

**MEETING MINUTES**  
**Henderson County Technical Review Committee**  
**April 5, 2016**

The Henderson County Technical Review Committee met on April 5, 2016 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  
Toby Linville, Zoning Administrator  
Marcus Jones, P.E., Director of Engineering  
Wally Hollis, Fire Marshal  
Natalie Berry, P.E., Assistant County Engineer  
Tom Stauffer, Building Services Supervisor  
Carl Ownbey, NCDOT

TRC Members Absent:

John Mitchell, Business and Community Development Director  
Seth Swift, Environmental Health Supervisor  
Brent Detwiler, City of Hendersonville Engineer

Minutes – Ms. Radcliff asked if there were any adjustments to the March 15, 2016 meeting minutes. Tom Stauffer made a motion to approve the minutes. Marcus Jones seconded the motion. All members voted in favor.

Major Site Plan Review Woods Wedding Venue

Presenter: Toby Linville. Mr. Linville presented the staff report for the site plan. Jammie Woods, owner, was present to describe the project. This building will resemble a barn but will have their permanent residence upstairs and meeting space downstairs. He said the farm had been used by 4-H for meetings and wanted a more permanent place for gatherings.

Carl Ownbey said NCDOT will require a driveway permit. Wally Hollis said the space must accommodate less than 300 people or have fire suppression. The driveway must be at least 20' wide with 13'6" vertical clearance for emergency access. Tom Stauffer said the building plans would need to show proper separation between the two uses and have a paved handicapped space. Mr. Woods was advised by Autumn Radcliff to contact Environmental Health for septic requirements in Seth Swift's absence. Toby Linville moved to approve the major site plan with the above mentioned conditions, Marcus Jones seconded the motion. Toby Linville recommended approval of the special use permit to the Zoning Board of Adjustment, Marcus Jones seconded the motion. All members voted in favor.

Major Site Plan Review Upward Christian Fellowship Youth Center

Presenter: Toby Linville. Mr. Linville presented the staff report for the site plan. Greg Dixon and Nathaniel Hill from Upward Christian Fellowship said the former Veterinarian Office would be used for larger meeting space for the church youth who had outgrown their classrooms and would double the available student area. Tom Stauffer said they would need to submit building plans for any structural changes. Marcus Jones recommended checking the existing septic system to avoid encroaching with parking. Carl Ownbey said NCDOT will require a driveway permit with change to the existing drive to narrow the entrance and move away from the widened Upward Rd intersection. Toby Linville moved to approve the major site plan with the above mentioned conditions, Tom Stauffer seconded the motion. All members voted in favor.

Major Site Plan Kitchen Motor Vehicle Sales

Presenter: Toby Linville. Mr. Linville presented the staff report for the site plan. Jarrett and Audra Kitchen, owners and James Johnson, Engineer were present to describe the project.

The Kitchen's reside at the property and will be adding a garage with office space, restroom and service area for the vehicles. Mr. Kitchen said they will sell between 10-20 trucks at the location. Toby Linville stated that there will need to be a B1 buffer along the northern boundary where the adjoining zoning is R-2-R. Toby Linville moved to approve the major site plan with the above mentioned conditions, Tom Stauffer seconded the motion. Toby Linville recommended approval of the special use permit to the Zoning Board of Adjustment, Wally Hollis seconded the motion. All members voted in favor.

The meeting was adjourned at 2:31p.m.

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Toby Linville