

**MEETING SUMMARY**  
**Henderson County Technical Review Committee**  
**October 5, 2021**

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

TRC Members Present:

Brendan Shanahan, City of Hendersonville  
Matt Champion, Zoning Administrator  
Deb Johnston, Assistant Site Development Director  
Autumn Radcliff, Planning Director  
Jacob Compher, Lead Code Enforcement Officer  
Carl Ownbey, NCDOT  
Marcus Jones, County Engineer  
Seth Swift, Environmental Health Supervisor  
Kevin Waldrup, Fire Marshal

TRC Members Absent:

Marlee Page, MSD

Autumn Radcliff opened the meeting at 2:00 pm.

Agenda – No adjustments to the agenda.

Minutes – Autumn Radcliff asked if there were any adjustments to the 9/7/21 meeting summary. No changes were.

Southeast Storage Holdings, LLC Combined Master & Development Plan and MSP

Matt Champion provided a brief overview of the proposed commercial subdivision and major site plan for Self Storage Warehousing, Mini-Warehouses. Cameron Baker, agent and plan preparer, and Dennis Dorn, property owner, represented the project. The applicant is proposing to subdivide the existing 5.55-acre subject area into 2 tracts: Tract A-1.21 acres and Tract B-4.33 acres. Both tracts will have access to Brevard Road. Tract A includes the existing office and a self-storage structure totaling 24,000SQFT. Tract B includes 4 existing self-storage structures totaling 17,652SQFT and 2 proposed self-storage structures totaling 40,078SQFT. The Major Site Plan shows an additional 2 self-storage buildings: 23,978SQFT and 16,100SQFT. Tract B will contain a total of 57,731SQFT of self-storage structures while Tract A will remain unchanged. Tract A will have a total impervious area of 52,707.6SQFT or 79% and Tract B will have a total impervious area of 188,614SQFT or 63%. The proposed use is Self Storage Warehousing, Mini-Warehouses and is permitted by right in the Community Commercial (CC) zoning district.

Conditions recommended by the TRC include the following: consider moving the fence further away from the rail line if repairs are ever warranted, zoning permit for new structure, and any conditions listed in the staff report.

Marcus Jones moved to approve the combined Master & Development Plan and MSP with conditions as discussed. Kevin Waldrup seconded the motion and all members voted in favor.

Elemental Landscapes MSP

Jacob Compher provided an overview of the major site plan application for use Landscape Materials Sales and Storage. Chris Gibbs, applicant and property owner, represented the project. The applicant is proposing 640SQFT of storage in two permanent 8'X40' shipping containers and 7,500SQFT of outdoor storage. The major site plan also shows two 14' driveways to serve the entire property, 1,600SQFT loading area, approximately 730' frontage with a 6' chain-link fence surrounding the perimeter of activity.

Conditions recommended by the TRC include the following: NCDOT driveway permit, encroachment agreement with NCDOT for drainage improvements, City of Hendersonville tap request, zoning permit, and building permit for setting of shipping containers.

Kevin Waldrup moved to approve the MSP with conditions as discussed. Marcus Jones seconded the motion and all members voted in favor.

The meeting was adjourned at 2:23 pm.

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Matt Champion