

MEETING MINUTES
Henderson County Technical Review Committee
February 19, 2019

The Henderson County Technical Review Committee met on February 19, 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
Kevin Waldrup, Fire Marshal

TRC Members Absent:

Autumn Radcliff opened the meeting at 2:00 pm.

Minutes – Ms. Radcliff asked if there were any adjustments to the February 5, 2019 meeting summary. Marcus Jones moved to approve the minutes. All members voted in favor.

SUP-19-01 Trail Creek RV Park

Toby Linville read the staff report for the application. Doug Anderson, Applicant and Joey Alison, Project Manager represented the project. Crystal Lyda said the NC Department of Insurance had issued new requirements for setup of park models. Natalie Berry said an Erosion Control and Stormwater permit would be required for any disturbance greater than an acre. She added that if the culvert is replaced it will require Army Corp of Engineers and NC Department of Environmental Quality permits. Kevin Waldrup said that fire code requires a minimum 16' travel way. Seth Swift recommended that Mr. Anderson consult with a soil scientist to design the septic system or systems. Carl Ownbey said a NCDOT Driveway permit would be required.

Toby Linville moved to approve the major site plan with the conditions. John Mitchell seconded the motion and all members voted in favor.

SUP-19-02 Pittillo Outdoor Storage

Toby Linville read the staff report for the application. Clay Mooney with Design Associates represented the application. Carl Ownbey said no NCDOT driveway permit would be required because the use was accessing an existing permitted driveway. Natalie Berry said a stormwater permit was currently under review. Marlee Page said if needed Hendersonville water is available to the property.

Toby Linville moved to approve the major site plan with second from Marlee Page. All Members voted in favor.

Major Subdivision M-2019-M01 Wilkie

Eric Warren read the staff report for the project. Cathy Wilkie represented the project. Natalie Berry said that if subdivided the new parcel would not be able to be filled in the floodplain. Seth Swift said that septic availability would be unlikely in the remainder of the parcel. Marlee Page said the applicant would need a new water tap for the new parcel. Toby Linville said if the adjoining garage is using the property for storage it would require a zoning permit with fencing and screening.

Toby Linville moved to approve the major subdivision. Crystal Lyda seconded the motion and all members voted in favor.

R-2018-10-C Tap Root Farms

Autumn Radcliff read the staff report for the project. Jesse Gardner and Jason Pass with Civil Design Concepts represented the project. Autumn Radcliff recommended that the outparcels request rezoning during the process so there aren't spot zoned Regional Commercial remaining. Carl Ownbey said that Traffic Impact Analysis is required for the project and will examine five intersections along Butler Bridge Rd. He said a driveway permit is also required. Jesse Gardner said that the TIA should be submitted in

the next couple of weeks. He said the internal roads would be built to NCDOT standards but may or may not be dedicated. Kevin Waldrup said that the roads would need to meet minimum road and hydrant standards for fire apparatus. He said the townhomes should have an additional entrance and the southern dead end should have a turnaround. Marlee Page said the City of Hendersonville would need a Utility Plan for water. Jesse Garner said the applicant was still deciding on Asheville or Hendersonville water. Marcus Jones said they would need a Utility Plan for Cane Creek Sewer and an allocation with Municipal Service District. Seth Swift said the community pool would need a pool inspection. Natalie Berry said there would be an Erosion Control and Stormwater permit required for each phase. She said there could not be open stormwater basins per FAA rules. She said a flood permit would also be required. Marcus Jones added that an encroachment agreement would be required for the I-26 bore for sewer and waterline extension along Butler Bridge Rd. Lew Bleiweis with Asheville Airport said that an FAA Airport Safety review would be required. Jesse Gardner said that application has been submitted. Michael Reisman with Asheville Airport said the review should be completed in no later than 45 days. Autumn Radcliff said that the US Postal Service would require cluster mailboxes. Jesse Gardner said they had a few requests. He said they would like to reduce the minimum building separation from 20' to building code minimum of 10'-14'. He said they would prefer to not have façade design standards. He discussed buffer requirements which are stated in the subdivision standards.

Toby Linville moved to approve the major site plan and forward the application to the Planning Board. Natalie Berry seconded the motion. All members voted in favor.

The meeting was adjourned at 3:16 p.m.

Toby Linville