

MEETING MINUTES
Henderson County Technical Review Committee
January 15, 2019

The Henderson County Technical Review Committee met on January 15, 2019 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
Crystal Lyda, Building Services Director
Carl Ownbey, NCDOT
Marlee Page, City of Hendersonville
Natalie Berry, Project Engineer
Toby Linville, Zoning Administrator
Seth Swift, Environmental Health Supervisor
Marcus Jones, County Engineer
John Mitchell, Business and Community Development Director

TRC Members Absent:

Kevin Waldrup, Fire Marshal

Autumn Radcliff opened the meeting at 2:00 pm.

Minutes – Ms. Radcliff asked if there were any adjustments to the November 20, 2018 meeting summary. Crystal Lyda made a motion to approve the minutes with second from Marlee Page and all members voted in favor.

R-2018-07C Horseshoe Farms

Allen McNeill read the staff report for the project. Robert Grasso, John Turchin and Jordan Turchin represented the project. John Turchin said the request was for 11 new houses, 10 rentals and the existing facilities on the project. He said that the new plan better conserves the property than the approved 132 lot plan. He said that this proposal is enough development to sustain the project. Marlee Page said that the applicant would need to submit an availability and accessibility request and utility plan for public water. Natalie Berry said the project would need Floodplain, Watershed and Erosion Control Permits. John Mitchell asked the schedule of the application. Autumn Radcliff responded that the application would be heard by Planning Board on January 17th and the Board of Commissioners in March. Seth Swift recommended a septic evaluation of the property. Carl Ownbey said the project would need a NCDOT Driveway Permit and traffic count to determine if turning lanes would be needed.

Toby Linville moved to forward the application to the Planning Board with the conditions. Marcus Jones seconded the motion. All members voted in favor.

R-2018-08C Haywood Park Estates

Eric Warren read the staff report for the project. Scott Burwell represented the project. Property Addressing recommended naming the second roadway. Marlee Page said the applicant would need to submit a Utility Plan and new flow test for the additional homes. Natalie Berry said the project would need Erosion Control and Watershed Permit. John Mitchell asked if they had received feedback from the School or neighbors. Autumn Radcliff said she would reach out to the schools before Planning Board. Marcus Jones said that Cane Creek Sewer would need a utility plan and easement for connection. Carl Ownbey said the project would need a NCDOT Driveway Permit and that the second entrance would not be approved as presented.

Toby Linville moved to forward the application to the Planning Board with the conditions. Crystal Lyda seconded the motion and all members voted in favor.

2018-M08 Massa Properties

Eric Warren read the staff report for the project. No one was present to discuss the project. Seth Swift recommended individual wells for the buildings. The shared well for commercial/industrial uses would require a public water supply permit from NCDEQ. Autumn Radcliff asked Russ Burrell if the subdivision application should address water and septic easements. Burrell answered that the easements could be separate from the subdivision approval. Carl Ownbey said the easement for the home lot would need to be 60' if it were ever a commercial use. Toby Linville moved to forward the application to Planning Board for review. Marlee Page seconded the motion and all members voted in favor.

2018-M-09 Rugby Ridge

Eric Warren read the staff report for the project. Robert Sulaski and Darrel Poole represented the project. Carl Ownbey said they would need a NCDOT Driveway Permit and they would review the subdivision plat for future public road dedication. Seth Swift said that the wells on the upper portion of the property may be deep and he recommended a soil evaluation for the septic systems. Natalie Berry said the project would need Erosion Control, Watershed and Stormwater Permits. Marlee Page said the line would need a flow test and the city's Master Plan recommends 40psi, greater than state required 30psi. She said they would need an availability and accessibility request and master plan. She asked that the plan note that the City of Hendersonville would not provide a pump station to increase flows to the upper portion of the property.

Toby Linville moved to approve the subdivision with conditions. Marcus Jones seconded the motion and all members voted in favor.

The meeting was adjourned at 2:50 p.m.

Toby Linville