

**MEETING SUMMARY**  
**Henderson County Technical Review Committee**  
**March 7, 2023**

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

TRC Members Present:

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

Autumn Radcliff opened the meeting at 2:00 pm.

Minutes – Autumn Radcliff asked if there were any adjustments to the 2/21/23 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-22-08 Carson Campground

Matt Champion read the staff report for the special use permit and major site plan application. The special use permit application for a campground was submitted by Hartwell Carson called Cold Spring Base Camp on PIN 9564-73-0541 off Beddingfield Dr in Zirconia. The property is currently listed to Windy Wood LLC. The applicant is proposing to develop the subject area as a campground with 9 total sites. The proposed campground will be called Cold Spring Base Camp. Campsites 1-4 will be pull-off camping areas. Campsites 5, 6, and 9 will utilize existing shelters for camping spots. Campsites 7 and 8 will be on 400SQFT elevated platforms. The existing shelters and two proposed tent platform sites will contain a canvas style tent with all-inclusive facilities. The other sites will be a more traditional primitive camp site with access to a proposed bathhouse structure with well and septic connections. The major site plan also shows a proposed solid-waste collection facility near the entrance to the property. Each camp site will have dedicated parking spaces with the availability to overflow parking on the other side of the proposed access road. The subject area has access to Beddingfield Dr through an existing soil road that will be improved as part of the application. The portion of Beddingfield Dr the subject area has access to is listed as private and not maintained by NCDOT. The subject area is approximately 7.3 acres out of a total of 38.26 acres. The applicant will subdivide the campground area off from the rest of the property as part of this application.

Conditions recommended by the TRC include the following: screening of solid waste collection facility, erosion control permit and a stormwater control permit if disturbance is greater than 1 acre, and compliance with Henderson County Gate Code requirements, obtain all necessary building permits for proposed utilities and structures.

Toby Linville moved to forward the special use permit application with the condition as discussed to the ZBA. Kevin Waldrup seconded the motion. All voted in favor.

Revised Master & New Development Plan for Champion Hills

Matt Champion read the staff report for the major subdivision application. A Revised Master Plan and New Development Plan was received on behalf of Pine Shadow Developers, LLC, by Scott Barfield, Partner, and Eric Hutchinson with Brooks Engineering Associates on February 14, 2023. The applicant is

seeking approval to revise the existing Master Plan by adding an additional tract of land (PIN: 9557-37-9726) not included in the existing Champion Hills Major Subdivision. In addition to the Revised Master Plan, the applicant has submitted a new Development Plan for the previously mentioned parcel above and two existing lots within Champion Hills. The new Development Plan, called Chimney Crossing Villas, proposes 7 duplex structures on 7 lots that will ultimately go through the legal process of subdividing the duplexes. The applicant proposes a total of 14 dwelling units, on approximately 7.05 acres. The applicant is proposing connection to the City of Hendersonville public water and the existing private on-site wastewater treatment facility serving Champion Hills.

Conditions recommended by the TRC include the following: erosion control permit, stormwater control permit, and comply with City of Hendersonville public water utility connection process and requirements.

Chris Todd moved to forward the Revised Master & New Development Plan on to the Planning Board with conditions as discussed. Marcus Jones seconded the motion. All voted in favor.

#### R-2023-02-C The Farmhouse at Tap Root

Matt Champion read the staff report for the proposed conditional rezoning application. Rezoning Application #R-2023-02-C was initiated on February 15, 2023, and requests that the County conditionally rezone approximately 19.12 acres of land from Regional Commercial (RC) to a Conditional District (CD-2023-02). The project contains all of PIN 9652-12-2330 that has direct access to Butler Bridge Rd (SR1345). The Johnston Family Group are the current property owners. The applicants are the Johnston Family Group and Orange Capital Advisors, LLC. The agent for the application is Bill Alexander. The applicant is proposing a multi-family residential development with a total of 306 units. The development is required to be approved as a conditional rezoning due to the number of multi-family units. The subject area is proposing connections to the City of Hendersonville public water and MSD public sewer. The applicant has delineated the existing wetlands on the subject area and will obtain all necessary permits with ACE prior to disturbance of the wetlands.

Conditions recommend by the TRC include the following: NCDOT TIA, NCDOT driveway permit, ACE 404 permit for wetlands disturbance, commercial pool permit through Environmental Health, increase drive isle width to 26' and make sure fire ladder truck can make all turns within the subject area for emergency response access, stormwater control permit, erosion control permit, address ADA parking space access to on-site amenities, City of Hendersonville public water allocation and extension request, comply with MSD public sewer utility connection process and requirements, avigation easement, stormwater requirements for property within 5-miles of the airport, and no uplighting on the subject area.

Marcus Jones moved to forward the conditional rezoning application on to the Planning Board with conditions as discussed. Chris Todd seconded the motion. All voted in favor.

The meeting was adjourned at 2:42 pm.

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Matt Champion