

**MEETING SUMMARY**  
**Henderson County Technical Review Committee**  
**December 6, 2022**

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

TRC Members Present:

Autumn Radcliff, Planning Director  
Seth Swift, Environmental Health Supervisor  
Matt Champion, Zoning Administrator (Remote)  
Toby Linville, Floodplain Administrator  
Deb Johnston, Site Development  
Brendan Shanahan, City of Hendersonville  
Chris Todd, Business and Community Development Director  
Samuel Gettleman, MSD  
Crystal Lyda, Building Services Director  
Rusty Darnell, NCDOT  
Marcus Jones, County Engineer

TRC Members Absent:

Kevin Waldrup, County Fire Marshal

Autumn Radcliff opened the meeting at 2:00 pm.

Minutes – Autumn Radcliff asked if there were any adjustments to the 11/15/22 meeting summary. No adjustments were made to the summary as presented. Crystal Lyda motioned to approve the meeting summary. Toby Linville seconded the motion. All voted in favor.

2853 Chimney Rock Rd RV Park MSP

Matt Champion read the staff report for the major site plan application. The application was submitted by Marshall Kanner, property owner, for PIN 9680-13-2539. The subject area is located at 2853 Chimney Rock Rd and is approximately 2.14 acres. The major site plan shows the addition of 6 RV spaces surrounding the existing single-family dwelling and detached garage. The major site plan also shows a central dump station that ties into the existing septic system, individual water connections to each RV space from the existing well, and electrical connections at each site. The site is zoned Local Commercial (LC), and RV Parks are permitted by right in this district. The applicant has indicated that a dumpster will be located on the property to accommodate solid waste collection, which will need to be screened. Additionally, the subject area will be required to install the necessary buffers along the west, north, and east boundaries if the existing vegetation is removed.

Conditions recommended by the TRC include the following: NCDOT driveway permit, west entrance to site will be right-in and right-out only, revise major site plan to show current utility/drainage easements and right-of-way on Chimney Rock Rd, revise major site plan to show property lines ending at the edge of NCDOT's right-of-way and not going to the centerline of Chimney Rock Rd, revise major site plan to show total disturbance proposed or currently being disturbed, may require erosion control and stormwater permits if disturbance is greater than 1 acre, existing septic system will not support the addition of 6 RV's, dump stations need to be permitted by the state, consider hiring a soil scientist to determine the possibility of expanding the septic system, additional standards may apply to the existing well since the change of use to commercial, consider connecting to the City of Hendersonville public water and public sewer,

resubmit major site plan to show the proposed dumpster location and required screening, label total area of proposed open space, due to NCDOT requirements and Environmental Health, a revised site plan may need to be brought back before the TRC.

Marcus Jones moved to approve the major site plan with the condition as discussed. Chris Todd seconded the motion. All voted in favor.

#### Haywood Park Major Residential Subdivision Combined Master & Development Plan

Grayson Taylor read the staff report for the combined master and development plan. Jared DeRidder, plan preparer, represented the project. The combined master and development plan shows the intention of subdividing the subject area into 20 new single-family lots. The subject area is approximately 20.39 acres and is accessed off Haywood Rd (NC191). The subject area was an existing residential subdivision that was never built out. 1 home was constructed on two original parcels that were recombined. The subject area was also the site of a conditional rezoning that was denied by the Board of Commissioners for a higher density that was permitted in the existing Residential Two (R2) zoning district. Most recently, the subject area was approved for a similar major subdivision consisting of 20 single-family lots, but the permit approvals have since expired. The subject area will be accessed by two private roads from NC191 and served by City of Hendersonville public water and MSD public sewer.

Conditions recommended by the TRC include: NCDOT driveway permits for both curb cuts, make sure the shown right-of-way on the combined master and development plan matches the future right-of-way for the funded NCDOT roadway project, the second roadway cut will be limited to right-in and right-out only, finalize erosion control and stormwater permits, and submit all required documentation to the City of Hendersonville and MSD for public utility access.

Seth Swift made the motion to approve the combined master and development plan for Haywood Park with conditions as discussed. Toby Linville seconded the motion. All voted in favor.

The meeting was adjourned at 2:32 pm.

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Matt Champion