

MEETING SUMMARY
Henderson County Technical Review Committee
April 1, 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
Kevin Waldrup, Fire Marshal
Deb Johnston, Site Development
Toby Linville, Floodplain Administrator
Matt Champion, Zoning Administrator

TRC Members Absent:

Samuel Gettleman, MSD
Marcus Jones, County Engineer
Adela Gutierrez Ramirez, City of Hendersonville Engineering
Christopher Todd, Assistant County 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 3-18-25 meeting summary. Kevin Waldrup moved to approve the meeting summary as presented and Seth Swift seconded the motion. All voted in favor.

Sirocco Properties Warehousing and Storage

Matt Champion summarized the request. The applicant is proposing to develop the subject area for warehousing and storage with outdoor storage. The outdoor storage consists of two separate areas where the property was filled. Outdoor storage area one is shown as 91,361SQFT and outdoor storage area two is shown as 25,041SQFT. Both areas will be enclosed by a fence with the appropriate landscaping. Additionally, the major site plan shows 4 total 20'X8' mobile units to be used as office space. The access to the subject area will be through the existing curb cuts of Hendersonville Rd (US 25). A gate will be placed at the entrance to each storage area. The applicant does intend to fully develop the subject area at a later point. Any revisions will require a separate major site plan review. No new impervious surfaces are proposed other than the mobile offices. Clay Mooney with Design Associates presented the project.

TRC recommended the following conditions:

- Rusty Darnell with NCDOT noted that the driveway permits were issued. If warehouse buildings are constructed in the future, it may require amending the permits.
- Toby Linville asked to finish the fill permits for close out.
- Deb Johnston said that a stormwater permit said the Erosion Control permit application should be revised to show the change.

Crystal Lyda moved to approve the revised driveway layout. Kevin Waldrup seconded the motion. All TRC members voted in favor.

V-25-01 Bragg

Matt Champion read the staff report for the variance. The applicant is requesting a variance to reduce the right-of-way setback in the Estate Residential District (R-40) from 60' to 35.2'. Additionally, the applicant is requesting a variance to reduce the side yard setback in the R-40 zoning district from 35' to 21.1'.

There were no additional conditions from the Committee.

Kevin Waldrup moved to forward the variance application to the Zoning Board of Adjustment on April 30, 2025. Crystal Lyda seconded the motion. All TRC members voted in favor.

TX-2025-01 Flood Hazard Area

Autumn Radcliff read the staff report for the text amendment. The Board of Commissioners adopted changes to the flood regulations in October of 2023 that amended the special fill requirements for the floodways and non-encroachment areas. The state ordinance allows for fill within the floodway if an applicant obtains a certification by a registered professional engineer proving that the anticipated encroachment will not result in any increase in the elevation of the regulatory flood during an occurrence of the base flood.

The current LDC allows for 20% of the flood fringe to be filled and allows for an applicant to seek a special fill permit from the Board of Commissioners when exceeding the 20% fill threshold if certification can be obtained. With the amendment that passed in October of 2023, the LDC now also allows for an applicant to fill in the floodway with a special fill permit. The same certification and standards also apply.

The Board of Commissioners requested that the Planning Board review the flood regulations and make a recommendation on removing the special fill option in the floodway, and any other flood related amendments. The Planning Board discussed the issues at its February and March meetings and voted unanimously to recommend that the Board of Commissioners remove the special fill option in the floodway and asked the Board to review the 20% fill by right in the flood fringe area.

Crystal Lyda moved to forward the text amendment to the Board of Commissioners. Seth Swift moved to second the motion. All TRC members voted in favor.

The meeting was adjourned at 2:20 pm.

Autumn Radcliff

Autumn Radcliff