

MEETING SUMMARY
Henderson County Technical Review Committee
July 20, 2021

The Henderson County Technical Review Committee met at 2:00 p.m. at 100 N King St.

TRC Members Present:

Adam Steurer, City of Hendersonville
Matt Champion, Zoning Administrator
Seth Swift, Environmental Health Supervisor
Deb Johnston, Assistant Site Development Director
Autumn Radcliff, Planning Director
Marcus Jones, County Engineer
Crystal Lyda, Building Services Director

TRC Members Absent:

John Mitchell, Business and Community Development Director
Marlee Page, MSD
Kevin Waldrup, Fire Marshal
Carl Ownbey, NCDOT

Autumn Radcliff opened the meeting at 2:00 pm.

Minutes – Autumn Radcliff asked if there were any adjustments to the 5/18/21 meeting summary. There was one grammatical adjustment to the meeting summary.

Flat Rock Playhouse Special Event Application

Matt Champion read the request for the special event application. Lisa Bryant, applicant, represented the project. The request is to host a temporary special event at West Henderson High School on August 14, 2021. The event is called “Music of Queen” and will take place at the Football Stadium. Anticipated attendance of 2,350 people with access to existing concessions and bathrooms on site. Parking and traffic will be stored throughout the available parking located on the school campus. The public safety plan shows 12 staff and 40 volunteers to serve the event. Rescue Squad and Sheriff’s Department have already been contacted.

Conditions recommended by the TRC include the following: verifying mobile food vendors have a valid permit to operate in NC, pre-event meeting with all associated agencies, and provide copies of trained crowd control leaders.

Marcus Jones moved to approve the special event permit with conditions as discussed. Crystal Lyda seconded the motion and all members voted in favor.

Miles RV Service Center MSP

Matt Champion read the major site plan staff report for the use Automobile and Equipment Service. Kelly Debruhl, owner, represented the project. The application is proposing to construct a 10,358SQFT structure for recreational vehicle service and dedicated office space on the existing Miles RV site. The major site plan shows proposed stormwater detention areas, 13 general parking spaces, 2 paved ADA parking spaces, a total disturbed area of 1.27 acres, and total impervious surfaces post development at 1.04 acres. The existing driveway off Asheville Hwy will continue to serve the site and new structure.

Conditions recommended by the TRC include the following: Oil separator in floor drains if installing floor drains, geo technical report for engineered fill, erosion control permit, stormwater control permit, must update and complete existing 2019 stormwater control permit prior to receiving new stormwater permit, backflow prevention device on City of Hendersonville water service, submit allocation request to MSD for sewer connection, and a NCDOT driveway permit.

Marcus Jones moved to approve the major site plan with conditions as discussed. Crystal Lyda seconded the motion and all members voted in favor.

Superdave's Metal Buildings, LLC MSP

Matt Champion read the staff report for major site plan for the use Warehousing and Storage (Excluding Storage of Hazardous Materials). David King, owner, represented the project. The applicant is proposing to construct a 5,000SQFT structure for warehousing and storage. The major site plan shows 3 general parking spaces, 1 paved ADA parking space, and a total of 0.29 acres of disturbance. The existing driveway off Upward Road will continue to serve the site

Conditions by the TRC include the following: nonresidential tap request and back-flow prevention device to the City of Hendersonville for public water, NCDOT driveway permit, Building and Inspections will need to review plans for future tenants, Flood Damage Prevention application with site plan showing the limits of disturbance, and a stormwater phase II permit if the proposed impervious surface exceeds 1,500SQFT.

Adam Steurer moved to approve the major site plan with conditions as discussed. Seth Swift seconded the motion and all members voted in favor.

The meeting was adjourned at 2:31 pm.

Matt Champion