

MEETING MINUTES
Henderson County Technical Review Committee
February 2, 2021

The Henderson County Technical Review Committee met at 2:00 p.m. on Zoom.

TRC Members Present:

Autumn Radcliff, Planning Director
Brendan Shanahan, City of Hendersonville
Matt Champion, Project Development Planner
Seth Swift, Environmental Health Supervisor
Marcus Jones, County Engineer
Crystal Lyda, Building Services Director
Natalie Berry, Site Development Director

TRC Members Absent:

Marlee Page, MSD
John Mitchell, Business and Community Development Director
Kevin Waldrup, Fire Marshal
Carl Ownbey, NCDOT

Autumn Radcliff opened the meeting at 2:00 pm.

Minutes – Ms. Radcliff asked if there were any adjustments to the 1/5/21 meeting summary. All members voted in favor by acclamation.

Stuller Power Solutions Office and Major Site Plan

Matt Champion read the staff report for the major site plan for the proposed project. Hunter Marks, agent, represented the project. The request is to construct a 6,46896 sqft office building to house the Stuller Power Solutions operations. The proposed use is *Office: Business, Professional, and Public* and is permitted by right in the Local Commercial (LC) zoning district. The site is to be served by the City of Hendersonville public water and Etowah sewer.

Matt Champion moved to approve the major site plan for Stuller Power Solutions Office with conditions as discussed. Crystal Lyda seconded the motion. Autumn Radcliff, Brendan Shanahan, Matt Champion, Seth Swift, Marcus Jones, Crystal Lyda, and Natalie Berry voted for the motion.

Mills River Preserve Revised Combined Master and Development Plan (2018-M02)

Matt Champion read the staff report for the revised combined master and development plan for the proposed project. Ronnie, Cutshall, agent, and Mark Marshall, applicant, represented the project. The request is to revise the original combined master and development plan TRC approval from 11 lots to 14 lots. The total area of the existing subdivision is 29.096 acres and the subject area is 9.973 acres. The site is served by individual well and septic and is accessed off Dave Whitaker Road. The subject area is in the water supply watershed district, Upper Mills River WS-II, PA.

Marcus Jones moved to table the revised combined master and development plan until the February 16, 2021 TRC meeting to determine the water supply watershed requirements. Crystal Lyda seconded the motion. Autumn Radcliff, Brendan Shanahan, Matt Champion, Seth Swift, Marcus Jones, Crystal Lyda, and Natalie Berry voted for the motion.

Laughter Manufacturing Facility Major Site Plan

Jacob Compher read the staff report for the major site plan. Gary Corn, agent, and Shane Laughter, applicant, represented the project. The request is to construct a 1,536 sqft manufacturing building for a future tenant. The proposed use is *Manufacturing and Production Operations* and is permitted by right in the Industrial (I) zoning district. The major site plan also shows 8 parking spaces and access to Butler Bridge Road. The applicant will be required to

install a B2 buffer along property adjacent to the site that is residential in use or zoned residential. The site is to be served by the City of Asheville water and an individual septic system. The site has access to Metropolitan Sewage District (MSD) if necessary.

Marcus Jones moved to approve the major site plan for Laughter Manufacturing Facility with conditions as discussed. Seth Swift seconded the motion. Autumn Radcliff, Brendan Shanahan, Matt Champion, Seth Swift, Marcus Jones, Crystal Lyda, and Natalie Berry voted for the motion.

The meeting was adjourned at 2:32 pm.

Matt Champion