

MEETING SUMMARY
Henderson County Technical Review Committee
April 5, 2022

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
Seth Swift, Environmental Health Supervisor
Deb Johnston, Assistant Site Development Director
Autumn Radcliff, Planning Director
Crystal Lyda, Building Services Director
Kevin Waldrup, Fire Marshal
Carl Ownbey, NCDOT
Chris Todd, Business and Community Development Director
Toby Linville, Floodplain Administrator

TRC Members Absent:

Marlee Page, MSD
Marcus Jones, County Engineer

Chris Todd opened the meeting at 2:00 pm.

Minutes – Chris Todd asked if there were any adjustments to the 3/1/22 meeting summary. No adjustments were made to the summary as presented. Kevin Waldrup motioned to approve the meeting summary. Adam Steurer seconded the motion. All voted in favor.

Flynn Branch Tiny Home Park SUP

Matt Champion read the special use permit staff report for the use Recreational Vehicle Park. Bryan Giers, plan preparer, represented the project. The applicant is proposing 3 Tiny Home spaces and a future single-family dwelling on 9.19 acres. Each space will be approximately 2,000sqft with a parking space. All Tiny Homes spaces will adhere to the 50' perimeter setback. The site will be accessed by an existing 12' gravel road off Flynn Branch Road. Total area of disturbance is approximately 22,238SQFT in Phase 1 and 23,824SQFT in Phase 2. The total impervious surfaces after complete build out will be 34,031SQFT. A note will be placed on the major site plan stating a B1 Buffer is required if existing vegetation is removed.

Conditions by the TRC include the following: erosion and sedimentation control permit, stormwater permit, improvements permit, tongue, wheels, and axels must remain on tiny homes per NC Manufactured Home Code, temporary connections, building permit for any decks attached to the Tiny Homes, NCDOT driveway permit, and electrical inspections for each site.

Toby Linville moved to forward the special use permit to the ZBA with conditions as discussed. Crystal Lyda seconded the motion and all members voted in favor.

Flat Rock Playhouse Special Event Application

Matt Champion read the request for the special event application. Lisa Bryant, applicant, represented the project. The request is to host a temporary special event at West Henderson High School on June 18, 2022. The event is called "Music of the Eagles" and will take place at the Football Stadium. Anticipated attendance of 2,000 people with access to existing

concessions and bathrooms on site. Parking and traffic will be stored throughout the available parking located on the school campus. The public safety plan shows 12 staff and 40 volunteers to serve the event. Rescue Squad and Sheriff's Department have already been contacted.

Conditions recommended by the TRC include the following: verifying mobile food vendors have a valid permit to operate in NC, pre-event meeting with all associated agencies, and provide copies of trained crowd control leaders.

Seth Swift moved to approve the special event permit with conditions as discussed. Kevin Waldrup seconded the motion and all members voted in favor.

The meeting was adjourned at 2:11 pm.

Matt Champion