

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

The Henderson County Technical Review Committee met on November 5<sup>th</sup> 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  
Parker Sloan, Planner  
Steve Cannon, NCDOT  
Seth Swift, Environmental Health Supervisor  
Wally Hollis, Fire Marshal

TRC Members Absent:

Brent Detwiler, City of Hendersonville Engineer  
Natalie Berry, P.E., Assistant County Engineer  
Tom Stauer, Director of Permits and Inspections

Also Present:

Larry Rogers, Partnership for Economic Progress  
John Mitchell, Business and Community Development Director, Henderson County

Minutes – Ms. Radcliff asked if there were any adjustments to the October 1, 2013 meeting minutes. Autumn Radcliff made a motion to approve the minutes. Seth Swift seconded the motion. All members voted in favor.

Rezoning Application for Kenneth and Brenda Allen (#R-2013-04-C)

Presenter, Parker Sloan. Mr. Sloan gave a brief summary of rezoning application #R-2013-04-C, submitted on September 5, 2013. The applicant requests the County rezone approximately 1.42 acres of land from a Residential Two Rural (R2R) zoning district to a Local Commercial Conditional (LC-CD) zoning district. The subject area parcel is owned by Kenneth and Brenda Allen and the applicant is Westside Village Property, LLC. (PIN: 9575-64-2842). The parcel is currently vacant land. The surrounding properties consist primarily of single family residences. Across the street from the subject area is the old Tuxedo Mill property, which is currently planned to convert into the Tuxedo Park facility. Tuxedo First Baptist Church is located to the southeast. The subject area is surrounded by Residential Two Rural (R2R) zoning in all directions. Planning staff supports the rezoning of the property to a Conditional Local Commercial (LC-CD) zoning district based on the recommendations of the Henderson County 2020 Comprehensive Plan. Staff suggests the conditions listed in the staff report also be imposed on the subject, which is standard with the supplemental requirements. Steve Cannon stated they would need to obtain a commercial NCDOT driveway permit. Seth Swift asked if this property would be on the Tuxedo Water System, the applicants answered yes. Tommy Thompson wanted to state for the record, he is a part of the corporation. He is one of the five owners from Westside Village Properties, LLC. Autumn Radcliff wanted to make everyone aware the reason this was being treated as a conditional rezoning is partially due to the size of the parcel and also because it part of the Green River Tuxedo Zirconia plan. Toby Linville made a first motion to approve the major site plan as presented. Wally Hollis seconded the motion. All members voted in favor. Toby Linville made a second motion to recommend approval of

rezoning application #R-2013-4-C to rezone the subject area to a Local Commercial Conditional (LC-CD) zoning district based on the recommendations of the Henderson County 2020 Comprehensive Plan and subject to the approval of the corresponding major site plan. Wally Hollis seconded the motion. All members voted in favor.

Rezoning Application for Jesse Harris (#R-2013-05)

Presenter, Parker Sloan. Mr. Sloan gave a brief summary of rezoning application #R-2013-05#, submitted on October 25, 2013. The subject area is owned by Jessie Harris (PIN: 9579-63-6917). The applicant requests the County rezone a 4.95 acre tract. The applicant requests a rezoning from a Residential One (R1) to a Local Commercial (LC) zoning district. The subject area is vacant. The surrounding properties are primarily residential. Byers Precision Fabrication is located to the south of the project area along East Prince Road. The subject area is located adjacent to some Local Commercial (LC) zoning to the south. The rest of the subject is surrounded by Residential One (R1). Planning Staff supports the rezoning of the property to a Local Commercial district based on the neighboring zoning and the Henderson County 2020 Comprehensive Plan. The applicant was not able to attend the meeting. The main idea for the rezoning of the land is a marketing tool to make it more appealing to potential buyers. Autumn Radcliff made a motion the Technical Review Committee approve rezoning application #R-2013-05 and give a favorable recommendation to the Planning Board and Board of Commissioners since it complies with the Henderson County 2020 Comprehensive Plan. Toby Linville seconded the motion. All members voted in favor.

Adjournment: Ms. Radcliff adjourned the meeting at 2:16 p.m.

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Jenny Maybin