

**MEETING MINUTES**  
**Henderson County Technical Review Committee**  
**November 6, 2012**

The Henderson County Technical Review Committee met on November 6, 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  
Marcus Jones, P.E., Director of Engineering  
Seth Swift, Environmental Health Supervisor  
Carl Ownbey, Transportation Technician III, NCDOT  
Dennis Frady, Hendersonville Assistant Utilities Director

TRC Members Absent:

Natalie Berry, P.E., Assistant County Engineer  
Tom Staufer, Director of Permits and Inspections

Also Present:

Parker Sloan, Planner

Minutes - Mr. Starr asked if there were any adjustment to the October 16, 2012 meeting minutes. Marcus Jones made a motion to approve the minutes. All members voted in favor.

Johnson Home Occupation - Presenter, Toby Linville. Mr. Linville gave a brief overview of the proposed project. Mr. Linville explained that the property was zoned R-40 which requires a Special Use Permit for a home occupation. Mr. Linville explained the conditions required in Supplemental Requirement 1.5. Rod and Brenda Johnson were there to explain the home occupation. Mr. Johnson said they built their home in 2001. He said they own Home Team Inspections and began doing radiation testing and mitigation a few years later. He said there is one employee who comes to the home daily to pick up a service vehicle. He said his wife maintains their office in the home. Wally Hollis asked if customers come to their location and Mr. Johnson answered that they do not. Hearing no questions from other board members, Mr. Linville moved to approve the site plan for SUP-12-05 because it meets the requirements of the Land Development Code and that TRC give a favorable recommendation to the Board of Adjustment for SUP-12-05.

Rezoning Application #R-12-05 - Presenter, Parker Sloan, Planner. Mr. Sloan gave a brief summary of the background and purpose of the rezoning request. Mr. Sloan said the request was beside the Eva Ritchie property which was approved by the Board of Commissioners at Monday's meeting. He said James Durfee is the property owner and requests the rezoning for approximately two acres and two parcels of land. He said the surrounding properties are primarily residential but there is Office and Institutional zoning to the west. Mr. Starr recommended approval of application #R-2012-05 to rezone the subject area to an Office and Institutional zoning district based on the recommendations of the Henderson County 2020 Comprehensive Plan. All members voted in favor of the motion.

Adjournment: Mr. Starr adjourned the meeting at 2:12 p.m.

---

Autumn Radcliff, Chairman