

**MEETING MINUTES**  
**Henderson County Technical Review Committee**  
**February 5, 2013**

The Henderson County Technical Review Committee met on February 5th at 2:00 p.m. in the King Street Meeting Room at 100 N. King Street, Hendersonville, NC.

TRC Members Present:

Autumn Radcliff, Interim Planning Director  
Toby Linville, Zoning Administrator  
Wally Hollis, Fire Marshal  
Marcus Jones, P.E., Director of Engineering  
Steve Cannon, NCDOT  
Tom Stauffer, Director of Permits and Inspections  
Seth Swift, Environmental Health Supervisor

TRC Members Absent:

Dennis Frady, Hendersonville Assistant Utilities Director  
Natalie Berry, P.E., Assistant County Engineer

Also Present:

Sarah Zambon, Deputy County Attorney, Henderson County  
Larry Rogers  
Tim Cannon, Tamara Peacock Architect  
Tom Jones, Lapsley and Associates

Minutes – Ms. Radcliff asked if there were any adjustments to the January 22, 2013 meeting minutes. Tom Stauffer made a motion to approve the minutes. Wally Hollis seconded the motion. All members voted in favor.

Major Site Plan Review- Green River Volunteer Fire & Rescue Department, Inc.

Presenter, Toby Linville. Mr. Linville gave a brief overview on the site plan review for substation #3 located on Bob's Creek Road. Mr. Linville explained the property is zoned Residential-3 (R-3). Steve Cannon stated NCDOT's only requirement is they obtain a driveway permit. Also he mentioned that there is a funding program from the state that would fund up to \$25,000 for paving the parking lot. Allocations would not be received until September or October, so paving would not be able to commence until late 2014 or early 2015. Mr. Linville stated they would need to obtain an erosion control permit and storm water permit. Hearing no questions from other board members, Mr. Linville moved to approve the major site plan for Green River Volunteer Fire & Rescue Department, Inc. with the following conditions: obtain NCDOT driveway permit, an erosion control permit and a storm water permit. Tom Stauffer seconded the motion. All members voted in favor of the motion.

SUP-13-01 Henderson County Soccer Association

Presenter, Toby Linville. Mr. Linville gave a brief summary of the background on the property located on Asheville Highway across from G.B. Shoes. The property is currently Jake's Driving Range. The best usage for the property would be for a recreational facility, due to approximately 1/3 of the property being in the flood way, with the rest of the property in the floodplain. The property is split zoned Regional Commercial in the front part of the property and Residential-1 (R-1) in the back. The proposed plan would allow four soccer fields, with no changes being made to the building at this time. Tom Jones stated this site plan will be done in

phases, as funds are available. There should be at least one soccer field being used hopefully by spring. They are hoping to do some drainage improvements on the land to help with flooding. Steve Cannon stated even though there is an existing driveway, they would still need to obtain a NCDOT driveway permit to see if there are any changes needed there. Toby Linville stated to make sure they get an erosion control permit before any grading is done. Toby Linville made a first motion to approve the site plan with the following conditions being met: obtain NCDOT driveway permit, erosion control permit, storm water permit, and flood permit. Wally Hollis seconded the motion. All members voted in favor. Toby Linville made a second motion to recommend approval to the Board of Adjustment for the use of the property as an outdoor recreational facility following the conditions stated in the supplemental requirements. Wally Hollis seconded the motion. All members voted in favor.

Adjournment: Ms. Radcliff adjourned the meeting at 2:21p.m.

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Jenny Maybin