

**MEETING MINUTES**  
**Henderson County Technical Review Committee**  
**March 16, 2021**

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

TRC Members Present:

Autumn Radcliff, Planning Director  
Adam Stuerer, City of Hendersonville  
Matt Champion, Project Development Planner  
Seth Swift, Environmental Health Supervisor  
Marcus Jones, County Engineer  
Crystal Lyda, Building Services Director  
Kevin Waldrup, Fire Marshal  
John Mitchell, Business and Community Development Director  
Natalie Berry, Site Development Director

TRC Members Absent:

Marlee Page, MSD  
Carl Ownbey, NCDOT

Autumn Radcliff opened the meeting at 2:00 pm.

Minutes – Ms. Radcliff asked if there were any adjustments to the 3/2/21 meeting summary. There were no adjustments to the meeting summary.

Matthew King Automotive Major Site Plan

Matt Champion read the staff report for the major site plan. Matthew King, applicant and property owner, and Scott Bartholomew, plan preparer, represented the project. The request is to construct a 2,121SQFT building for automobile and equipment services. The supplemental requirements for the proposed use, SR 6.2, requires a major site plan, adequate lighting, separation between residential uses, and operations of accessory uses. The subject area is located at the intersection of Asheville Hwy and Pinellas St. The site is approximately 0.7 acres and found on PIN: 9650-89-7034. The site is located within the Local Commercial (LC) zoning district, which identifies the intent of this district to be commercial. The County Comprehensive Plan Future Land Use Map places the subject area within the Industrial and Urban Service Area classifications. The subject area is currently vacant, shows driveway cuts to Pinellas St and Asheville Hwy, and has an existing septic system. The applicant is proposing connection to the City of Hendersonville public water and to utilize the existing septic system for wastewater collection. According to the site plan, the proposal shows 9 gravel parking spaces, 1 paved ADA parking space, a Type B1 Buffer along the north and east property lines, and a total impervious surface area of 18,771SQFT.

Autumn Radcliff asked Matthew King and Scott Bartholomew if they had anything else to add. With nothing else to add, Autumn Radcliff proceeded to ask each TRC. Adam Stuerer stated a standard tap request off Pinellas St would be all that is required to access City of Hendersonville public water connection. Crystal Lyda stated that the applicant would need to install a oil separator if the plumbing system utilized floor drains and or trench drains. Natalie Berry stated that an erosion control or stormwater controls are not required since the disturbance is less than an acre. Matt Champion, on behalf of Carl Ownbey, stated the project would need a NCDOT driveway permit. Based on discussions with NCDOT, the ADA parking space may need to be

relocated to a location further from the entrance to the property. Crystal Lyda stated the ADA space just needs to be located within 250' of the entrance to the structure. Seth Swift, Marcus Jones, Kevin Waldrup, John Mitchell, and Russ Burrell did not have any comments or conditions.

Matt Champion moved to approve the major site plan with conditions as discussed. Kevin Waldrup seconded the motion. Autumn Radcliff, Adam Stuerer, Matt Champion, Seth Swift, Marcus Jones, Crystal Lyda, Kevin Waldrup, Natalie Berry, and John Mitchell voted for the motion.

The meeting was adjourned at 2:16 pm.

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Matt Champion