

MEETING SUMMARY
Henderson County Technical Review Committee
December 7, 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
Chris Todd, Business and Community Development director
Marcus Jones, County Engineer
Seth Swift, Environmental Health Supervisor
Kevin Waldrup, Fire Marshal
Crystal Lyda, Building Services Director

TRC Members Absent:

Marlee Page, MSD
Carl Ownbey, NCDOT

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 11/16/21 meeting summary. No adjustments to the meeting summary were noted. Marcus Jones moved to approve the meeting summary. All members voted in favor by acclamation.

Advent Health Expansion Major Site Plan

Matt Champion provided a brief overview of major site plan for Advent Health expansion. Will Buie, agent and plan preparer, represented the project. The applicant is proposing to construct a 4,000SQFT expansion to the existing structure. The proposed addition does not increase the total amount of impervious surfaces on the property and does not disturb more than an acre of land). The PIN for the project is 9690-49-8992. The subject area is within the Office & Institutional (OI) zoning district. The subject area is located at 100 Hospital Drive and is approximately 25,74 acres. The existing hospital campus is approximately 291,000SQFT. The property is not located within a flood hazard area nor a water supply watershed.

There were no additional conditions recommended by the TRC. The applicant would just need to obtain a zoning permit and valid commercial building permit.

Marcus Jones moved to approve the major site plan. Kevin Waldrup seconded the motion and all members voted in favor.

Greater New Zion Baptist Church Electronic Messaging Sign SUP-21-08

Matt Champion provided a brief overview of the special use permit application request. The request is to replace the existing monument sign with an electronic message sign. A special use permit is required to locate an electronic message sign within a residential zoning district. The site is currently zoned Local Commercial (LC) and is home to Greater New Zion Baptist Church.

Conditions recommended by the TRC include the following: obtain a valid electrical permit, locate existing underground utilities before installing the sign, and ensure the new sign is not within NCDOT's right-of-way.

Kevin Waldrup moved to forward SUP-21-08 application to the ZBA with conditions as discussed. Seth Swift seconded the motion and all members voted in favor.

Outpost Camp Major Site Plan

Matt Champion provided a brief overview of the major site plan. Hunter Marks, plan preparer, and Brooke Johnson represented the project. The major site plan shows a conversion of the existing property to a family camp. The camp will offer educational programs and activities ranging from building wood canoes to creating stained glass. The existing structure at 55 Pearl Ln would be converted to house the camp office and maintenance shop where activities and programs will be held. The existing structure at 942 Diamond Mine Ln would house the dining hall for the camp. The major site plan shows the addition of a bathhouse located south on the subject area and an informational area for future campers. The applicant proposes to construct walking trails throughout the property as well as pavilion overlook above the existing pond. The site will be served by private internal roads to access the 45 cabins and 20 camping platforms. The site is located within a Residential Three (R3) zoning district and Residential Two Rural (R2R) zoning district. The property is not located in a Special Flood Hazard Area or in Water Supply Watershed district. The subject area does have surface waters which shall require all built-upon areas to be at a minimum 30' landward of perennial and intermittent surface waters.

Conditions recommended by the TRC include the following: NCDOT driveway permit, revised major site plan to show the required 50' perimeter setback, stormwater permit, erosion control permit, improvements permit, public water supply permit if required by DEQ, compliance with County gate ordinance, yearly Fire Marshal inspections for dining facility, cabins to be equipped with fire extinguishers, electrical permits, utility connection permits, and confirm with Building and Inspections Director how to permit each proposed structure.

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

The meeting was adjourned at 2:33 pm.

Matt Champion