

**MEETING SUMMARY**  
**Henderson County Technical Review Committee**  
**August 17, 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, Zoning Administrator  
Deb Johnston, Assistant Site Development Director  
Autumn Radcliff, Planning Director  
Crystal Lyda, Building Services Director  
Carl Ownbey, NCDOT  
Kevin Waldrup, Fire Marshal  
Marcus Jones, County Engineer

TRC Members Absent:

Marlee Page, MSD  
Seth Swift, Environmental Health Supervisor

Autumn Radcliff opened the meeting at 2:00 pm.

Agenda – Autumn Radcliff requested to adjust the agenda by adding a discussion item for an upcoming special event.

Minutes – Autumn Radcliff asked if there were any adjustments to the 8/3/21 meeting summary. Marcus Jones moved to approve the meeting summary. Kevin Waldrup seconded the motion and all members voted in favor.

More Space Place MSP

Matt Champion read the major site plan staff report for the project. Hunter Marks, agent, represented the project. The applicant is proposing to construct a new 8,050SQFT structure for warehousing and storage. The major site plan shows a total of 16 parking spaces to serve the entire property, 1 paved ADA accessible parking space at the existing 9,000SQFT warehouse, an existing concrete pad in front of the new structure, a total of 12,000SQFT of disturbed area for the new structure, a B2 buffer along boundary line of the new structure adjoining the Residential One (R1) zoning district, and a gravel drive to access the structure.

Conditions recommended by the TRC include the following: NCDOT driveway permit for Arden Property Management, LLC major site plan, improvements permit if installing additional plumbing fixtures, and stormwater phase 2 permit.

Adam Steurer moved to approve the major site plan with conditions as discussed. Marcus Jones seconded the motion and all members voted in favor.

Couch Mountain Combined Revised Master & Phase III Development Plan

Matt Champion gave a brief overview of the notable changes shown on the Phase III Development Plan. Brooks Engineering represented the project. The applicant is proposing to remove one private driveway easement that provided access to lots 75, 74, and 73 and add a private driveway easement to access lots 80 and 81. The lot layout was reconfigured to address topographic concerns found on the property. All lots where the private driveway

easement was removed has sufficient road frontage to meet the LDC requirements. All proposed access easements will be a minimum width of 30' with a 14' paved surface and 3' shoulders. No new lots are proposed, and the common open space requirements are unchanged. The length of proposed roads in Phase III is 737FT less than the original approval.

Conditions by the TRC include the following: revised erosion and sedimentation control permit and conditions referenced in the staff report.

Crystal Lyda moved to forward the revised master and development plan to the Planning Board with conditions as discussed. Marcus Jones seconded the motion and all members voted in favor.

The meeting was adjourned at 2:19 pm.

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Matt Champion