

MEETING SUMMARY
Henderson County Technical Review Committee
April 16, 2024

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

TRC Members Present:

Autumn Radcliff, Planning Director
Seth Swift, Environmental Health Supervisor
Matt Champion, Zoning Administrator
Kevin Waldrup, Fire Marshal
Toby Linville, Floodplain Administrator
Deb Johnston, Site Development
Christopher Todd, Business and Community Development Director
Samuel Gettleman, MSD

TRC Members Absent:

Rusty Darnell, NCDOT
Marcus Jones, County Engineer
Adela Gutierrez Ramirez, City of Hendersonville Engineering
Crystal Lyda, Building Services Director

Meeting Called to Order

Matt Champion opened the meeting at 2:05 pm.

Minutes – Matt Champion asked if there were any adjustments to the 3/5/24 meeting summary. No adjustments were made to the summary as presented. Christopher Todd moved to approve the meeting summary. Kevin Waldrup seconded the motion. All voted in favor.

Mountain Home Dunkin' MSP

Matt Champion summarized the major site plan application. The application was submitted on behalf of the property owner, Rick Moore, by Tyler Wagner and Hunter Earney of FEI Engineering. The applicants propose a Dunkin' Restaurant at this location. The derelict building at 5420 Asheville Hwy will be demolished.

Supplemental Requirements 7.14 and 2.2 govern Retail Sales and Service and Drive-thru Window. The property does not contain streams, floodplain or watershed. The subject area is Regional Commercial and will be served by City of Hendersonville Water and MSD Sewer. The project requires parking lot landscaping and dumpster screening.

The TRC noted additional conditions:

- MSD has received a sewer allocation request and is under review.
- The project will require Erosion Control and Stormwater Permits from Site Development.
- The restaurant will Food and Lodging permits from Environmental Health. The project will need septic tank demolition permits for the abandoned building and Post Office.
- NCDOT will require a driveway permit.

Christopher Todd moved to approve the special event application. Seth Swift seconded the motion. All members voted in favor.

The meeting was adjourned at 2:12 pm.

Autumn Radcliff

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