

MEETING MINUTES
Henderson County Technical Review Committee
May 6, 2014

The Henderson County Technical Review Committee met on May 6th at 2:00 p.m. in the King Street Meeting Room at 100 N. King Street, Hendersonville, NC.

TRC Members Present:

Autumn Radcliff, Senior Planner
Toby Linville, Zoning Administrator
Matt Champion, Planner
Seth Swift, Environmental Health Supervisor
Tom Staufer, Building Services
Rocky Hyder, Emergency Services Director
Carl Ownbey, NCDOT

TRC Members Absent:

John Mitchell, Business and Community Development Director
Marcus Jones, P.E., Director of Engineering
Natalie Berry, P.E. Assistant County Engineer
Brent Detwiler, City of Hendersonville Engineer
Wally Hollis, Fire Marshal

Minutes – Ms. Radcliff asked if there were any adjustments to the April 15, 2014 meeting minutes. Toby Linville made a motion to approve the minutes. Tom Staufer seconded the motion. All members voted in favor.

Rezoning Application (#R-2014-04) Hendersonville Airport Vicinity

Presenter, Matt Champion. Mr. Champion briefly explained Rezoning Application #R-2014-04, which was initiated on April 3, 2014. The the city of Hendersonville City Council approved the requests to remove thirty-four (34) individual parcels of land from the City of Hendersonville's Extra-territorial Jurisdiction through Ordinance #14-0426. Henderson County has 90 days, or until July 2, 2014 to determine and apply a county zoning designation for the subject area. The subject area is approximately 40.09 acres of land and is accessed off Blue Ridge Street and Brooklyn Avenue. It runs the length of West Gilbert Street and East Gilbert Street. Henderson County Planning Staff recommends rezoning the subject area from a City of Hendersonville R-15 (COH R-15) zoning district to Industrial and Residential One. The subject area currently contains 29 residential parcels, two commercial parcels, two vacant parcels, and one auxiliary parcel. The surrounding properties are primarily residential uses and vacant property. The subject area is adjacent to the City of Hendersonville R-15 zoning district to the north, northwest, west and southwest. Industrial (I) zoning district is found to the northeast, east and southeast of the subject area. Residential One (R1) zoning district is found to the south of the subject area. Staff supports the rezoning of the property to Residential One (R1) and Industrial (I) zoning districts based off the existing uses of the property and based on the Henderson County 2020 Comprehensive Plan. Rocky Hyder questioned if there was another zoning designation that would better suite these parcels to prevent development in the regulated floodplain. Staff explained that any of the zoning districts would allow structures but the Floodplain ordinance would regulated development in the floodplain or floodway. Toby Linville made a motion TRC recommend approval of rezoning application #R-2014-04 to rezone the

subject area to a Residential One (R1) and Industrial (I) zoning districts based on the Henderson County 2020 Comprehensive Plan. Tom Staufer seconded the motion. Approved 5-1 with Rocky Hyder casting the dissenting vote.

Adjournment: Ms. Radcliff adjourned the meeting at 2:08 p.m.

Jenny Maybin