

MEETING SUMMARY
Henderson County Technical Review Committee
May 3, 2022

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
Seth Swift, Environmental Health Supervisor
Deb Johnston, Assistant Site Development Director
Autumn Radcliff, Planning Director
Crystal Lyda, Building Services Director
Jimmy Brissie, Emergency Services Director
Marcus Jones, County Engineer
Chris Todd, Business and Community Development Director
Toby Linville, Floodplain Administrator

TRC Members Absent:

Marlee Page, MSD
Carl Ownbey, NCDOT

Autumn Radcliff opened the meeting at 2:00 pm.

Minutes – Autumn Radcliff asked if there were any adjustments to the 4/19/22 meeting summary. No adjustments were made to the summary as presented. Marcus Jones motioned to approve the meeting summary. All voted in favor by acclamation.

SUP-18-01 Simple Life-Hamlet Amendment

Matt Champion read the staff report for the special use permit amendment. Doug Odom, plan preparer, represented the project. The applicant is proposing to add an additional 10 RV spaces to house tiny homes. The property owner was able to acquire additional property surrounding the site that allows for an expansion of the existing project. The existing special use permit was approved for a total of 134 tiny homes and the amendment would bring the new total to 144 tiny homes. The amendment does not require any additional roads and the spaces will be served by existing public water and sewer serving the site. A secondary gated access will be provided through OO King Drive..

Conditions by the TRC include the following: updating and amending the existing erosion and sedimentation control permit and a stormwater permit, amending the existing NCDOT driveway permit, finalize the City of Hendersonville sewer agreement, confirm with City of Hendersonville that sewer flow meter has been installed, and any sewer or water extensions to serve the new units are constructed to NC public utility standards.

Crystal Lyda moved to forward the special use permit amendment and major site plan with conditions as discussed. Jimmy Brissie seconded the motion. All members voted in favor.

Belgian Waffle Ride Special Event Application

Matt Champion briefed the TRC on the upcoming event that will take place on June 11, 2022, at Kanuga Conference Center. Jim Miller, applicant, represented the application. Staff has received the special event permit, public safety plan, and minor site plan for the upcoming

event. The anticipated number of attendees is approximately 1,200 riders on 3 different routes that cross into Polk County and Transylvania County. The total anticipated participants on the premise will be approximately 1,400 individuals. The TRC preliminarily discussed this event during the April 19th TRC meeting and provide information to the applicant of the necessary requirements. The TRC and applicant agreed to walk through of event and inspection of the site on Thursday, June 9th after the tent is set up.

Conditions placed on the event by the TRC included: finalizing the NCDOT event permit, Fire Marshal inspection of the site, apply and obtain ABC permit from the Henderson County Sheriff's Department, ABC inspection from Building Services Director, and finalize Rescue Squad support agreement.

Marcus Jones moved to approve the special event application with conditions as discussed. Chris Todd seconded the motion. All voted in favor.

The meeting was adjourned at 2:25 pm.

Matt Champion