

MEETING MINUTES
Henderson County Technical Review Committee
March 4, 2014

The Henderson County Technical Review Committee met on March 4th at 2:00 p.m. in the King Street Meeting Room at 100 N. King Street, Hendersonville, NC.

TRC Members Present:

John Mitchell, Business and Community Development Director
Autumn Radcliff, Senior Planner
Toby Linville, Zoning Administrator
Marcus Jones, P.E., Director of Engineering
Parker Sloan, Planner
Carl Ownbey, NCDOT
Seth Swift, Environmental Health Supervisor
Wally Hollis, Fire Marshal
Tom Staufer, Building Services
Natalie Berry, P.E., Assistant County Engineer

TRC Members Absent:

Brent Detwiler, City of Hendersonville Engineer

Minutes – Ms. Radcliff asked if there were any adjustments to the February 4, 2014 meeting minutes. Wally Hollis made a motion to approve the minutes. Tom Staufer seconded the motion. All members voted in favor.

Major Site Plan Review for Mona Lisa Foods

Presenter, Toby Linville. Mr. Linville summarized the staff report for the property located on at the intersection of Chimney Rock Road and St. Paul's Road. The property is approximately 4.3 acres (PIN: 0601346635). The property is currently in manufacturing use and zoned Local Commercial (LC). Tamara Peacock, Jonathon Capp, Mike Cooper and Trey Ford were present to explain the plans for the proposed manufacturing addition. After much discussion, Toby Linville made a motion TRC approve the site plan with the following conditions: apply for erosion control and storm water permits, apply for drain field expansion with Environmental Health, obtain an NCDOT driveway permit, no parking in the road right-of-way, resubmit site plan showing redesign of driveway and intersection including Gilliam Mountain Road. Marcus Jones seconded the motion. All members voted in favor.

Major Subdivision Review-Chattooga Trace (2014-M02)

Presenter, Parker Sloan. Mr. Sloan presented the Master Plan for the project known as Chattooga Trace. The project is located on approximately 34.28 acres of land located on Willow Road (SR 1191) and Chattooga Run. The project site is composed of two (2) separate parcels (9547-77-8265 and 9547-76-8276). The Master Plan proposes a total of 33 single family residential lots. The applicant is currently proposing a density of 1.04 dwelling units per acre. Phase I of the Chattooga Trace is proposed to contain 19 of the 33 single family lots. Phase 2 of Chattooga Trace is proposed to contain 7 of the 33 single family lots. Phase 3 of Chattooga Trace is proposed to contain 7 of the 33 single family lots. The project is not located in a water supply watershed district nor is it located within the floodplain. A public water connection to the City of Hendersonville and private individual or community septic systems are proposed to serve the project site. Autumn Radcliff made a motion the Technical Review Committee approve rezoning application #R-2014-01 and give a favorable recommendation to the Planning Board

and Board of Commissioners based on the recommendations of the Henderson County 2020 Comprehensive Plan. Toby Linville seconded the motion. All members voted in favor.

Rezoning Application for Dyer Properties, LLC (#R-2014-01)

Presenter, Parker Sloan. Mr. Sloan gave a brief summary of rezoning application #R-2014-01, which was submitted on January 16, 2014. The applicant requests the County rezone a 4.87 acre tract from an Industrial (I) to a Residential One (R1) zoning district. The subject area (PIN: 9652-73-0943) is owned by Dyer Properties LLC. Autumn Radcliff made a motion the Technical Review Committee approve rezoning application #R-2014-01 and give a favorable recommendation to the Planning Board and Board of Commissioners based on the recommendations of the Henderson County 2020 Comprehensive Plan. Toby Linville seconded the motion. All members voted in favor.

Adjournment: Ms. Radcliff adjourned the meeting at 2:45 p.m.

Jenny Maybin