

**MEETING MINUTES**  
**Henderson County Technical Review Committee**  
**November 17, 2015**

The Henderson County Technical Review Committee met on November 17, 2015 at 2:00 p.m. in the King Street Meeting Room at 100 N. King Street, Hendersonville, NC.

TRC Members Present:

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

TRC Members Absent:

Brent Detwiler, City of Hendersonville Engineer  
Tom Staufer, Building Services Supervisor

Minutes – Ms. Radcliff asked if there were any adjustments to the September 15, 2015 meeting minutes. Toby Linville made a motion to approve the minutes. John Mitchell seconded the motion. All members voted in favor.

Major Site Plan Review-Sonrise Fitness Center

Presenter: Toby Linville. Mr. Linville presented the staff report for this project a new indoor recreational facility. Mr. Linville noted that he received notice from Brent Detwiler that public water was not available along Etowah Park Rd at this time. The subject area is approximately 1.66 acres (PIN: 9528998795). The property is currently vacant and zoned Community Commercial (CC). Jonathan Capps with the Tamara Peacock Company was present to address any questions. Toby Linville moved that TRC approves the major site plan because it meets the requirements of the Land Development Code with following condition: acquire NCDOT driveway permit and Wally Hollis seconded the motion. All members voted in favor.

Rezoning Application #2015-04-C Applicant Jeff Lemmons

Presenter, Kyle Guie, Planner. Mr Guie presented the conditional zoning map amendment for this project. The subject area is approximately 2.93 acres (PIN: 9660834648). Jeff Lemmons was present to describe the project. The use will be Lemmons and Osteen Heating and Air. The building will be a fabrication shop and his seven employees take their work vehicles home at night. Toby Linville made two motions. He moved that the TRC recommend the Board of Commissioners approve R-2014-04-C to Industrial Conditional District. John Mitchell seconded the motion. All members voted in favor. He also moved that the TRC approve the major site plan for the project. Wally Hollis seconded the motion. All members voted in favor.

Major Site Plan Review-Blossman Gas

Presenter, Toby Linville. Mr. Linville presented the staff report for this project a new retail sales and service facility for Blossman Gas. The subject area is approximately 1.38 acres (PIN: 9577866601). The property is currently in residential use and zoned Community Commercial. Will Buie with WGLA Engineering was present to discuss the project. The applicants are in due diligence for the property and will apply for all applicable permits if purchased. Toby Linville moved that TRC approve the site plan for Blossman Gas. John Mitchell seconded the motion. All members voted in favor.

Adjournment: Ms. Radcliff adjourned the meeting at 2:26 p.m.

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Toby Linville