

MEETING SUMMARY
Henderson County Technical Review Committee
May 18, 2021

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

TRC Members Present:

Adam Steurer, City of Hendersonville
Matt Champion, Zoning Administrator
Kevin Waldrup, Fire Marshal
Seth Swift, Environmental Health Supervisor
Carl Ownbey, NCDOT
Deb Johnston, Assistant Site Development Director
Autumn Radcliff, Planning Director
Marcus Jones, County Engineer

TRC Members Absent:

John Mitchell, Business and Community Development Director
Marlee Page, MSD
Crystal Lyda, Building Services Director

Autumn Radcliff opened the meeting at 2:00 pm.

Minutes – Autumn Radcliff asked if there were any adjustments to the 5/4/21 meeting summary. There were no adjustments to the meeting summary.

SUP-21-03 Hideaway RV Park Expansion

Matt Champion read the staff report for the special use permit application. Ronald Delbuono, applicant and property owner, represented the project. The request is to obtain a special use permit for a Recreational Vehicle Park. The applicant is proposing to add 9 new RV spaces that will house park models. Each space will be approximately 50' by 40' with a parking space and a porch attached to the park model. The major site plan shows the following: proposed gravel road off Hideaway Park Trail to access the new spaces with a T-turnaround, 1 community septic system, and an existing enclosed dumpster for solid waste. The applicant has included the restrictions places on the existing legal nonconforming RV park to be imposed on the new 9 spaces. Total area of disturbance is 11,650sqft. The property will be served by individual well and community septic system.

Conditions recommended by the TRC include the following: public water supply permit from NC and improvements permit from Environmental Health.

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

99 Old Brickyard Road Commercial Warehouse MSP

Matt Champion read the staff report for major site plan for the use Warehousing and Storage (Excluding Storage of Hazardous Materials). Brad Howell, plan preparer, represented the project. The applicant is proposing to remove the existing single-family residential structure and construct a 11,550SQFT structure for warehousing and storage. The building will be split to house up to 4 different businesses with dedicated office and warehousing space. The uses within the new structure are proposed as automotive and or equipment servicing. The major

site plan shows proposed stormwater detention area, 4 general parking spaces, 1 paved ADA accessible parking space, total disturbed area of 0.69 acres, and total impervious surfaces post development at 0.70 acres. The existing driveway off Old Brickyard Road will continue to serve the existing building. The new structure will be accessed off an existing curb cut along Hendersonville Road.

Conditions by the TRC include the following: submitting wastewater allocation request to MSD, water availability request/new tap request/ back-flow prevention device to the City of Hendersonville for public water, Asheville Regional Airport engineering approval, high-density stormwater permit, NCDOT driveway permit, demolition permit, submission of commercial building plans prior to building permit, and each tenant must submit plans for upfit prior to occupancy.

Marcus Jones moved to approve the major site plan with conditions as discussed. Kevin Waldrup seconded the motion. All members voted in favor.

Maddox Meadows RV Park MSP

Matt Champion read the staff report for the major site plan for the use Recreational Vehicle Park. Cameron Baker, owner, and Scott Roach, plan preparer, represented the project. The applicant is proposing to add 38 RV spaces that will house a combination of park models, RV's, and tow behind campers. Each space will be approximately 2,000sqft with a parking space. All RV structures will adhere to the 50' perimeter setback. The major site plan shows the following: proposed internal loop road to access the new spaces, bath houses, office with 3 parking spaces and 1 ADA accessible parking space. The site plan also shows a dumpster with required screening and a B1 buffer along the north and east property boundaries.

Conditions by the TRC include the following: recombination plat for perimeter setback requirement, water availability request/master meter/backflow prevention device/utility plan to the City of Hendersonville for public water, erosion control plan, stormwater phase 2 plan, NCDOT driveway permit, Etowah sewer availability approval, and use current electrical and building codes.

Matt Champion moved to approve the major site plan with conditions as discussed. Marcus Jones seconded the motion. All members voted in favor.

Combined Master & Development Plan for Big Hills at Horseshoe 2021-M05

Matt Champion read the staff report for the combined master and development plan for the major residential subdivision. Nick Bowman, plan preparer, and Art Bayluk, applicant, represented the project. The application consists of 34 lots for single family dwellings and 4,717 linear feet of new private roadway. The subject area is located off Brannon Road (SR1319) and contains 49.81 acres in two separate parcels (PIN: 9529-59-5596 & 9529-68-1993). The combined master and development plan shows 13.4% open space, overall density of 0.6 units per acre, individual wells and septic systems, total disturbance of 9.95 acres, 6.55 acres of impervious surfaces post development, and a gated entrance. The site is located within a water supply watershed and has numerous perennial and intermitted surface water sources.

Conditions recommended by the TRC include the following: erosion control permit for entire site, sign permit, low-density stormwater permit, well permits, improvement permits, gate code requirements, road width requirements for emergency response vehicles, naming of all internal roads, Army Core of Engineer permit for stream crossing, and fill dirt needs to be engineered.

Marcus Jones moved to approve the combined master and development plan with conditions as discussed. Adam Steurer seconded the motion. All members voted in favor.

The meeting was adjourned at 2:51 pm.

Matt Champion