

MEETING MINUTES
Henderson County Technical Review Committee
February 18, 2020

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

TRC Members Present:

Adam Steurer, City of Hendersonville
Crystal Lyda, Director of Building Services
Autumn Radcliff, Planning Director
Erin England, Zoning Enforcement Officer
Carl Ownbey, NCDOT
Jimmy Brissie, Director of Emergency Services
Natalie Berry, Project Engineer
Marcus Jones, County Engineer

TRC Members Absent:

Toby Linville, Zoning Administrator
John Mitchell, Business and Community Development Director
Seth Swift, Environmental Health Supervisor
Kevin Waldrup, Fire Marshal

Autumn Radcliff opened the meeting at 2:00 pm.

Minutes – Mrs. Radcliff asked if there were any adjustments to the 1/21/20 meeting summary and announced Jacob Compher’s suggestion to reschedule the item 2020-M01 Skydance LLC for the March 3rd TRC meeting. Marcus Jones moved to approve the meeting summary and agenda adjustment with second from Adam Steurer. All members voted in favor.

2020-M02 Ducote Enterprises

Matt Champion read the staff report for the project. The request is for a proposed subdivision and for an office building on one of the proposed tracts which is permitted by right in the Community Commercial district. Dallas Ducote represented the project. Dallas clarified Tract C will be accessed through the existing shopping center. Carl Ownbey said a driveway permit has been issued for Tract A and must follow instructions in approval letter and submit updated site plan to NCDOT. Marcus Jones advised applicant to contact Etowah regarding sewer service. Adam Steurer advised applicant to include utility easement on the site plan. Erin England said supplemental requirements 6.9 must be met. Natalie Berry said applicant has applied for a fill permit and must finalize fill process before proceeding.

Erin England moved to approve the subdivision and site plan with conditions. Marcus Jones seconded the motion. All members voted in favor.

Snap-On Major Site Plan

Erin England read the staff report for the project. No applicant was present to speak for the request. The request is for a major site plan review for an office building which is permitted by right in the Local Commercial district. There were no comments for the applicant.

Marcus Jones moved to approve the site plan with conditions. Crystal Lyda seconded the motion. All members voted in favor.

Miles RV Service Center

Erin England read the staff report for the project. No applicant was present to answer for the request. The request is for a major site plan review for a service building which is permitted by right in the Regional Commercial district. Erin England said a written agreement with railroad company is required prior to issuance of zoning permit. Carl Ownbey said a major NCDOT driveway permit is required and an updated site plan. Marcus Jones said this site is serviced by

Crane Creek sewer system and advised to submit a sewer service request. Adam Steurer said with the change of use a back flow and cross connection is needed, requiring a utility plan and approval of back flow device. He also said the existing two meters can be consolidated into one meter. Jimmy Brissie explained structure is on the threshold for service radio test study and advised to check with Kevin Waldrup regarding access to building. Natalie Berry said she issued authorization to construct stormwater for work already done last March and this must be finalized before proceeding. If the railroad company approves project but requires shifting of the configuration of the site plan, TRC must re-review the new site plan.

Marcus Jones motioned to table the site plan until applicant acquires written approval from the railroad company and finalizes stormwater mitigation from previous work. Jimmie Brissie seconded the motion. All members voted in favor.

Burns Tree Office

Erin England read the staff report for the project. Adrian Burns presented the request. The request is for a major site plan review and Special Use permit for an office building which is permitted with a Special Use permit in the Residential 2 Rural district. Carl Ownbey required an NCDOT driveway permit and a larger site plan and advised applicant of driveway condition holding owner responsible to repair any damage done to road or shoulder. Marcus Jones advised applicant to consult with Environmental Health regarding drain field. Natalie Berry explained if the land disturbance is greater than 1 acre then the site would require erosion control and stormwater plans.

Jimmie Brissie moved to approve the site plan with conditions. Marcus Jones seconded the motion. All members voted in favor.

Tap Root

Matt Champion read the staff report for the project. The request is for review of a conditional rezoning of 297 acres of land from a Regional Commercial district. Warren Sugg and Bill Alexander represented the project. Warren Sugg noted the major differences: decreased density, decreased length of roads, increased road widths and more sidewalks. Carl Ownbey said a transportation impact study is required by NCDOT, advised to update previous study with new number of units. Marcus Jones said the applicant already has an easement from Meritor and that the project cannot tap the force main across from Riverstone. Adam Steurer said the plan shows dual water connections for townhomes and single-family homes and these must be individual meters. He notes the City of Hendersonville water line stops before the site and explained the extension of the water line would be at the expense of the developer. He also notes the Town of Fletcher Fire must review site plan and that any utilities constructed on Butler Bridge Rd require an encroachment agreement with NCDOT. Natalie Berry said applicant must apply for fill permit and finalize fill before subdividing. She requires a more detailed floodplain plan. She also notes that the Asheville airport must approve the stormwater plan and that fill must be done in phases with an erosion control permit. Crystal Lyda clarified that the amenity area is intended for residents and guests and that the project is to include cluster mailboxes. Marcus Jones questioned the difference between wetlands versus river. Bill Alexander explained the wetlands attract more fowl/wildlife than the moving river. Autumn Radcliff opened meeting for public comment. Brian Gulden referenced Land Development Code processes for map amendment applications, specifically noting the 12-month period between applications, and the appropriateness of the proposed use of the site.

The meeting was adjourned at 3:07 p.m.