

MEETING MINUTES
Henderson County Technical Review Committee
October 1, 2013

The Henderson County Technical Review Committee met on October 1st 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
Marcus Jones, P.E., Director of Engineering
Natalie Berry, P.E., Assistant County Engineer
Parker Sloan, Planner
Tom Staufer, Director of Permits and Inspections
Steve Cannon, NCDOT
Seth Swift, Environmental Health Supervisor
Wally Hollis, Fire Marshal

TRC Members Absent:

Brent Detwiler, City of Hendersonville Engineer

Also Present:

Larry Rogers, Partnership for Economic Progress
John Mitchell, Business and Community Development Director, Henderson County

Minutes – Ms. Radcliff asked if there were any adjustments to the September 3, 2013 meeting minutes. Tom Stauffer made a motion to approve the minutes. Wally Hollis seconded the motion. All members voted in favor.

Major Site Plan Review for Slick Rock Campground (SUP 13-04)

Presenter, Toby Linville. Mr. Linville gave a brief summary of the background on the property located on Chimney Rock Road. The property is approximately 19.46 acres (PIN: 0612540898). The property was previously used for residential, but is now vacant. The property is zoned Residential 3 (R-3). Mike Lavoy, civil engineer, was present to explain the plans for the campground. The old residential structure that is on the property now is going to be refinished and turned into an office/camp store. Approximately 22 tent sites will be placed along the perimeter of both sides of the creek. Parking would be available for campers, along with fire pits, and covered picnic areas. The creek will be crossed only by pedestrians, using a foot bridge. The new parking would be accessed off the existing drive. At this time, water and electricity is not planned on being provided to the tent sites. Toilets and a small dining area will be in between the tent sites. Composting toilets will be supplied and maintenance done by Clivus Multrum. Steve Cannon stated even though there is an existing driveway, they would still need to obtain a NCDOT driveway permit since it will be commercial. Seth Swift said the well has been referred to public water supply, but this will still need to be looked at. Swift also stated the state will have to look at the composting toilets and approve them first. He advised the applicant to keep in close contact with the state and public water supply to check on all restrictions. Autumn Radcliff posed a question for Seth about the composting toilets. "If they happen not to be approved what other option may be for them"? Swift advised incinerating toilets would be an option if that plan falls through, they are an approved option. Tom Staufer stated if they build a bath house or any other structures, such as the common areas between the tents, each one would need to be permitted. Natalie Berry stated any grading over an acre would need to be

permitted. Toby Linville made a first motion to approve the site plan as presented. Wally Hollis seconded the motion. All members voted in favor. Toby Linville made a second motion to recommend approval to the Board of Adjustment for the use of the property as a campground following the conditions: obtain a NCDOT driveway permit, the well and composting toilets will be subject to state regulation agencies, tent sites will need building permits, and grading over 1 acre of land will require an erosion control permit. Wally Hollis seconded the motion. All members voted in favor.

Special Use Permit Amendment & Review of Master Plan Revision for Riverstone Subdivision (2008-M09)

Presenter Parker Sloan. Mr. Sloan briefly explained Drew Norwood, owner and developer submitted a new Master Plan for the project known as Riverstone. The applicant is requesting to increase the number of residential units from the current 524 to 549 within the project. The original Riverstone Major Subdivision Master Plan was approved in September 2005 with the corresponding Special Use Permit (SP-05-01-A1) approved by the Henderson County Board of Commissioners in November of 2005 and amended in August of 2006. The Master and Development plan and special use permit approval are linked together, as the special use permit order issued for the project references the approved 2005 master plan. To proceed with the project under the new density, the owner and developer would also need to seek special use permit amendment approval from the Henderson County Zoning Board of Adjustment. The special use permit points out that under the zoning at the original time of approval a total of 661 units would be allowed. The project is located on approximately 178.4 acres of land located off Butler Bridge Road. The revised master plan proposes a total of 549 single family lots plus a second community swimming pool facility. The proposed increase in lots brings the density of the project to 3.08 units per acre. The project is not located in a water supply watershed district however portions of the project are located within the floodplain. A city of Asheville public water system has been installed and the Cane Creek Sewer System currently serves the project site. Bill Lapsley and Drew Norwood were present to answer any questions regarding the project changes. The project has gone reasonably well considering the economic conditions. The project started in the North area the property and they are slowly working south. They are now working on Phase II of the project. The one pool and clubhouse is not adequate enough for the residents, this is the purpose for requesting a second community pool and building to be built. It will be paid for by Riverstone Homeowners Association. Seth Swift stated plans will need to be submitted and permits acquired before any projects are started. Natalie Berry stated she is still working with them on permits for the project as they go along. Autumn Radcliff made a motion that the Technical Review Committee recommend approval for the revised Master Plan with the conditions noted in the staff report and any others noted by the TRC contingent upon the Special use Permit amendment being approved. Toby Linville seconded the motion. All members voted in favor. Autumn Radcliff made a second motion that the Technical Review Committee recommend the Zoning Board of Adjustment approve the Special Use Permit amendment. Toby Linville seconded the motion. All members voted in favor.

Adjournment: Ms. Radcliff adjourned the meeting at 2:32 p.m.

Jenny Maybin