

MEETING SUMMARY
Henderson County Technical Review Committee
August 6, 2024

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

TRC Members Present:

Matt Champion, Zoning Administrator
Deb Johnston, Site Development
Marcus Jones, County Engineer
Crystal Lyda, Building Services Director
Rusty Darnell, NCDOT
Christopher Todd, Assistant Manager

TRC Members Absent:

Samuel Gettleman, MSD
Adela Gutierrez Ramirez, City of Hendersonville Engineering
Kevin Waldrup, Fire Marshal
Autumn Radcliff, Planning Director
Seth Swift, Environmental Health Supervisor
Toby Linville, Floodplain Administrator

Meeting Called to Order

Matt Champion opened the meeting at 2:01 pm.

Minutes – Matt Champion asked if there were any adjustments to the 6/18/24 meeting summary. No adjustments were made to the summary as presented. Marcus Jones moved to approve the meeting summary. Crystal Lyda seconded the motion. All voted in favor.

SUP-24-04 Rand Auto Sales

Matt Champion summarized the special use permit and major site plan application. A special use permit, and major site plan was submitted by Dylan Rand, applicant, on behalf of the property owners, Peter and Teria Rand. The special use permit is for motor vehicle sales. The supplemental requirements for the proposed use SR 7.10 Motor Vehicle Sales or Leasing are found in the staff report. The property is located off Princess Place. The subject area is comprised of a portion of PIN: 9577-92-7389, which totals 1.13 assessed acres. The applicant is proposing to develop a portion of the subject area for vehicle sales. The major site plan shows a proposed 31'X48' gravel area that will be used for the proposed use. The gravel lot will be accessed by a gravel drive off Princess Place near the northwestern corner of the subject area. The major site plan also shows a 140SQFT storage shed for the proposed use. The major site plan shows a total area of disturbance as 7,078SQFT. Total impervious surfaces post development is shown as 2,555SQFT.

The TRC noted additional conditions:

- Building permit for 10'X14' storage shed
- NCDOT driveway permit and encroachment agreement if the sales lot generates substantial traffic
- Commercial zoning permit
- B1 Buffer along the subject area's boundary that adjoins a residential zoning district

Marcus Jones moved to forward the special use permit application to the ZBA with conditions. Chris Todd seconded the motion. All members voted in favor.

Johnson Warehouse & Outdoor Storage MSP

Matt Champion summarized the major site plan application. A major site plan was submitted by Wyatt Edsel on behalf of the property owner, Ray Johnson. The application is for warehousing and outdoor storage. The supplemental requirements for the proposed uses are SR 9.15 and SR 2.10 which are listed in the staff report.

The property is located off Asheville Highway north of Blue Ridge Bio Fuels. The subject area is comprised of PIN: 9651-61-0846, which totals 16.66 assessed acres. The applicant is proposing to develop the subject area for the use warehousing and storage through two phases. The applicant's business deals with transportation of sand and rocks. The first phase includes a new 30'X50' structure for storage of equipment and materials, which will include a vehicular bay door for building access. The structure will not be connected to water or wastewater. The subject area will include 11 standard parking spaces and 1 ADA accessible parking space. A sidewalk is proposed to connect the parking area to the building included in phase 1. Access to the property will be through the existing curb cut off Asheville Hwy by way of a 24' gravel drive. The rest of the outdoor storage area will also be covered in gravel. Phase 2 includes a future 14'X40' structure to be used as an office space. Also included in phase 2 will be a septic system to serve the office building. Public water will be utilized if available on the property. If public water is not available, a private well will be installed. The major site plan shows a total disturbance of 41,779SQFT or 0.96 acres. Total impervious surfaces post development calculates to 25,773SQFT or 0.59 acres. The entire subject area, excluding the driveway, will be enclosed with either a 6' or 8' tall fence.

The TRC noted additional conditions:

- Building permit for phase 1
- NCDOT driveway permit and encroachment agreement
- NCDOT soil erosion and sedimentation control permit
- Floodplain development permit
- Commercial zoning permit
- Ensure ADA parking space is van accessible
- Ensure sidewalk from parking to warehouse is ADA complaint

Chris Todd moved to approve the major site plan with conditions as discussed. Crystal Lyda seconded the motion. All TRC members voted in favor.

R-2024-04 Stoney Mountain Rd

Carlos Martinez summarized the zoning map amendment application. This is a Henderson County initiated zoning map amendment. The property owners, CMH Homes, Inc, requested that a portion of the subject area located within the City of Hendersonville's Extra Territorial Jurisdiction be removed. The City of Hendersonville City Council voted to remove this area from the City's ETJ. By state statute, Henderson County has 60-days to rezone the portion of the area that was removed from the City's ETJ. The subject area is approximately 2.52 acres and is currently zoned by the City of Hendersonville. The remaining tract of land that is not included in this application is currently zoned Residential One (R1) by Henderson County. The application recommends rezoning the subject area from City of Hendersonville R-20 to Henderson County Residential One (R1).

No conditions were noted.

Chris Todd moved to forward the application to the Planning Board. Marcus Jones seconded the motion. All TRC members voted in favor.

The meeting was adjourned at 2:21 pm.

Autumn Radcliff

Autumn Radcliff