

MEETING MINUTES
Henderson County Technical Review Committee
June 16, 2020

The Henderson County Technical Review Committee met at 2:00 p.m. via Zoom.com.

TRC Members Present:

Adam Steurer, City of Hendersonville
Denisa Lauffer, Permit Supervisor
Toby Linville, Zoning Administrator
Marcus Jones, County Engineer
Seth Swift, Environmental Health Supervisor
Autumn Radcliff, Planning Director
Kevin Waldrup, Fire Marshal
John Mitchell, Business and Community Development Director
Rick Brooks, Erosion Control Technician

TRC Members Absent:

Carl Ownbey, NCDOT

Autumn Radcliff opened the meeting at 2:00 pm.

Minutes – Ms. Radcliff asked if there were any adjustments to the 5/19/20 meeting summary. Marcus Jones moved to approve the meeting summary. Kevin Waldrup seconded the motion and all members voted in approval.

Major Site Plan-Legacy Place

Toby Linville read the staff report for the project. The application is for Industrial flex-space. Tyson Griswold was agent for the project. He explained the layout of the six proposed buildings including parking and stormwater controls. Marcus Jones said Metropolitan Sewer District will review the sewer service application. Rick Brooks said the project will need an Erosion Control Permit and High-Density Stormwater Permit. Adam Steurer said a water availability request had been issued and the project would require backflow prevention with a RPZ backflow preventer. Carl Ownbey e-mailed that the project would require a NCDOT Driveway Permit. Denisa Lauffer said the applicant will need to submit commercial permit application and sealed commercial plans to apply for a building permit. Toby Linville moved to approve the major site plan with the stated conditions. Marcus Jones seconded the motion. All members voted in favor.

R-2020-02 C Horseshoe Farm

Matt Champion presented the staff report for the application. John Turchin represented the project as applicant and Bob Grasso as agent. Denisa Lauffer said that if any of the existing residential buildings were converted to commercial uses, they would require change-in-use permits. New construction will require residential or commercial applications and plans. Carl Ownbey e-mailed that the project would require a NCDOT Driveway Permit. Seth Swift said that the new individual septic systems could be completed by EOP. Adam Steurer said the project would require a water availability letter, waterline extension and individual meters. Rick Brooks said the project would require a flood permit, low-density stormwater permit and Erosion Control permit for any disturbance greater than 1 acre. Kevin Waldrup said any new roadways must meet fire access requirements and the gate must meet the Entry Gate Ordinance. Toby Linville moved to forward the application to the Planning Board on 6/18/20. Marcus Jones seconded the motion and all members voted in favor. Adam Steurer was unable to vote.

R-2020-03C SE Asphalt Plant

Matt Champion presented the staff report for the application. Jeff Shipman presented the project as applicant, Warren Sugg as Engineer and Brian Gulden as Attorney. Adam Steurer said that the City of Hendersonville would require a tap request and backflow prevention. Rick Brooks said the project would require an Erosion Control Permit and Stormwater Permit. Seth

Swift said the office would require a septic permit. Carl Ownbey e-mailed that the project would require a NCDOT Driveway Permit. Toby Linville said that all the requirements of SR 10.1 must be met including adequate lighting and lighting mitigation, separation of ½ mile from a school, library, day care, healthcare facility or religious institution and 500' from a dwelling unit in a residential zoning district, 100' perimeter setback and 8' security fence. John Mitchell stated that the application must apply for all state, federal and county permits and that the East Flat Rock small area plan did not recommend rezoning the subject property.

Michelle Nicholson said that the applicants should resubmit with conditions. Gary Steinberg had many questions about the technical aspects of the plant and its operations. Gray Jernigan said he was concerned with the environmental impact to the area and that public input and participation was not met. John Noor, Attorney representing The Friends of East Flat Rock had sent a letter before the meeting asking the application to be resubmitted to include a list of conditions from the applicant. Russ Burrell said that the Land Development Code does not require the applicants to submit conditions and that the TRC could proceed. Brian Gulden explained that SR 10.1 are conditions required for the use in the Code and if there are no other regulations required, they would not be in an application. If there are other regulations required, they will submit those to Planning Board and Board of Commissioners for review. Jay asked how many parcels currently exist in the County that would allow Asphalt Plants. Gary Steinberg said the environmental impacts to the site are unknown at this time and a decision by TRC would be ill advised. Ellen Reed said she was concerned about volatile organic compounds in plant emissions. Kim Capps asked how the plant fits into the East Flat Rock small area plan. Connie Bresseler asked how the plant would affect air quality in Saluda. Marcus Jones moved to forward the application to the Planning Board on 8/20/20. John Mitchell seconded the motion and all members voted in favor. Toby Linville and Adam Steurer were unable to vote.

The meeting was adjourned at 3:46 pm.

Toby Linville