

MEETING SUMMARY
Henderson County Technical Review Committee
February 18, 2025

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

TRC Members Present:

Crystal Lyda, Building Services Director
Rusty Darnell, NCDOT
Autumn Radcliff, Planning Director
Seth Swift, Environmental Health Supervisor
Marcus Jones, County Engineer
Kevin Waldrup, Fire Marshal
Kendall Fox, Site Development
Liz Hason, Planning
Adela Gutierrez Ramirez, City of Hendersonville Engineering

TRC Members Absent:

Toby Linville, Floodplain Administrator
Matt Champion, Zoning Administrator
Christopher Todd, Assistant Manager
Samuel Gettleman, MSD

Meeting Called to Order

Autumn Radcliff opened the meeting at 2:01 pm.

Minutes – Autumn Radcliff asked if there were any adjustments to 1-21-25 meeting summary. Marcus Jones moved to approve the meeting summary as presented and Crystal Lyda seconded the motion. All voted in favor.

R-2024-07 Howard Gap Rd

Liz Hanson summarized the request. Rezoning Application R-2024-07, submitted on November 11, 2024, requests that the County rezone approximately 2.81 acres of land from the Industrial (I) zoning district to the Residential Two Rural (R2R) zoning district. The zoning map amendment application is for a portion of PIN: 9660-85-8605 with access from Howard Gap Rd (SR 1006). The property owners and applicants are Alex and Inna Bortnik.

There were no additional conditions from TRC. Deb Johnston said an Erosion Control and Stormwater Plan would be required from Site Development. The Erosion Control plan is submitted and under review.

Crystal Lyda moved to forward the rezoning application to Planning Board on 3/20/25. Seth Swift seconded the motion. All TRC members voted in favor.

02-2025-M Tracy Grove Major Subdivision

Austin Parks read the staff report for the master plan. A Master Plan was received on behalf of Smith, Christopher A; O’Leary, Michael, by David Odom of Odom Engineering, PLLC, on January 21, 2025. The Master Plan proposes a total of 45 lots for single-family residential structures. The existing structures and site improvements will be removed to make way for the new development. The Master Plan includes a total of approximately 24.94 acres with 45 single-family residential lots. The applicant will be required to submit a specific phase Development Plan to proceed with any ground disturbance. The proposal shows a total of 3,863LF of new private paved roadway that is shown with a 25’ wide travel width to serve the development.

The development shows access to Duncan Rd (SR 1754). The development shows access to Duncan Rd (SR 1754). All the proposed lots included in this proposal will be served by public water and private community septic systems. Additionally, the Master Plan shows a total of 25.95% open space.

Odom Engineering stated that the latest design is for 47 lots rather than 45.

The TRC noted the following conditions:

- Kendall Fox said Stormwater and Erosion Control permits would be required.
- Seth Swift asked about utilities. The applicant responded that they would provide private wastewater and Hendersonville Water
- Kevin Waldrup said the subdivision must have 2 separate entrances and meet design requirements from the Land Development Code.
- Rusty Darnell said a NCDOT driveway permit is required for both entrances. He said a water line under Tracy Grove Rd would not be possible due to the amount of traffic. He said each lot must connect to an internal road.
- Marcus Jones said reviewing 45 lots versus 47 should not make a big difference.
- Autumn Radcliff said to send the most updated site plan before Planning Board.
- The applicant said increasing the lots did not change the road configuration.

Kevin Waldrup moved to forward the combined master and development plan to Planning Board on 3/20/25.

Seth Swift seconded the motion. All TRC members voted in favor.

03-2025-M Orchard Trace Major Subdivision

Austin Parks read the staff report for the master plan. A Master Plan was received on behalf of Sage Communities, LLC, by Ariel Regnier, Wade Trim, on January 21, 2025. The Master Plan proposes a total of 52 lots for single-family residential structures on approximately 32.43 acres. The existing structures and site improvements will be removed to make way for the new development. The applicant will be required to submit a specific phase Development Plan to proceed with any ground disturbance. The proposal shows a total of 3,818LF of new private paved roadway that is shown with a 20' wide travel width to serve the development. The development shows access to Pace Rd (SR1726) and Sugarloaf Rd (SR1734). All the proposed lots included in this proposal will be served by public water and private community septic systems. Additionally, the Master Plan shows a total of 27.3% open space.

The TRC noted the following conditions:

- Kendall Fox said Stormwater and Erosion Control permits would be required.
- Adela Ramirez said no comments at this time and processing the request.
- Crystal Lyda asked if there would be a geotechnical engineer for the soils. The applicant stated that the soils were tested for a previous development. She asked if they were bringing in fill. The applicant said they are trying not to. She said if so, would require engineering.
- Kevin Waldrup asked why the roads were different widths. The applicant said one is a 12' shared driveway. Waldrup said it will need a turnaround if loner than 150' and the other roads look good.
- Seth Swift confirmed that a soil scientist will design the septic systems.
- Rusty Darnell said a NCDOT driveway permit is required for both entrances and driveways must connect to internal roads. He said no water connection will be allowed under the road, will need to go on shoulders.

Crystal Lyda moved to forward the master plan to Planning Board on February 20, 2025. Rusty Darnell moved to second the motion. All TRC members voted in favor.

04-2025-M 1901 Reserve Major Subdivision

Austin Parks presented the staff report for the master plan. A Combined Master Plan and Development Plan was received on behalf of HD Dev Works, LLC, by Scott Bolyard, Creative Development Solutions, on January 29, 2025. The applicant is seeking approval of a Combined Master Plan Development Plan. The Combined Master and Development Plan proposes a total of 14 total lots for single family residential structures. The subject area is currently vacant. The Combined Master and Development Plan includes a total of approximately 22.19 acres. The proposal shows a total of 1,302LF of new private roadway and 740LF of new private driveway to serve all the lots. The development will have one access off Pleasant Grove Rd (SR1191) with a second construction access off the recorded 30' right-of-way to the north. The smallest lot is shown as 47,593SQFT with an overall density of 0.63 units per acre. All the proposed lots included in this proposal will be served by private water and private septic.

The TRC made the following comments:

- Kendall Fox said the stormwater and erosion control permits are under review.
- Kevin Waldrup said a turnaround will be required for any road longer than 150'.
- Seth Swift said the plan is for individual wells. Will you use a soil scientist? The applicant said that a soil scientist will apply for engineered option permits.
- Rusty Darnell said driveway permits and encroachments will be required.

Monster Energy Pro Downhill Race Special Event

Austin Parks read the staff report. Clay Harper and Callie Horwath on behalf of Ride Rock Creek has applied for a special event permit with an anticipated daily attendance of 600 participants. A special event with more than 500 participants requires Technical Review Committee approval. The event is to be held at the Ride Rock Creek property of W Rock Creek Rd on April 3, 2025, through April 6, 2025. The public safety plan indicates that 10 paid staff and 100 volunteers will serve the event.

The TRC made the following comments:

- Kevin Waldrup said we do not have major issues with these events.

Kevin Waldrup moved to approve the special event permit for Ride Rock Creek. Rusty Darnell seconded the motion, and all members voted in favor.

Youth XC Challenge

Austin Parks read the staff report. Laura Rice on behalf of Ride Rock Creek has applied for a special event permit with an anticipated daily attendance of 500 participants. A special event with more than 500 participants requires Technical Review Committee approval. The event is to be held at the Ride Rock Creek property of W Rock Creek Rd on March 21, 2025, through March 23, 2025. The public safety plan indicates that 5 paid staff and 20 volunteers will serve the event.

Kevin Waldrup moved to approve the special event permit for Ride Rock Creek. Rusty Darnell seconded the motion, and all members voted in favor.

The meeting was adjourned at 2:23 pm.

Autumn Radcliff

Autumn Radcliff