

MEETING SUMMARY
Henderson County Technical Review Committee
January 17, 2023

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

TRC Members Present:

Autumn Radcliff, Planning Director
Matt Champion, Zoning Administrator (Remote)
Toby Linville, Floodplain Administrator
Deb Johnston, Site Development
Adam Steurer, City of Hendersonville
Rusty Darnell, NCDOT
Kevin Waldrup, County Fire Marshal
Chris Todd, Business and Community Development Director

TRC Members Absent:

Seth Swift, Environmental Health Supervisor
Samuel Gettleman, MSD
Crystal Lyda, Building Services Director
Marcus Jones, County Engineer

Autumn Radcliff opened the meeting at 2:00 pm.

Minutes – Autumn Radcliff asked if there were any adjustments to the 1/3/23 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.

Revised Master Plan & Phase III Development Plan for Sprout Mountain

Matt Champion read the staff report for the subdivision application. The property owner, Ripple Falls, LLC, was represented by the plan preparer, Brooks Engineering. Andy Baker is the managing member of Ripple Falls, LLC. The application is for a revised master plan and phase 3 development plan for Sprout Mountain, formerly Rich Mountain, major residential subdivision. The applicant acquired additional property west of the existing approved subdivision. The site is north of Locust Grove Rd and accessed from New Sprout Ln. The subject area is now approximately 377.96 acres and phase III is 150.06 acres. The revised total of proposed lots is 83, which is an increase of 23 lots from the original approval. Phase III shows a total of 32 lots. The overall density of the subdivision is 0.22 units per acre and phase III is 0.15 units per acre. The subject area is served by private roads and private utilities.

Conditions recommended by the TRC include the following: erosion control permit and stormwater permit for Phase III.

Chris Todd moved to forward the revised master and phase III development plan on to the Planning Board with the condition as discussed. Kevin Waldrup seconded the motion. All voted in favor.

The meeting was adjourned at 2:09 pm.

Matt Champion