

MEETING MINUTES
Henderson County Technical Review Committee
June 4, 2019

The Henderson County Technical Review Committee met on June 4, 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
John Mitchell, Business and Community Development Director
Marlee Page, City of Hendersonville
Natalie Berry, Project Engineer
Toby Linville, Zoning Administrator
Crystal Lyda, Director of Building Services
Marcus Jones, County Engineer
Seth Swift, Environmental Health Supervisor
Carl Ownbey, NCDOT
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 May 21, 2019 meeting summary. Crystal Lyda moved to approve the minutes with second from Marlee Page. All members voted in favor.

Meguiar Campground

Toby Linville read the staff report for the project. Don McEntire, Agent, presented the request. He stated that users would park at the lower parking area and carry their items to wooden platforms and canvas tents. Crystal Lyda asked if the project would meet the definition of a primitive campground. Kevin Waldrup asked that the gravel driveway be minimum 10' travel way. Natalie Berry stated that an erosion control permit would be required for any disturbance greater than 10,890 square feet. Seth Swift asked that the applicant contact NCDEQ regarding a public water supply well and that they submit a maximum number of users for septic calculation. Carl Ownbey said the applicant would not need a NCDOT driveway permit because they are accessing a private roadway. Autumn Radcliff asked that the applicant define their signage and usage of firepits before the zoning board meeting.

Toby Linville moved to approve the site plan with the conditions with a second from Marcus Jones. All members voted in favor.

The Broadway Group-Tuxedo

Toby Linville read the staff report for the project. Jason Foster presented the request. Autumn Radcliff asked about septic location and driveway access. Natalie Berry advised that the Erosion Control and Stormwater Permit were under review and that the disturbed area would be 32% because of 16% impervious surface from predevelopment conditions. Autumn Radcliff recommended no access from Blazing Fields Ln.

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

Luna Ridge Major Subdivision 2019-M03

Eric Warren presented the staff report for the project. Andy Baker and John Kinnaird represented the request. Andy Baker said the former subdivision Laurel Mountain Preserve was 3 times denser than their design. Carl Ownbey said that no NCDOT Driveway Permit would not be required because the project accesses a private road. Autumn Radcliff recommended as built drawings for the roads to ensure that grades are less than allowed 18%. Kevin Waldrup said the gate must meet the county Entry Gate Ordinance. Natalie Berry said that the Erosion Control and Stormwater applications were under review. Autumn Radcliff said the height restrictions for the 30' stream buffer and Protected Mountain Ridges Ordinance must be met.

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

Haywood Crossing 2019-M04

Eric Warren presented the staff report for the project. Scott Burwell and Trevor Hendrix presented the application. Natalie Berry said the project would require Erosion Control, Stormwater and Watershed permits. Carl Ownbey said the project would require a driveway and encroachment permit. Marcus Jones asked the sewer easement extend on the plan for future users. Autumn Radcliff asked that driveway easement off Haywood Park Dr be shown as 30' easement. She also recommended that the plan go back to Planning Board for review since it has been denied previously.

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

The meeting was adjourned at 2:58 p.m.

Toby Linville