

MEETING SUMMARY
Henderson County Technical Review Committee
November 1, 2022

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

TRC Members Present:

Autumn Radcliff, Planning Director
Seth Swift, Environmental Health Supervisor
Crystal Lyda, Building Services Director
Matt Champion, Zoning Administrator
Marcus Jones, County Engineer
Toby Linville, Floodplain Administrator
Deb Johnston, Site Development
Kevin Waldrup, County Fire Marshal
Brendan Shanahan, City of Hendersonville
Rusty Darnell, NCDOT

TRC Members Absent:

Samuel Gettleman, MSD
Chris Todd, Business and Community Development Director

Autumn Radcliff opened the meeting at 2:00 pm.

Minutes – Autumn Radcliff asked if there were any adjustments to the 10/18/22 meeting summary. No adjustments were made to the summary as presented. Marcus Jones motioned to approve the meeting summary. Kevin Waldrup seconded the motion. All voted in favor.

Variance Application V-2022-01 Bridges

Matt Champion read the staff report for the variance application. The application was submitted by the property owner, Christopher Bridges, for PIN 9557-55-6893. The subject area is located at 803 Barbara Blvd. The property is located within the R-40 zoning district and the application is requesting a 15' reduction in the front yard setback requirements as found in the Land Development Code. The applicant attempted to relocate the existing septic system to conform with the R-40 dimensional requirements but was unable to. The applicant has a medical condition that restricts his movement up and down stairs to the existing bedroom. The variance would allow a new bedroom to be constructed on the first floor of the existing house.

No conditions were recommended by the TRC other than a note indicating that the applicant attempted to relocate the septic system on several occasions but was unsuccessful.

Marcus Jones moved to forward the variance application to the ZBA. Kevin Waldrup seconded the motion. All voted in favor.

Master & Development Plan for Orchards at Howard Gap Major Residential Subdivision

Grayson Taylor read the staff report for the combined master and development plan. Jared DeRidder, plan preparer, represented the project. The combined master and development plan shows a total of 23 single-family lots on a total of 25.02 acres. The plan also shows a total of 2,270LF of private roadway with two access points off Howard Gap Rd. The site will be served by City of Hendersonville public water and individual septic systems.

Conditions by the TRC include the following: final plat requirements outlined in the LDC, erosion control permit through Site Development, stormwater permit through Site Development, City of Hendersonville water availability request, improvements permit through Environmental Health, NCDOT driveway permit, and revised plans to show 60' right-of-way over Howard Gap Rd (SR 1006).

Toby Linville moved to approve the Combined Master and Development Plan with conditions as discussed. Brendan Shanahan seconded the motion. All voted in favor.

The meeting was adjourned at 2:17 pm.

Matt Champion