

MEETING MINUTES
Henderson County Technical Review Committee
December 17, 2019

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

TRC Members Present:

Adam Steurer, City of Hendersonville
Crystal Lyda, Director of Building Services
Marcus Jones, County Engineer
Seth Swift, Environmental Health Supervisor
Toby Linville, Zoning Administrator
Carl Ownbey, NCDOT
Rick Brooks, Erosion Control
Autumn Radcliff, Planning Director
Kevin Waldrup, Fire Marshal
John Mitchell, Business and Community Development Director

TRC Members Absent:

Autumn Radcliff opened the meeting at 2:00 pm.

Minutes – Ms. Radcliff asked if there were any adjustments to the 11/19/19 meeting summary. Crystal Lyda moved to approve the minutes with second from John Mitchell. All members voted in favor.

V-19-04 Norwood Variance

Toby Linville read the staff report for the project. David Norwood presented the request. The request for a 17' variance in the 35' side yard setback for an attached garage.

Toby Linville moved to forward the application to the Zoning Board of Adjustment and approve the major site plan with the condition that the building not encroach upon the septic system. Marcus Jones seconded the motion and all members voted in favor.

R-2019-07-C Highway LLC 2075 N Rugby Rd

Matt Champion read recommendations for the project. This is a preliminary review. The project will be back to TRC for full review on 1/7/20 and Planning Board on 1/16/20. Kevin High (applicant) and David May with Griswold Engineering presented the project.

The following comments were recommended: Marcus Jones stated that public sewer will be available by July 2020, Seth Swift advised that the project would require individual permits/inspections for the hotel, restaurant, pool, brewery and bakery. He requested flow calculation from each use to determine overall septic flow. He said the system will require a permitted Septic Operator, Adam Steurer said the project will require a Utility Plan with possible backflow and cross connection prevention. Kevin Waldrup advised that the cart path to the yurts would need to be increased to 12' for emergency access. Crystal Lyda said the hotel rooms would require interconnected carbon monoxide detectors. She said the platforms would be inspected and yurts would be attached per manufacturers requirements. Rick Brooks said the project would require Erosion Control, Stormwater and Flood permits.

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

Toby Linville