

MEETING MINUTES
Henderson County Technical Review Committee
February 20, 2018

The Henderson County Technical Review Committee met on February 20, 2018 at 2:00 p.m. in the King Street Meeting Room at 100 N. King Street, Hendersonville, NC.

TRC Members Present:

Autumn Radcliff, Planning Director
Denisa Lauffer, Permit Division Coordinator
Marlee Page, City of Hendersonville
Natalie Berry, Project Engineer
John Mitchell, Business and Community Development Director
Kevin Waldrup, Fire Marshal

TRC Members Absent:

Toby Linville, Zoning Administrator
Marcus Jones, P.E., Director of Engineering
Crystal Lyda, Building Services Director
Seth Swift, Environmental Health Supervisor
Carl Ownbey, NCDOT

Autumn Radcliff opened the meeting at 2:00 pm and added Item 7 to the agenda to review the Site Plan Application.

Minutes – Ms. Radcliff asked if there were any adjustments to the February 6, 2018 meeting summary. Natalie Berry made a motion to approve the minutes with a second from Kevin Waldrup and all members voted in favor.

Simple Life, The Hamlet RV Park SUP-18-01

Autumn Radcliff read the staff report into the record. Mike McCann and Robert Wright were present to speak for the project. Natalie Berry added that she would need a special fill permit for any fill greater than 20%, a flood permit for the dog park, stormwater permit, erosion control permit and flood permit for the overall project. Kevin Waldrup added that the gate must meet the county gate ordinance requirements and that two lane travel must be a minimum 20 travel way. NCDOT required a driveway permit. Autumn Radcliff added that a variance would be required to connect to sewer instead of using a dump station as required by the supplemental requirements. Autumn Radcliff recommended a TIS from the Zoning Board if traffic were a discussion. Applicants should contact the city concerning sewer availability to determine if they would need a variance. Autumn Radcliff moved to approve the major site plan with the aforementioned conditions. John Mitchell seconded the motion and all members voted in favor.

Major Site Plan Gary Barnwell RV Park

Autumn Radcliff read the staff report into the record. Gary Barnwell was present to appear for the project. Natalie Berry asked if there would be any fill or retaining wall for the project. She advised that there would be a flood permit required for the project. Berry asked that the surveyor stake the floodplain on the property. She asked that the surveyor seal the major site plan. Barnwell answered that the large plan was sealed. Kevin Waldrup advised that the fire code requires 20' minimum travel way for two-way traffic and 12' minimum for one-way traffic. Autumn Radcliff asked if the septic permits were for RVs or single-family dwellings. Barnwell answered two single family homes. Radcliff advised that Barnwell should contact Seth Swift to determine if those permits could be utilized for this use. Autumn Radcliff moved to approve the major site plan with the aforementioned conditions. She added that Barnwell would need to apply for a variance if he did not install a central dump station. John Mitchell seconded the motion and all members voted in favor.

R-2018-01 Patty Jean Orr & Clair Orr Whitmire

Allen McNeill presented the staff report for the rezoning. Hearing no additional conditions John Mitchell moved to forward the rezoning application to the Planning Board as it meets the technical requirements of the Land Development Code. Natalie Berry seconded the motion and all members voted in favor.

Text Amendments (TX-2018-01 - TX-2018-03)

Autumn Radcliff introduced the text amendments to the Land Development Code. There were no additional comments and Natalie Berry moved to recommend the text amendments to the Board of Commissioners for adoption because the amendments are consistent with the county comprehensive plan. John Mitchell seconded the motion and all members voted in favor.

Site Plan Application

Autumn Radcliff presented the revised site plan application. Hearing no comment from the committee she advised that it was ready for use in the permitting process.

The meeting was adjourned at 3:06 p.m.

Toby Linville