

**MEETING MINUTES**  
**Henderson County Technical Review Committee**  
**October 16, 2012**

The Henderson County Technical Review Committee met on October 16, 2012 at 2:00 p.m. in the King Street Meeting Room at 100 N. King Street, Hendersonville, NC.

TRC Members Present:

Anthony Starr, AICP, Planning Director  
Toby Linville, CZO, Zoning Administrator  
Wally Hollis, Fire Marshal  
Tom Stauffer, Building Services Director  
Josh Lanning, Transportation Technician, P.E., NCDOT  
Seth Swift, Environmental Health Supervisor  
Natalie Berry, P.E., Assistant County Engineer

TRC Members Absent:

Marcus Jones, P.E., Director of Engineering  
Dennis Frady, Hendersonville Assistant Utilities Director

Also Present:

Sarah Zambon, Deputy County Attorney, Henderson County  
Parker Sloan, Planner

Minutes- Mr. Starr asked if there was any adjustment to the meeting minutes. He then made a motion to approve the September 18th meeting minutes. All members voted in favor.

Mountain View Baptist Church Addition -Presenter, Toby Linville. Mr. Linville gave a brief overview presentation of the proposed site. Tim Cannon from the Tamara Peacock Company Architects presented the project. The addition is to be the new sanctuary for the church. Each staff member indicated it would meet their requirements. Mr. Linville stated that this project met all of the requirements found in SR 5.19 in the LDR and recommended approval. Mr. Linville made a motion to approve the site plan. All members voted in favor.

Revised Combined Master and Development Plan for Hickory Nut Forest Major Subdivision (2012-M02)-Presenter, Parker Sloan, Planner. Mr. Sloan gave a brief summary of the background and purpose of the project. John Meyer (developer) and Jane Lawson were present to propose a revised combined master and development plan for their 114.5 acre project located off of Gerton Highway. Mr. Sloan stated that the developer proposed to add 6 additional single family lots to the original 19 single family lots and 3 common area lots approved in 2006. The applicant proposed a revision to allow an increase in density from .66 to .37 units per acre. Mr. Sloan stated that currently there was sufficient water supply to support 60% of the proposed lots. Mr. Wally Hollis added that there was an adequate water supply for individual lots and fire suppression. Mr. Sloan stated that according to the plan preparer, 3.4% of the project site contains slopes in excess of 60%. Ms. Natalie Berry added that she will need to see the slopes for each individual lot in order to decide whether an erosion control plan would be needed. Mr. Sloan stated that staff recommended approval of the revised combined master and development plan subject to the developer addressing staff issues and requirements. Mr. Starr made a motion to approve the revised combined master and development plan. All members voted in favor.

Rezoning Application R-2012-04(Grimesdale, Hickory Hill, Cannon Woods)-Presenter, Parker Sloan, Planner. Mr. Sloan gave a brief overview behind the purpose for rezoning these neighborhoods from R-1 to R-2. Mr. Sloan stated that the staff recommends approval of the rezoning based on the recommendations of the CCP. Mr. Starr added that the primary purpose for the rezoning of these neighborhoods was to prevent multi-family development from being developed. Mr. Starr made a motion to recommend approval of the rezoning. All members voted in favor.

Adjournment: Mr. Starr adjourned the meeting at 2:25 p.m.

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Anthony W. Starr, Chairman