

MEETING MINUTES
Henderson County Technical Review Committee
May 21, 2013

The Henderson County Technical Review Committee met on May 21st at 2:00 p.m. in the King Street Meeting Room at 100 N. King Street, Hendersonville, NC.

TRC Members Present:

Autumn Radcliff, Interim Planning Director
Toby Linville, Zoning Administrator
Rocky Hyder, Emergency Services Director
Marcus Jones, P.E., Director of Engineering
Carl Ownbey, NCDOT
Tom Staufer, Director of Permits and Inspections
Natalie Berry, P.E., Assistant County Engineer
Seth Swift, Environmental Health Supervisor

TRC Members Absent:

Brent Detwiler, City of Hendersonville Engineer

Also Present:

Larry Rogers
John Mitchell, Business and Community Development Director, Henderson County

Minutes – Ms. Radcliff asked if there were any adjustments to the April 2, 2013 meeting minutes. Tom Staufer made a motion to approve the minutes. Natalie Berry seconded the motion. All members voted in favor.

Major Site Plan Review- Lyda Outdoor Recreational Facility

Presenter, Toby Linville. Mr. Linville gave a brief summary of the background on the property located on JD Hogg Lane off Old Clear Creek Road. The property is currently being used as residential use; the Lyda's home is located on the property. The property is zoned Residential 3 (R-3). Mr. & Mrs. Lyda were there to explain the plans for the outdoor recreational facility. As of right now the plans are still in the preliminary phase with different possibilities being discussed. One of the ideas for the use of the property was to have trails open to the public with workout centers set up randomly, similar to an army obstacle course not as hardcore though. Eventually there will be memberships required to access the park for a nominal fee. The park would be open only during daylight hours, possibly 8 a.m.-6 p.m. Another idea would be to host events such as receptions, weddings, reunions, fundraisers, small concerts, festivals, etc. As of right now no structure are planned on being added anytime soon. The home on the property is set up with a bathroom downstairs for public use. Eventually there will be a bathhouse for people to change and shower in. For right now, tents will be set up for coverage. Carl Ownbey stated they would need to obtain a NCDOT driveway permit and have a 20' apron paved. Seth Swift stated with the public using the downstairs restroom could pose septic issues later on. The main idea is to protect the septic system. If there is a possibility of later on having a kitchen to cater events a new septic system would possibly need to be considered. Since this is in the early stages though, it is difficult to say exactly what they will need. Just be sure to protect their own septic system for the home so it is not overloaded. Tom Staufer mentioned any restrooms that were open to the public would need to be handicap accessible. Natalie Berry stated depending on the amount a land that would be disturbed an erosion control and storm water permit may need to be obtained. Autumn Radcliff said they need to limit number of occupancy to fewer than 499

that is the limit for a small place of assembly in Residential-3 zoning. Toby Linville stated any changes such as adding a building for catering or a shelter building, only permits are needed to be obtained. They will not be required to go back before the board. Toby Linville made a first motion to approve the site plan as approved pending the driveway modifications and NCDOT permit. Rocky Hyder seconded the motion. All members voted in favor. Toby Linville made a second motion to recommend approval to the Board of Adjustment for the use of the property as an outdoor recreational facility following the conditions: the restroom in the house initially needs to be handicap accessible and handicap parking available, in order for the restroom to be used as a unisex handicap accessible restroom, there can be no more than 25 visitors, over 25 people will require porta-johns on-site, obtain a NCDOT driveway permit with 20' paved apron, gate needs to be 60' from edge of pavement for stacking, if exceeding 1 acre of land disturbance an erosion control permit and storm water permit will need to be obtained, limit the amount of attendees to 499 to mimic small place of assembly. Rocky Hyder seconded the motion. All members voted in favor.

Adjournment: Ms. Radcliff adjourned the meeting at 2:56 p.m.

Jenny Maybin