

MEETING SUMMARY
Henderson County Technical Review Committee
June 18, 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
Toby Linville, Floodplain Administrator
Deb Johnston, Site Development
Kevin Waldrup, Fire Marshal
Marcus Jones, County Engineer
Crystal Lyda, Building Services Director
Adela Gutierrez Ramirez, City of Hendersonville Engineering

TRC Members Absent:

Samuel Gettleman, MSD
Rusty Darnell, NCDOT
Christopher Todd, Assistant Manager
Adela Gutierrez Ramirez, City of Hendersonville Engineering

Meeting Called to Order

Autumn Radcliff opened the meeting at 2:01 pm.

Minutes – Autumn Radcliff asked if there were any adjustments to the 6/4/24 meeting summary. No adjustments were made to the summary as presented. Crystal Lyda moved to approve the meeting summary. Marcus Jones seconded the motion. All voted in favor.

Major Site Plan Paco Properties

Matt Champion summarized the major site plan application. The application was submitted on behalf of the property owner, Paco Properties LLC (Pascual Hernandez) with major site plan prepared by Right Architecture. The applicant proposes an Office (SR 6.9), Storage Shed (SR 3.14) and Machining and Assembly Operations (SR10.8). This property was rezoned from R2R to LC on March 6, 2023. The applicant is proposing a new 50000 sqft structure for office and showroom and a new 22,400 sqft structure for warehousing, granite workshop, cabinet workshop and storage.

The TRC noted additional conditions:

- Rusty Darnell e-mailed:
 - D/W permit required
 - All applicable encroachments
 - TIA Screening document is required – most likely will not need a TIA, that is determined by the Screening document.
- Building Inspections will discuss sprinkler requirements from Fire Code based on use and square footage.
- Site Development will require an Erosion Control permit and Stormwater Permit
- Fire Marshal will require a radio test in the warehouse once 80% complete. The gates will require keypad access, siren access or Knox Box.
- Environmental Health will require well and septic permits.

Marcus Jones moved to approve the major site plan with conditions. Kevin Waldrup seconded the motion. All members voted in favor.

TX-2024-02 Mining and Extraction

Autumn Radcliff presented the staff report for the text amendment. Denise Hallett with Vulcan Materials the explained the text amendment. Hallett explained that Vulcan owns more property than is currently governed by the NC Mining Permit but cannot expand the mining permit because of our large setbacks.

Marcus Jones moved to forward the text amendment to the Planning Board for review on 7/18/24. Crystal Lyda seconded the motion. All TRC members voted in favor.

The meeting was adjourned at 2:22 pm.

Autumn Radcliff

Autumn Radcliff