25 Bus). The Master Plan and Development Plan propose a total of 2 lots for commercial purposes. The project is not located in a water supply watershed district, but is located within the floodway, 100 year, and 500 year floodplain. Municipal water and sewer lines are proposed to serve the project site. Toby Linville made a motion TRC approve the Combined Master Plan and Development Plan with the conditions: obtain an NCDOT driveway permit and encroachment agreement, and discuss with Natalie Berry fill before subdivision is recorded. Natalie Berry seconded the motion. All members voted in favor.

Adjournment: Ms. Radcliff adjourned the meeting at 2:32 p.m.

Jenny Maybin