

**MEETING MINUTES**  
**Henderson County Technical Review Committee**  
**May 5, 2015**

The Henderson County Technical Review Committee met on May 5, 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  
Carl Ownbey, NCDOT  
Wally Hollis, Fire Marshal  
Tom Staufer, Building Services Supervisor  
Natalie Berry, P.E., Assistant County Engineer  
Seth Swift, Environmental Health Supervisor

TRC Members Absent:

Brent Detwiler, City of Hendersonville Engineer

Minutes – Ms. Radcliff asked if there were any adjustments to the April 21, 2015 meeting minutes. Tom Staufer made a motion to approve the minutes. Wally Hollis seconded the motion. All members voted in favor.

Major Site Plan Review for Mountain Valley Baptist Church

Presenter, Toby Linville. Mr. Linville summarized the staff report for a New Sanctuary for Mountain Valley Baptist Church located off Cabin Creek Road. The subject area is approximately 20.09 acres (PIN: 9555735452). The property is currently in residential use and zoned Residential 2 Rural (R2R). Pastor Shannon Owen was present to address any questions. Toby Linville made a motion TRC approve the major site plan because it meets the requirements of the Land Development Code with following conditions: acquire NCDOT driveway permit, acquire erosion control permit & stormwater permit if needed, and contact public water supply. Wally Hollis seconded the motion. All members voted in favor.

Major Site Plan Review for City of Hendersonville Epona Trace Utility Substation

Presenter, Toby Linville. Mr. Linville summarized the staff report for a Utility Substation for City of Hendersonville on the corner of Epona Trace and Morgan Road off Brevard Road. The subject area is approximately 0.40 acres (PIN: 9539227687). The property is currently vacant and zoned Residential 1 (R1). A portion of the property is in a flood plain and the property is in a water supply watershed. Keith Webb with McGill Associates and Lee Smith with City of Hendersonville were present to address any questions. Toby Linville made a motion TRC approve the major site plan because it meets the requirements of the Land Development Code with following conditions: apply for flood permit and watershed permit. Marcus Jones seconded the motion. All members voted in favor.

Major Site Plan Review for City of Hendersonville Oak Knoll Utility Substation

Presenter, Toby Linville. Mr. Linville summarized the staff report for a Utility Substation for City of Hendersonville located at 20 Oak Knoll Drive off Drexel Road in Etowah. The subject area is approximately 3.23 acres (PIN: 9528766495). This will be a storage tank for 500,000 gallons of water. The property is currently being used as a utility substation and zoned Residential 1 (R1). Keith Webb with McGill Associates and Lee Smith with City of Hendersonville were present to address any questions. Toby Linville made a motion TRC approve the major site plan because it meets the requirements of the Land Development Code. Tom Staufer seconded the motion. All members voted in favor.

Adjournment: Ms. Radcliff adjourned the meeting at 2:24 p.m.

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Jenny Maybin