

**MEETING SUMMARY**  
**Henderson County Technical Review Committee**  
**August 3, 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  
Crystal Lyda, Building Services Director  
Carl Ownbey, NCDOT  
Jimmy Brissie, Emergency Services Director

TRC Members Absent:

Marlee Page, MSD  
Kevin Waldrup, Fire Marshal  
Marcus Jones, County Engineer

Autumn Radcliff opened the meeting at 2:00 pm.

Agenda – Autumn Radcliff requested to adjust the agenda by adding a discussion item for an upcoming special event.

Minutes – Autumn Radcliff asked if there were any adjustments to the 7/20/21 meeting summary. There were none.

Turnbreeches Creek Resort RV Park SUP

Matt Champion read the special use permit staff report for the use Recreational Vehicle Park. Jimmy Porter, agent, represented the project. The applicant is proposing to develop the subject area as a Recreational Vehicle Park with 66 RV spaces. Each space will be approximately 50' by 40' and accessed through 4,700LF of internal roads. The internal roads will be gravel and approximately 16' wide with 3' shoulders on each side of the roadway. The applicant will be constructing 1,200LF of gravel roadway offsite to access the subject area. The major site plan shows the following: a screened dumpster for solid waste, 50' perimeter setback, 250,250SQFT of disturbance, 66 RV spaces, more than 50% of common space, 3 wells, and a wastewater treatment plant.

Conditions recommended by the TRC include the following: erosion and sedimentation control permit, public water supply permit, DEQ wastewater treatment plant permit, stormwater control permit, tongue, wheels, and axels must remain on tiny homes per NC Manufactured Home Code, temporary connections, and electrical inspections for each site.

Matt Champion moved to forward the special use permit to the ZBA with conditions as discussed. Adam Steurer seconded the motion and all members voted in favor.

Cub Paw Ln RV Park SUP

Matt Champion read the special use permit staff report for the use Recreational Vehicle Park. Deven Nekole, owner, represented the project. The applicant is proposing 3 RV spaces that will

house tiny homes and a 1,600sqft common area. Each space will be approximately 2,000sqft with a parking space. All RV structures will adhere to the 50' perimeter setback. The site will be accessed by an existing 12' gravel road off Cub Paw Ln. Total area of disturbance is approximately 26,000SQFT. A note will be placed on the major site plan stating a B1 Buffer is required if existing vegetation is removed.

Conditions by the TRC include the following: erosion and sedimentation control permit, Dominion Energy access approval, improvements permit, tongue, wheels, and axels must remain on tiny homes per NC Manufactured Home Code, temporary connections, a t-turnaround for emergency response, and electrical inspections for each site.

Matt Champion moved to forward the special use permit to the ZBA with conditions as discussed. Crystal Lyda seconded the motion and all members voted in favor.

#### Belgian Waffle Ride Special Event Discussion

Matt Champion gave a brief introduction of an upcoming special event called the Belgian Waffle Ride. The event is slated to take place on August 20<sup>th</sup> and August 21<sup>st</sup>, 2021, at Kanuga Conference Center. The anticipated attendance is 2,000 people with 1,400 participating in 1 of 3 different bicycle routes. County staff was notified of this event through an email sent by the organizer requesting medical assistance. Large special events require TRC approval 60 days prior to the event. Kanuga Conference Center is classified as a camp and are permitted to host large events on the premises. This rationale is why the County was not notified of this event until recently. Jimmy Brissie gathered representatives from all Henderson County emergency services to discuss the logistics and needs of this event.

Following a lengthy discussion, Jimmy Brissie agreed to draft a response to the event contact with all the issues and requirements needed to make this a successful event. A zoom meeting would be scheduled for Thursday, August 5, 2021, with the event organization to discuss all the conditions and steps to remedy the safety concerns.

The meeting was adjourned at 3:10 pm.

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Matt Champion