

MEETING SUMMARY
Henderson County Technical Review Committee
June 4, 2024

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
Matt Champion, Zoning Administrator
Toby Linville, Floodplain Administrator
Deb Johnston, Site Development
Rusty Darnell, NCDOT
Kevin Waldrup, Fire Marshal
Marcus Jones, County Engineer
Crystal Lyda, Building Services Director
Adela Gutierrez Ramirez, City of Hendersonville Engineering

TRC Members Absent:

Samuel Gettleman, MSD
Christopher Todd, Assistant Manager

Meeting Called to Order

Autumn Radcliff opened the meeting at 2:01 pm.

Minutes – Autumn Radcliff asked if there were any adjustments to the 5/21/24 meeting summary. No adjustments were made to the summary as presented. Marcus Jones moved to approve the meeting summary. Matt Champion seconded the motion. All voted in favor.

SUP-24-03 Hanson Auto Sales

Matt Champion summarized the special use permit application. The application was submitted on behalf of the property owner, Michael Hanson with major site plan prepared by Associated Land Surveying. The applicant proposes Motor Vehicle Sales and Leasing (SR 7.10). This property was rezoned from R2R to CC on February 5, 2024. The applicant is proposing to use the existing home partially for an office and a sales parking area approximately 11,070 sqft. The project will be served by individual well and septic. The project requires a B1 Buffer along the residential district.

The TRC noted additional conditions:

- No Erosion Control or Stormwater Permit required.
- Building Inspections will discuss building separation for office.
- Move existing storage building at least 8' from current location to meet setback from Ecusta Trail right-of-way.
- NCDOT requires a driveway permit and encroachment agreement for any utility location.

Kevin Waldrup moved to approve the major site plan with conditions and to forward the application to the Zoning Board of Adjustment on 6/26/24 at 4:00pm. Marcus Jones seconded the motion. All members voted in favor.

Heritage Fire Special Event

Matt Champion presented the staff report for the special event permit. The property is owned by Sen-Asheville I LLC (John Turchin). The applicant is Agency 21 Consulting LLC (Celina Neville). The event proposes a culinary festival with approximately 27 vendor spaces with an estimated attendance of 800.

The TRC noted the following conditions:

- NCDOT requests a Traffic Management Plan to reduce stopped traffic on S Rugby Rd.

Marcus Jones moved to approve the special event permit. Crystal Lyda seconded the motion. All TRC members voted in favor.

R-2024-02 Hoopers Creek

Liz Hanson presented the staff report for the rezoning application. The application is for a rezoning of approximately 13.27 acres for 384 and 390 Hoopers Creek Rd from R2R to R1. The property owners are Kenneth and Alline Rhodes. Applicant is Hoopers Creek Land LLC and the plan was prepared by John Kinnaird of CDG Engineering. Brett Basnight of Hoopers Creek Land LLC represented the project. The rezoning request is for a future subdivision for greater density. The property is served by City of Hendersonville water and MSD sewer.

The TRC noted the following conditions:

- MSD has approved the sewer allocation request.
- NCDOT will require a TIA for the subdivision in the future.

Kevin Waldrup moved to forward the rezoning application to the Planning Board on June 20th at 5:30pm. Marcus Jones seconded the motion. All members voted in favor of the applications.

R-2024-03 Continental Divide

Liz Hanson presented the staff report for the rezoning application. The application is to rezone approximately 21.82 acres from RC to R2R to allow single family dwellings on the property. The property owners are Ann Greenwood Revocable Trust (9587532165) and Doris K Cole Irrevocable Trust (9587632346). Applicants are Richard Greenwood and Michael Cole. The subject area is served by City of Hendersonville water and private septic. Richard Greenwood represented the project.

TRC did not propose any conditions on the application. Marcus Jones moved to forward the rezoning application to the Planning Board on June 20th at 5:30pm. Rusty Darnell seconded the motion.

The meeting was adjourned at 2:25 pm.

Autumn Radcliff

Autumn Radcliff