

MEETING SUMMARY
Henderson County Technical Review Committee
September 5, 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
Crystal Lyda, Building Services Director
Marcus Jones, County Engineer
Kevin Waldrup, Fire Marshal
Seth Swift, Environmental Health Supervisor
Toby Linville, Floodplain Administrator
Christopher Todd, Business and Community Development Director
Matt Champion, Zoning Administrator
Rusty Darnell, NCDOT
Adela Gutierrez Ramirez, City of Hendersonville Engineering
Deb Johnston, Site Development

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 8/15/23 meeting summary. No adjustments were made to the summary as presented. Marcus Jones motioned to approve the meeting summary. Christopher Todd seconded the motion. All voted in favor.

R-2023-09 Peterson Property

Autumn Radcliff introduced the rezoning application. Matt Champion read the staff report for Rezoning Application R-2023-09, submitted on August 9, 2023, requests that the County rezone approximately 2.38 acres of land from the Residential Two (R2) zoning district to the Community Commercial (CC) zoning district. The zoning map amendment application is for a portion of PIN: 9549-19-5165 with access along Old Barn Rd (Private) and S Rugby Rd (SR 1312). The property owners and applicants are Jeri and Ernest Peterson.

The site currently contains a commercial kennel at 253 Old Barn Rd, a residential structure at 129 Old Barn Rd, and a large barn north of the residential structure. The kennel was constructed in 1987, the residential structure was built in 1927, the barn was added to the property in 2000. Additionally, there is roughly 3,000SQFT of paved area serving the kennel.

The Horse Shoe community within Henderson County has been zoned since 1967. The subject area was previously zoned Estate Residential (R-40) along with most of the surrounding properties. In 1984, the subject area was part of a zoning map amendment application that changed a portion of the subject area from R-40 to Neighborhood Commercial (C-2) zoning district. The C-2 district allowed for the current property owners to construct the commercial kennel. During the adoption of the Land Development Code in September of 2007, an effort was made to clean up split zoning and rezoned the portion of subject area from C-2 back to R-40. In 2010, when the Board of Commissioners adopted the zoning map amendment recommendations in the Etowah and Horse Shoe Community Plan, the subject area was rezoned to R2.

Christopher Todd motioned to forward the application to the Planning Board on September 21st. Kevin Waldrup seconded the motion and all members voted in favor.

The Way Christian Academy MSP

Toby Linville read the staff report for the major site plan. Henderson County received a major site plan application for a school at The Way Christian Academy owned by Gethsemane Baptist Church at 27 Straight and Narrow Way 9578-86-3864.

The applicant is Gethsemane Baptist Church that is represented by Aaron Johnson. The subject area is located off Airport Rd and is approximately 1.76 acres. The applicant is proposing to add two 16' x 60' mobile classrooms. The property received a zoning permit for change of use to school in July 2022 to The Way Christian Academy.

Cory Rhodes and Adam Martin presented the major site plan. They explained that the school would have up to 150 students meeting half day.

The TRC stated the following conditions:

- Autumn Radcliff noted 42-194 I from the Land Development Code minimum 200' of site access for drop-off.
- Stormwater and Erosion Control applications will not be needed for disturbance less than 1 acre.
- Building Inspections will review bathroom additions, handicapped accessibility, and set-up.
- The Fire Marshal will require semi-annual fire inspections.
- Environmental Health advised that full-day school requires public water supply permitting of existing well.

Marcus Jones moved to approve the major site plan for The Way Christian Academy. Crystal Lyda seconded the motion. All members voted in favor.

The meeting was adjourned at 2:17 pm.



Autumn Radcliff