

MEETING SUMMARY
Henderson County Technical Review Committee
November 16, 2021

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

TRC Members Present:

Brendan Shanahan, City of Hendersonville
Matt Champion, Zoning Administrator
Deb Johnston, Assistant Site Development Director
Autumn Radcliff, Planning Director
Jacob Compher, Lead Code Enforcement Officer
Carl Ownbey, NCDOT
Marcus Jones, County Engineer
Seth Swift, Environmental Health Supervisor
Kevin Waldrup, Fire Marshal

TRC Members Absent:

Marlee Page, MSD
Crystal Lyda, Building Services Director

Autumn Radcliff opened the meeting at 2:00 pm.

Agenda – No adjustments to the agenda.

Minutes – Autumn Radcliff asked if there were any adjustments to the 10/5/21 meeting summary. No adjustments to the meeting summary were noted. Marcus Jones moved to approve the meeting summary. Kevin Waldrup seconded the motion and all members voted in favor.

Orchards at Highway 64 Combined Master & Development Plan 2021-M07

Matt Champion provided a brief overview of the proposed major residential subdivision. Jared Deridder, agent and plan preparer, represented the project. The application is for a 18-lot subdivision for single-family dwellings on 20.61 acres that is accessed off Chimney Rock Rd (US 64). The PIN for the project is 9690-49-8992. The subject area is located within the Residential Two Rural (R2R) zoning district and has a proposed density of 0.87 units per acre. The Combined Master and Development Plan includes 1.43 acres of open space, 2 open space lots, 18 single-family lots, 2,543 linear feet of new private roadway, individual wells, and individual septic systems to serve the development. The site is partially encumbered by perennial and intermittent surface waters. The applicant will be required to setback 30' from edge of surface water.

Conditions recommended by the TRC include the following: NCDOT driveway permit, NCDOT hydraulics review, stormwater permit, erosion control permit, improvements permit, and any conditions listed in the staff report.

Kevin Waldrup moved to approve the combined Master & Development Plan with conditions as discussed. Marcus Jones seconded the motion and all members voted in favor.

Rocky Mountain Combined Master & Development Plan 2021-M08

Matt Champion provided a brief overview of the proposed major residential subdivision. Andy Baker, developer, and John Kinnard, plan preparer and engineer, represented the project. The application is for a 29-lot subdivision for single-family dwellings on 86.2 acres. The PIN for the project is 9671-54-1371. The subject area is located within the Residential Three (R3) zoning district and has a proposed density of 0.33 units per acre. The Combined Master and Development Plan shows 1.09 acres of open space, 4,271 linear feet of new private roadway, individual wells, individual septic systems to serve the development, gated entrance, and approximately 20.59% of slopes 60% or greater. The proposed subdivision is to be accessed by an existing road off Locust Grove Rd (SR 1528). The applicant

proposes to improve Courtney Dr, local private road, by widening and paving to meet the requirements in the LDC. Lots 27 and 28 will be accessed by existing rights-of-way through the Grandview Retreat subdivision adjacent to the site. The site is partially encumbered by the protected ridges buffer.

Conditions recommended by the TRC include the following: NCDOT driveway permit, NCDOT hydraulics review, stormwater permit, erosion control permit, improvements permit, compliance with County gate ordinance, and any conditions listed in the staff report.

Marcus Jones moved to approve the combined Master & Development Plan with conditions as discussed. Kevin Waldrup seconded the motion and all members voted in favor.

Rich Mountain Combined Master & Phase I Development Plan 2021-M09

Matt Champion provided a brief overview of the proposed major residential subdivision. Andy Baker, developer, and John Kinnard, plan preparer and engineer, represented the project. The application is for a 60-lot subdivision for single-family dwellings on 245.86 acres. Phase I includes approximately 82.78 acres with 22 single-family lots. The subject area is comprised of multiple PIN's that will be purchased and recombined prior to developing. The proposed subdivision will be accessed by a subdivision collector road off Locust Grove Rd (SR 1528). The site is located within a Residential Three (R3) zoning district and has an overall proposed density of 0.244 units per acre. Phase I has a proposed density of 0.26 units per acre. The Combined Master and Phase I Development Plan shows 9,856 linear feet of new private roads within the subdivision 2,934 linear feet of off-site new private roads, smallest lot is 1.86 acres, 6.82% of property steeper than 60%, 79.63 acres of open space, individual wells, individual septic systems to serve each lot, and a gated entrance. The site is partially encumbered by the protected ridges buffer.

Conditions recommended by the TRC include the following: NCDOT driveway permit, NCDOT hydraulics review, stormwater permit, erosion control permit, improvements permit, compliance with County gate ordinance, and any conditions listed in the staff report.

Kevin Waldrup moved to forward the Combined Master & Phase I Development with conditions as discussed to the Planning Board. Seth Swift seconded the motion and all members voted in favor.

The meeting was adjourned at 2:30 pm.

Matt Champion