

MEETING SUMMARY
Henderson County Technical Review Committee
December 20, 2022

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

TRC Members Present:

Autumn Radcliff, Planning Director
Matt Champion, Zoning Administrator (Remote)
Toby Linville, Floodplain Administrator
Deb Johnston, Site Development
Adam Steurer, City of Hendersonville
Samuel Gettleman, MSD
Crystal Lyda, Building Services Director
Rusty Darnell, NCDOT
Marcus Jones, County Engineer
Kevin Waldrup, County Fire Marshal

TRC Members Absent:

Seth Swift, Environmental Health Supervisor
Chris Todd, Business and Community Development Director

Autumn Radcliff opened the meeting at 2:03 pm.

Minutes – Autumn Radcliff asked if there were any adjustments to the 12/6/22 meeting summary. No adjustments were made to the summary as presented. Marcus Jones motioned to approve the meeting summary. Kevin Waldrup seconded the motion. All voted in favor.

Spinx MSP

Matt Champion read the staff report for the major site plan application. The applicant is Spinx Company, LLC and the property owner is Discovery One Land Holdings, LLC. The subject area is located off Asheville Hwy (US25) at 6024 Asheville Hwy and is approximately 4.35 acres. The applicants are proposing to redevelop the site with a 6,434SQFT convenience store. The subject area contains all of PIN 9652-40-5099. In addition to the convenience store, the major site plan shows a 1,182SQFT car wash, gas/diesel pumps for pedestrian vehicles, and dedicated diesel pumps for large vehicles. The major site plan shows a total of 112 parking spaces to serve the entire property with 2 ADA accessible parking spaces serving the convenience store.

Conditions recommended by the TRC include the following: NCDOT driveway permit, NCDOT review of stormwater plans with hydraulics, NCDOT encroachment agreement for existing stormwater controls, erosion control permit, stormwater permit, City of Hendersonville water availability request, MSD sewer availability request, FAA review of stormwater plan, and submission of a landscape plan to accommodate the required landscaping for the car wash, dumpster, and parking areas.

Marcus Jones moved to approve the major site plan with the condition as discussed. Toby Linville seconded the motion. All voted in favor.

The meeting was adjourned at 2:19 pm.

Matt Champion