

MEETING SUMMARY
Henderson County Technical Review Committee
July 5, 2022

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

TRC Members Present:

Matt Champion, Zoning Administrator
Seth Swift, Environmental Health Supervisor
Deb Johnston, Site Development
Crystal Lyda, Building Services Director
Kevin Waldrup, County Fire Marshal
Marcus Jones, County Engineer
Samuel Gettleman, MSD
Brendan Shanahan, City of Hendersonville
Chris Todd, Business and Community Development Director
Toby Linville, Floodplain Administrator

TRC Members Absent:

Autumn Radcliff, Planning Director
Carl Ownbey, NCDOT

Chris Todd opened the meeting at 2:00 pm.

Minutes – Chris Todd asked if there were any adjustments to the 6/21/22 meeting summary. No adjustments were made to the summary as presented. Marcus Jones motioned to approve the meeting summary. Kevin Waldrup seconded the motion. All voted in favor.

SUP-22-03 Skylaranna Campground

Matt Champion read the staff report for the special use permit and major site plan. Kevin High, applicant and property owner, represented the project. The applicant is proposing to develop the site for primitive tent camping with 25 total spaces. The subject area is approximately 8.18 acres with an average of 4,758SQFT per tent space. Each tent site will include a fire ring and picnic style table and will be limited to mulch and grass surfaces only. The sites will be accessed by mulch and stone paths to limit the total amount of impervious surfaces. The major site plan shows a 42-car parking area that will be gravel and a paved surface of 2,650SQFT for the general store and bathhouse area. The major site plan also shows a swinging pedestrian bridge across Mud Creek to reach another special use permit application site. The subject area is located within a floodway and 100-year flood hazard area. The site has been filled by the previous owner. The applicant has also requested to install an electronic messaging sign. The applicant is proposing connection to City of Hendersonville public water and MSD public sewer.

Conditions by the TRC include the following: updating and revising the existing erosion and sedimentation control permit and stormwater permit, NCDOT driveway permit with focus on site visibility, City of Hendersonville water availability request, MSD public sewer allocation request, obtaining Arm Corp of Engineers permit, finalize fill permit, submit final elevation certificates of filled area, emergency evacuation plan, and flood damage prevention development permit.

Seth Swift moved to forward the special use permit and the major site plan with conditions as discussed to the ZBA. Marcus Jones seconded the motion. All members voted in favor.

SUP-22-04 Skylaranna RV Park

Matt Champion read the staff report for the special use permit and major site plan. Kevin High, applicant and property owner, represented the project. The applicant is proposing to develop the site for an RV park with a total of 5 spaces. The subject area is approximately 3.2 acres with an average of 2,000QFT per RV space. Each RV site will include a fire ring and picnic style table with individual electric and sewer connections. The subject area shows a total of 0.28 acres of impervious surfaces that consists of graveling the filled area where the RVs are located. The major site plan also shows a swinging pedestrian bridge across Mud Creek to reach another special use permit application site. The subject area is located within a floodway and 100-year flood hazard area. The site has been filled by the previous owner. The applicant has also requested to install an electronic messaging sign. The applicant is proposing connection to City of Hendersonville public water and MSD public sewer.

Conditions by the TRC include the following: updating and revising the existing erosion and sedimentation control permit and stormwater permit, NCDOT driveway permit with focus on site visibility, City of Hendersonville water availability request, MSD public sewer allocation request, obtaining Arm Corp of Engineers permit, finalize fill permit, submit final elevation certificates of filled area, emergency evacuation plan, and flood damage prevention development permit.

Kevin Waldrup moved to forward the special use permit and the major site plan with conditions as discussed to the ZBA. Crystal Lyda seconded the motion. All members voted in favor.

Carolina Towing Major Site Plan

Matt Champion read the staff report for the major site plan. Craig Kelly, applicant and property owner, represented the project. The applicant is proposing to development the site for automotive towing. The subject area is located off US Hwy 25 near the I-26/US Hwy 25 interchange. The major site plan includes an 8'x20' temporary construction trailer and greater than 5,000SQFT of outdoor storage. The site will be enclosed by an 8' tall fence. The subject area is partially located within the 100-year and 500-year flood hazard areas. The total impervious surface area is 35,295SQFT and only disturbance will be placing gravel on the property. The applicant currently has a contract with North Carolina for towing of disabled or damaged vehicles from I-26. The subject area is proposing individual well and MSD public sewer.

Conditions by the TRC include the following: NCDOT driveway permit, flood damage prevention development permit, MSD sewer extension and allocation request, City of Hendersonville allocation request, amend site plan to remove fenced area out of 100-year flood hazard area, and if the applicant wishes to fill the property, they are required to submit engineered drawings for a total of 20% fill in the flood hazard area.

Marcus Jones moved to approve the major site plan with the conditions as discussed. Toby Linville seconded the motion. All voted in favor.

The meeting was adjourned at 2:32 pm.

Matt Champion