

**MEETING SUMMARY**  
**Henderson County Technical Review Committee**  
**June 7, 2022**

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

TRC Members Present:

Matt Champion, Zoning Administrator  
Seth Swift, Environmental Health Supervisor  
Natalie Berry, Site Development Director  
Autumn Radcliff, Planning Director  
Crystal Lyda, Building Services Director  
Kevin Waldrup, County Fire Marshal  
Marcus Jones, County Engineer  
Chris Todd, Business and Community Development Director  
Toby Linville, Floodplain Administrator  
Carl Ownbey, NCDOT

TRC Members Absent:

Kevin Johnson, MSD  
Adam Steurer, City of Hendersonville

Autumn Radcliff opened the meeting at 2:00 pm.

Minutes – Autumn Radcliff asked if there were any adjustments to the 5/17/22 meeting summary. No adjustments were made to the summary as presented. Crystal Lyda motioned to approve the meeting summary. Kevin Waldrup seconded the motion. All voted in favor.

Ride Rock Creek Recreational Facility and RV Park SUP-22-05 & SUP-22-06

Matt Champion read the staff report for the two special use permits and major site plan. Rob Dole, plan preparer, represented the project. The applicant is proposing to utilize the subject area as a mountain bike park and provide 20 van camping spaces. The three existing structures will be converted to serve the project. The single-family dwelling will be converted into a general store. The garage will be used as the check-in area for the property. The cabin will be converted into a bathhouse. The major site plan shows two new structures. One new structure is the adventure center located near the existing structures and one bathhouse to serve the van camping area. The mountain bike trails will be developed throughout the subject area that will all direct the riders back to the base area. Riders will be shuttled to the top of the mountain by way of an access road not accessible by the public. The shuttle road will provide pull off areas and a turnaround at the top of the property. The major site plan shows an emergency response gate to the shuttle road in the instance emergency response vehicles need to access the trail system. Each van camping site is 2,000SQFT and will be accessible through a looped road. The major site plan also shows: 8,191LF of new roadway, a total of 185 parking spaces, 9 ADA accessible parking spaces, proposed septic locations for the existing and future structures, and a total of 98% open space. The applicant is also proposing to access W Rock Creek Rd (SR 1107) instead of Grannies House Rd for access to and from the property. The applicant is proposing to utilize a soil scientist for the septic layout.

Conditions by the TRC include the following: an erosion and sedimentation control permit, a stormwater permit, NCDOT driveway permit, emergency response compliance, public water

supply permit if required, converted structures will need to comply with NC Commercial Building Code, and improvements permit.

Toby Linville moved to forward the special use permits and major site plan to the ZBA with conditions as discussed. Marcus Jones seconded the motion. All members voted in favor.

Soil Erosion and Sedimentation Control Text Amendment

Natalie Berry briefed the TRC on the proposed amendments in the Land Development Code. The proposed amendments to the Soil Erosion and Sedimentation Control Ordinance in the LDC are due to a recent audit that found Henderson County's ordinance does not comply with NC's ordinance. The NC model ordinance does not allow Soil Erosion and Sedimentation Control to house any reference to steep slope requirements. The steep slope provision in Henderson County's ordinance will either need to be moved to somewhere else in the LDC or be removed entirely.

Chris Todd moved to forward the proposed text amendments to the Planning Board as discussed. Kevin Waldrup seconded the motion. All voted in favor.

The meeting was adjourned at 2:27 pm.

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Matt Champion