

MEETING MINUTES
Henderson County Technical Review Committee
September 3, 2013

The Henderson County Technical Review Committee met on September 3rd 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
Marcus Jones, P.E., Director of Engineering
Natalie Berry, P.E., Assistant County Engineer
Matt Champion, Planner
Tom Stauffer, Director of Permits and Inspections
Steve Cannon, NCDOT
Seth Swift, Environmental Health Supervisor
Rocky Hyder, Emergency Services Director

TRC Members Absent:

Brent Detwiler, City of Hendersonville Engineer
Wally Hollis, Fire Marshal

Also Present:

Larry Rogers
John Mitchell, Business and Community Development Director, Henderson County

Minutes – Ms. Radcliff asked if there were any adjustments to the August 6, 2013 meeting minutes. Marcus Jones made a motion to approve the minutes. Tom Stauffer seconded the motion. All members voted in favor.

Rezoning Application (#R-2013-03)

Presenter, Matt Champion. Mr. Champion briefly explained Rezoning Application #R-2013-03, which was submitted on August 6, 2013. The applicant requests the County rezone a 1.5 portion of a 2.16 acres tract, from a Regional Commercial (RC) to a Residential-Two-Rural (R2R) zoning district. The subject area is owned by Kerry Bodenheimer and is located off Holbert Road. The parcel currently contains one single family residence and one automotive commercial business. The surrounding properties are primarily residential uses. Pressley Automotive is located to the south east of the project area on the corner of Holbert Road and Asheville Highway. The subject area is adjacent to Residential Two Rural zoning to the west along the southwest side of Holbert Road. The staff recommends approving, approving with modifications, or denying rezoning the subject to Residential Two Rural (R2R) zoning. Mr. Bodenheimer stated he needs to have this rezoned so he can place a dwelling place for his father to reside in so he can take care of him. Autumn Radcliff recommended checking with the surrounding property owners to see if they would want to be included in the rezoning, to keep from creating spot zoning. Toby Linville made a motion to recommend approval of rezoning application #R-2013-03 to rezone the subject area to R2R and have the planning board look at

the adjacent property to the northwest to possibly include it and not create spot zoning. Tom Stauffer seconded the motion. All members voted in favor.

Revised Combined Master and Development Plan for the Mountain View Industrial Park (File #2011-M02

Presenter, Matt Champion. Mr. Champion briefly explained Rezoning Application #2011-M02. Jamin Kilpatrick, agent on behalf of Ray and Katelynn Fussell, owners, submitted a Combined Master and Development Plan and major subdivision application for the project. The original Master and Development Plan proposed 2 lots with 1 lot slated as "Future Development." The revised plan proposes a new total of 3 lots. If any new lots were created within a Master and Development plan they have to come back before the Technical Review Committee. The subject is located along Howard Gap Road, consisting of approximately 75 acres. The subject area is not located in a watershed or in the flood plain. It does not contain slopes in excess of 60 percent. It is located in the Industrial (I) zoning district. No new right-of-way is being proposed since the new lot has approximately 272 feet of road frontage on Howard Gap Road. Private water and private septic systems are existing on site. Staff finds that the proposed Revised Combined Master and Development Plan will meet the technical standards of the subdivision regulations of Chapter 200A, Henderson County Land Development Code (LDC). Staff recommends approval of the Revised Combined Master and Development Plan subject to the developer addressing any issues raised by the Technical Review Committee and addressing comments listed in the staff report. Once this lot is in the process being developed that site plan will come back before the Technical Review Committee for approval. Steve Cannon stated NCDOT's only requirement is a driveway permit would need to be obtained. Toby Linville made a motion that the Technical Review Committee find and conclude that the Revised Combined Master and Development Plan appears to comply with the subdivision provisions of Chapter 200A, Henderson County Land Development Code (LDC). Mr. Linville made a second motion that the Technical Review Committee approve the Revised Combined Master and Development plan subject to the condition they obtain a NCDOT driveway permit. Tom Stauffer seconded the motion. All members voted in favor.

Adjournment: Ms. Radcliff adjourned the meeting at 2:23 p.m.

Jenny Maybin