

**MEETING MINUTES**  
**Henderson County Technical Review Committee**  
**May 4, 2021**

The Henderson County Technical Review Committee met at 2:00 p.m. at 100 N King St.

TRC Members Present:

Brendan Shanahan, City of Hendersonville  
Matt Champion, Zoning Administrator  
Kevin Waldrup, Fire Marshal  
John Mitchell, Business and Community Development Director  
Seth Swift, Environmental Health Supervisor  
Carl Ownbey, NCDOT  
Deb Johnston, Assistant Site Development Director  
Crystal Lyda, Building Services Director  
Autumn Radcliff, Planning Director  
Marlee Page, MSD  
Marcus Jones, County Engineer

TRC Members Absent:

No members absent.

Autumn Radcliff opened the meeting at 2:00 pm.

Minutes – Autumn Radcliff asked if there were any adjustments to the 4/20/21 meeting summary. There were no adjustments to the meeting summary.

Development Plan for Phases 1-4 of CD-2020-01

Matt Champion read the staff report for development plan phases 1-4 of CD-2020-01. Michael Cain, plan preparer, represented the project. The request is to construct 699 residential units on 297 acres off Butler Bridge Road. The development plan shows 4 total phases, 427 single-family units, 227 townhomes, 29,700LF of roads, 121 acres of open space, common area and development amenities, and a total disturbed area of 155.7 acres. The site is to be served by City of Hendersonville public water and MSD public sewer. Conditions by the TRC include the following: submitting revised sewer plan to MSD, approved encroachment agreement for NCDOT, environmental health permit for swimming pool, erosion control permit, stormwater control permit, recording master plan and conditions with register of deeds, waterline to be located within right-of-way, and fill dirt needs to be engineered.

Marcus Jones moved to forward the development plan phases 1-4 with conditions as discussed to the Planning Board. All members voted in favor.

Revised Master Plan & Phase III Development Plan 2019-M03

Matt Champion read the staff report for the revised master plan and phase 3 development plan. Andy Baker, applicant, and John Kinnaird, plan preparer, represented the project. The request is to add an additional 14 lots to the existing major residential subdivision known as Couch Mountain. The phase 3 development plan shows a total of 14 single-family lots, 3,899LF of new roadway, 58.8 acres, and overall density of 0.21 units per acre. The site is to be served by individual water and septic. Conditions recommended by the TRC include the following: improvements permit, revised erosion control permit, and revised stormwater control permit.

Marcus Jones moved to forward the revised master and phase 3 development plan with conditions as discussed to the Planning Board. All members voted in favor.

SUP-21-03 Hideaway RV Park Expansion

Item was tabled until 5/18/2021 since the applicant or plan preparer did not attend. John Mitchell made the motion to table the item. All members voted in favor.

SUP-21-04 NHHS Electronic Message Sign

Matt Champion read the staff report for the special use permit application. John Shepard, Principal for NHHS, represented the project. The request is to replace 1 of the 2 existing monument signs with an electronic message sign. A special use permit is required to locate an electronic message sign within a residential zoning district. The site is currently zoned Residential One (R1) and is home to the North Henderson High School. Conditions recommended by the TRC include the following: building permit for electrical connection and maximum height of sign above Fruitland Road grade cannot exceed 50.'

Kevin Waldrup moved to forward the special use permit application with conditions as discussed to the Zoning Board of Adjustment. All members voted in favor.

R-2021-02 Elemental Landscapes

Jacob Compher read the staff report for the rezoning application. Chris Gibbs, applicant, represented the project. The rezoning application is for PIN: 9651-66-9053 and is located off S Old Asheville Road. The request is to rezone the 0.86-acre tract from Residential One (R1) zoning district to a Regional Commercial (RC) zoning district. The proposed rezoning is not a conditional rezoning where a master plan is required. Conditions cannot be placed on a general rezoning request. The TRC did provide comments if the rezoning is approved, and the applicant develops the property.

John Mitchell made the motion to forward the rezoning application to the Planning Board. All members voted in favor.

The meeting was adjourned at 2:48 pm.

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Matt Champion