

MEETING MINUTES
Henderson County Technical Review Committee
April 20, 2021

The Henderson County Technical Review Committee met at 2:00 p.m. at 100 N King St.

TRC Members Present:

Adam Steurer, City of Hendersonville
Matt Champion, Project Development Planner
Kevin Waldrup, Fire Marshal
John Mitchell, Business and Community Development Director
Seth Swift, Environmental Health Supervisor
Carl Ownbey, NCDOT
Natalie Berry, Site Development Director
Crystal Lyda, Building Services Director
Autumn Radcliff, Planning Director

TRC Members Absent:

Marlee Page, MSD
Marcus Jones, County Engineer

Autumn Radcliff opened the meeting at 2:00 pm.

Minutes – Autumn Radcliff asked if there were any adjustments to the 4/6/21 meeting summary. There were no adjustments to the meeting summary.

Special Use Permit SUP-21-02 Crab Creek Mini Storage

Matt Champion read the staff report for the special use permit and corresponding major site plan for the proposed project. Matthew Cooke, applicant, represented the project. The request is to construct 125,758sqft of mini storage space. The major site plan shows 4 total phases with a gated entrance, enclosed dumpster, 4 total parking spaces, 1 ADA parking space, B1 Buffer along eastern and western property lines, and proposed stormwater controls to the south. The proposed use is Self Storage Warehousing, Mini-Warehouses and requires a special use permit in the Residential Two Rural (R2R) zoning district. The site is to be served by individual water and septic. Conditions recommended by the TRC include: NCDOT driveway permit, reducing the entrance width to 36', erosion control permit, stormwater control permit, improvements permit, abandon existing improvements permit, and outdoor storage must not impede emergency service response.

John Mitchell moved to forward the major site plan with conditions as discussed and to forward the special use permit to the Zoning Board of Adjustment. Crystal Lyda seconded the motion and all members voted in favor.

Arden Property Management, Inc. Warehouse Major Site Plan

Matt Champion read the staff report for the major site plan. The request is to construct a 6,000SQFT commercial structure for warehousing and storage. The major site plan 11 gravel parking spaces, 1 paved ADA parking space, 25,549sqft of disturbed area, parking area landscaping, a B2 buffer along property lines adjoining Residential One (R1) zoning district, and gravel drive to access the site. The proposed use is *Warehousing and Storage* (Excluding Warehousing of Hazardous Substances) and is permitted by right in the Industrial (I) zoning

district. The site is to be served by individual water and septic. Conditions recommended by the TRC include: NCDOT driveway permit, and improvements permit.

Matt Champion moved to approve the major site plan with conditions as discussed. Kevin Waldrup seconded the motion and all members voted in favor.

The meeting was adjourned at 2:28 pm.

Matt Champion