

MEETING SUMMARY
Henderson County Technical Review Committee
April 18, 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
Toby Linville, Floodplain Administrator
Kevin Waldrup, County Fire Marshal
Rusty Darnell, NCDOT
Samuel Gettleman, MSD
Adam Steurer, City of Hendersonville Utilities
Seth Swift, Environmental Health Supervisor
Crystal Lyda, Building Services Director

TRC Members Not Present:

Deb Johnston, Site Development
Matt Champion, Zoning Administrator
Marcus Jones, County Engineer
Chris Todd, Business and Community Development Director

Autumn Radcliff opened the meeting at 2:00 pm.

Minutes – Autumn Radcliff asked if there were any adjustments to the 4/4/23 meeting summary. No adjustments were made to the summary as presented. Crystal Lyda motioned to approve the meeting summary. Kevin Waldrup seconded the motion. All voted in favor.

Public Comment – Autumn Radcliff asked if anyone attending wished to give public comment. No public comment was requested.

Adjustment of Agenda - Autumn Radcliff stated that there was one adjustment to the agenda. Item #5, Orchards Edge was to be moved to the first item of discussion.

Orchards Edge Major Subdivision (2023-02-M)

Austin Parks gave an overview of the major subdivision application. The application was received on behalf of the property owners, Jonathan Brussee and Alyssa Brussee, by Charlie Erdman of David Huntley & Associates on March 28, 2023. The application is for a Master Plan for the Orchards Edge, consisting of 15 new lots. The subject area is adjacent to Jeter Mountain Rd (SR 1133) and accessed a proposed road Orchards Edge Trail in the Crab Creek Township. The parcel currently contains approximately 15.43 acres.

Conditions required by the TRC include:

1. NCDOT driveway permit, site plan and encroachment for connection to Jeter Mountain Road.
2. New roads in the subdivision must be compliant with the required width and grade for fire access.
3. Applicant stated that there may be a gate in the future, the gate must comply with the HC Gate Ordinance.
4. The lots will have shared wells and private septic systems. There is a well on the lot now and 3 new ones are planned. The applicant should be aware of the public water supply threshold for the wells, and it was noted that the septic systems may require a pump system. The applicant does have a soil scientist working on the permits.
5. A Soil Erosion and Sedimentation Control (SESC) permit and stormwater permit is required as the distributed area is more than 1 acer total.

Toby Linville made a motion to approve the major subdivision application with the conditions listed in the staff report and noted during the meeting. Seth Swift seconded the motion. All voted in favor.

Rezoning Application #R-2023-04, Ronnie Gray

Autumn Radcliff gave an overview on the proposed zoning map amendment. Rezoning Application #R-2023-04 was initiated on submitted on March 1, 2023, requests that the County rezone approximately 26.67 acres of land from the Residential One (R1) zoning district to the Regional Commercial (RC) zoning district. The zoning map amendment application is for a portion of PIN: 9651-54-5337 and all of PIN: 9651-44-8562 located off Rugby Drive (SR 1417). The property owner is Ronnie Pete Gray and agent is Shane Laughter.

Comments stated by the TRC included:

1. Outdoor storage is not permitted in the R1 zoning district, and the current storage is in violation of the LDC. The applicant is seeking a rezoning that would allow this use on the remaining property. The applicant will still have to submit a major site plan for the use and the TRC would review and approve for requirements with the LDC.
2. It was stated that the City of Hendersonville has public water available.
3. MSD has a 24" interceptor sewer line nearby that runs to the hospital but does not extend to this property. It could be accessed with an easement from adjacent property.
4. NCDOT stated that a driveway permit would be required with the major site plan. No direct access to 25 North would be allowed, and depending on the commercial use, the driveway off Rugby Drive may be required to be right in/right out.
5. A SESC and stormwater permit would be required if more than an acre were being distributed. This would be address during the major site plan review pending the rezoning outcome.

Kevin Waldrup moved to forward the zoning map amendment to the Planning Board with the conditions as discussed. Toby Linville seconded the motion. All voted in favor.

ZR Landscaping & Grading Major Site Plan

Toby Linville gave an overview on the major site plan application. The application was submitted by Zach Raymond (ZR Landscaping & Grading) for a landscaping materials sales and storage and for outdoor storage greater than 5,000 sqft. The SR requirements were stated, and the major site plan was reviewed for compliance with the LDC.

Conditions required by the TRC included:

1. The applicant is proposing port-a-jons. There is no sewer on the property and no septic system is planned currently.
2. NCDOT driveway permit is required. The NCDOT requested that the entrance off South Brown Court be utilized as it is better for tractor trailer access with the business. The applicant will revise and submit a site plan to NCDOT for the driveway access and required encroachments.
3. The City of Henderson water is available, and a tap request would be needed if the applicant decides to connect.
4. The applicant stated that they have plans to utilize 2 South Brown Court which is already commercial for a future office space if it can be acquired. There is a residential home near that could be converted into an office space as well. The existing residential home may be required to upgrade the existing septic system if converted to an office.
5. A SESC and stormwater permit has been applied for and is being reviewed.

Toby Linville made a motion to approve the major site plan with the conditions listed in the staff report and stated. Adam Steurer seconded the motion. All voted in favor.

The meeting was adjourned at 2:35 pm.

Matt Champion