

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
Brendan Shanahan, City of Hendersonville
Rusty Darnell, NCDOT
Kevin Waldrup, County Fire Marshal
Chris Todd, Business and Community Development Director
Crystal Lyda, Building Services Director
Marcus Jones, County Engineer
Seth Swift, Environmental Health Supervisor

TRC Members Absent:

Samuel Gettleman, MSD

Autumn Radcliff opened the meeting at 2:00 pm.

Minutes – Autumn Radcliff asked if there were any adjustments to the 1/17/23 meeting summary. No adjustments were made to the summary as presented. Chris Todd motioned to approve the meeting summary. Marcus Jones seconded the motion. All voted in favor.

Public Comments – Autumn Radcliff allowed individuals 3 minutes to speak during the public comment period. 4 individuals signed up to give comment.

Tuxedo Falls Club/Lodge MSP

Matt Champion read the staff report for the major site plan application. The property owner, Lark Elliot, was represented by the plan preparer, Hunter Marks of Watermark Landscape Architecture. The applicant is proposing to construct a 10,000SQFT structure for the use as a Club/Lodge with Common Area Recreation and Service Facilities shown as a pool. As mentioned earlier, the three (3) existing parcels included with this application will be reconfigured. This application will end up on a 4.26-acre tract shown as Future Lot 1. The site will be accessed by a private road, Twin Falls Dr. The total length of proposed new roadway is approximately 958 linear feet. The proposed use is required to accommodate 20 parking spaces and the major site plan shows a total of 33 parking spaces on and off-site under the same ownership with 2 ADA accessible parking spaces. The total proposed disturbance is shown as 2.9 acres and total impervious surfaces post-development is listed as 0.95 acres or 22.3% on the major site plan. Additional features shown on the site plan includes solid waste collection facility, several retaining walls to accommodate the steep slopes, 155 linear feet of road frontage along Cabin Creek Rd (SR 1109), and a proposed 50' vegetative buffer around the entire subject area. The applicant has proposed a private potable water storage tank for domestic and fire water protections. The applicant has provided an operation plan to show their intentions with the facility and future membership.

Conditions recommended by the TRC include the following: landscaping plan for proposed parking area with 10 or more parking spaces, screening of solid waste collection facility, comply with NC Fire regulations with regards to sprinkling if required, erosion control permit prior to disturbance, stormwater control permit, contact NC to determine if a public water supply permit is required, provide documentation if a public water supply permit is not required, commercial pool permit, retaining walls need a permit and must be engineered, and must stay within the Land Development Code definition of a Club/Lodge.

Marcus Jones moved to approve the major site plan with the condition as discussed. Chris Todd seconded the motion. All voted in favor.

Carriage Park Revised Section 18 Development Plan

Matt Champion read the staff report for the Revised Section 18 Development Plan. A Revised Section 18 Development Plan was received on behalf of Cool Creek, LLC, by Jesse Gardner with Civil Design Concepts, P.A. on January 17, 2023. The Revised Section 18 Development Plan shows a total of 17 single-family dwellings with a revised road plan to access the structures. Due to NCGS 160D, minor modifications are required to be reapproved by the original approval authority. Carriage Park is currently operating under a special use permit, SP-93-13, that was approved by the Board of Commissioners. Within SP-93-13, Development Plan approval authority was granted to the Planning Board. Since there is no increase or decrease in total number of dwelling units, the revision requires just Planning Board review. The original Section 18 Development Plan showed a total of 11.71 acres of open space, which included 5.5 acres where the fire sub-station is currently located, a future clubhouse, and some existing tennis courts with parking. Plat slide 13140 that was recorded in 2021, subdivided the tennis complex and fire sub-station off from the original Section 18 Development Plan. The Revised Section 18 Development Plan shows a total of 5.90 acres of open space that falls in line with the original Development Plan. The original section 18 development plan showed a total of 1,107LF of new private roadway. The revised section 18 development plan shows a new total of 987LF of private roadway.

Conditions recommended by the TRC include the following: erosion control permit, provide total number of currently completed dwelling units to NCDOT, and City of Hendersonville public water and sewer utility allocations and connections.

Chris Todd moved for forward the Revised Section 18 Development Plan application to the Planning Board with conditions as discussed. Marcus Jones seconded the motion. All voted in favor.

Rezoning R-2023-01 Paco Properties, LLC

Liz Hanson read the staff report for the rezoning application. The rezoning application R-2023-01, submitted on January 6, 2023, requests that the County rezone approximately 2.25 acres (1.89 assessed acres) of land from Residential Two Rural (R2R) to Local Commercial (LC). The acreage consists of PIN: 0601-44-4366 located off Gilliam Mountain Rd (SR 1602). The property owner is Paco Properties, LLC. The applicant is Pascual Hernandez.

No comments or conditions were placed on the rezoning application by the TRC.

Marcus Jones moved to forward the rezoning application on to the Planning Board. Brendan Shanahan seconded the motion. All voted in favor.

Combined Master & Development Plan for Cottages at Byron Forest Major Subdivision

Austin Parks read the staff report for the major subdivision application. A subdivision application was received on behalf of the property owners, Rick Moore and Mitchell Gaither, by Jesse Hanlin with Blue Ridge Engineering on January 17, 2023. The owner is represented by their agent, Brian Kirk, Sr. The application is for a Combined Master & Development Plan for the Cottages at Byron Forest, consisting of 22 new lots. The subject area is adjacent to Banner Farm Rd (SR 1314) and accessed by Bobbie Memorial Dr in the Mills River Township. The parcel currently contains approximately 22.04 acres. The subject area is partially encumbered by a flood hazard area, a perennial stream, and located within a water supply watershed. The applicant has indicated that the project will stay below the 24% maximum impervious surface requirement for low density stormwater regulations within the water supply watershed.

Conditions recommended by the TRC include the following: floodplain development permit, ACE permit, provide copy of ACE permit, fill permit, NCDOT driveway permit, NCDOT encroachment permit, any fill proposed on the home site will need to be engineered, erosion control permit, stormwater control permit, City of Hendersonville public water extension, City of Hendersonville allocation request and tap requests, and if the site exceeds the 24% impervious surface maximum for low density the stream buffer setback is increased to 100',

Chris Todd moved to approved the combined master and development plan with conditions as discussed by the TRC and listed in the staff report. Marcus Jones seconded the motion. All voted in favor.

Text Amendment TX-2023-01 County Owned/Operated Solid Waste Collection Facilities

Autumn Radcliff gave an overview of the proposed text amendment. The proposed text amendment would allow County owned and operated solid waste collection facilities to be exempt from the underlying zoning district maximum gross floor area requirements.

No conditions or comments were added to this application.

Chris Todd moved to forward the text amendment application on to the Planning Board. Toby Linville seconded the motion. All voted in favor.

The meeting was adjourned at 3:09 pm.

Matt Champion