

MEETING SUMMARY
Henderson County Technical Review Committee
September 7, 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
Deb Johnston, Assistant Site Development Director
Autumn Radcliff, Planning Director
Kristy Tipton, Permit Division Coordinator
Carl Ownbey, NCDOT
Marcus Jones, County Engineer

TRC Members Absent:

Marlee Page, MSD
Seth Swift, Environmental Health Supervisor
Kevin Waldrup, Fire Marshal

Autumn Radcliff opened the meeting at 2:05 pm.

Agenda – No adjustments to the agenda.

Minutes – Autumn Radcliff asked if there were any adjustments to the 8/17/21 meeting summary. Marcus Jones moved to approve the meeting summary. All members voted in favor.

Harris RV Park SUP & Variance

Matt Champion read the special use permit staff report for the use, Recreational Vehicle Park. Shayne Harris, applicant and property owner, and Steve Waggoner, plan preparer, represented the project. The applicant is proposing to locate 9 tiny homes or park models and 1 space dedicated to tents. The major site plan also shows a location for a stick-built managers quarters. The subject area is currently two separate parcels that will be reconfigured to accommodate and encompass phase 1 and phase 2. Each space shown on the major site plan will be 50' by 40' and accessed by 2,320LF of internal roads. The internal roads will be gravel and approximately 12' wide with 3' shoulders on each side of the roadway. The major site plan also shows a 50' perimeter setback, 71,404SQFT of disturbance, more than 17,682SQFT of common space, a screened dumpster location, a general store for the benefit of the residents, 5 individual septic systems, and a well to serve the project. The 50' perimeter setback must be maintained after the reconfiguration of lot boundaries between phase 1 and phase 2. If existing vegetation is removed from the perimeter of the property, the applicant will have to install the appropriate B1 buffer. The applicant is requested a variance from the SR4.15 requirement to connect to a municipal sewer system or install a community wastewater system. The major site plan instead shows 5 septic systems to serve the project.

Conditions recommended by the TRC include the following: erosion and sedimentation control permit, public water supply permit if serving more than 25 people or 14 structures, improvements permit for septic systems, stormwater control phase 2 permit, tongue, wheels, and axels must remain on tiny homes per NC Manufactured Home Code, temporary connections, and electrical inspections for each site.

Marcus Jones moved to forward the special use permit to the ZBA with conditions as discussed. Carl Ownbey seconded the motion and all members voted in favor.

The meeting was adjourned at 2:26 pm.

Matt Champion