

MEETING SUMMARY
Henderson County Technical Review Committee
March 21, 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
Kevin Waldrup, County Fire Marshal
Seth Swift, Environmental Health Supervisor
Adam Steurer, City of Hendersonville
Crystal Lyda, Building Services Director

TRC Members Not Present:

Samuel Gettleman, MSD
Ed Green, NCDOT
Chris Todd, Business and Community Development 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 3/7/23 meeting summary. No adjustments were made to the summary as presented. Toby Linville motioned to approve the meeting summary. Adam Steurer seconded the motion. All voted in favor.

Text Amendment TX-2023-02 Primitive Campgrounds

Autumn Radcliff gave an overview of the proposed citizen-initiated text amendment to the Henderson County Land Development Code. The proposed text amendment will add a new use to the table of permitted uses for primitive campgrounds. A definition for the use has been established and specific supplemental requirements have been drafted. The text amendment went before the Planning Board on March 16, 2023, but the Planning Board voted to table the item to better develop the supplemental requirements before sending it to the Board of Commissioners. A discussion among the TRC was aimed at addressing some of the concerns the Planning Board referenced when deciding to table the item.

No motion was required for the proposed text amendment, but the TRC mentioned several topics that the supplemental requirements should address. The topics recommended by the TRC include: minimum size of property or density of campsites, access, site inspection prior to operation, and distances between campsites.

Special Event Permit for Belgian Waffle Ride

Matt Champion briefed the TRC on the proposed special event permit. The special event permit is for the third annual Belgian Waffle Ride. The event will take place at Kanuga Conference Center with an anticipated attendance of 1,200 participants. The special event applications list 25 staff to serve the event, which will be held on June 10, 2023.

Conditions recommended by the TRC include the following: work with the Henderson County Sheriff's Department for on-site security, pre-event walk through with Henderson County Fire Marshall's Office, stage inspection, and work with Henderson County Rescue Squad for on-site response and extra staffing for the event.

Crystal Lyda moved to approve the special event permit with conditions as discussed. Kevin Waldrup seconded the motion. All voted in favor.

The meeting was adjourned at 2:27 pm.

Matt Champion