

MEETING SUMMARY
Henderson County Technical Review Committee
May 16, 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
Rusty Darnell, NCDOT
Adam Steurer, City of Hendersonville Public Utilities
Seth Swift, Environmental Health Supervisor
Crystal Lyda, Building Services Director
Deb Johnston, Site Development
Matt Champion, Zoning Administrator
Marcus Jones, County Engineer
Chris Todd, Business and Community Development Director
Jimmy Brissie, Emergency Management Director
Samuel Gettleman, MSD

Autumn Radcliff opened the meeting at 2:00 pm.

Chris Todd gave a brief overview of the Technical Review Committee process as it pertains to special use permits.

Minutes – Autumn Radcliff asked if there were any adjustments to the 5/2/23 meeting summary. No adjustments were made to the summary as presented. Chris Todd motioned to approve the meeting summary. Marcus Jones seconded the motion. All voted in favor.

Advent Health Medical Office Building MSP

Matt Champion gave an overview of the major site plan application. The application was submitted on behalf of the property owner, Advent Health, by Jared DeRidder. The major site plans show a new 67,641SQFT medical office building that will provide medical office space and outpatient surgery services. The proposed structure will contain 3-stories and be approximately 60' tall. The new structure is proposed to have direct access to Howard Gap Rd with connection to the existing road around Advent Health Hospital. The subject area has 856LF of road frontage along Howard Gap Rd. The major site plan shows a total of 270 parking spaces with 8 designated ADA accessible parking spaces. The major site plan shows a proposed right turn lane into the site off Howard Gap Rd with 100' of storage. A proposed left turn lane with 100' of storage is also shown on the major site plan. The proposed stormwater detention basin is located south of the proposed structure. The application is proposing a total of 4.85 acres of open space which is approximately 42% of the subject area.

Conditions required by the TRC include:

1. NCDOT driveway permit
2. Completion of NCDOT required TIA
3. Ensure aerial access around entire structure
4. City of Hendersonville public utility availability request
5. MSD public sewer allocation request
6. Site Development soil erosion and sedimentation control permit
7. Site Development stormwater control permit
8. Recombination of existing parcels prior to zoning permit

Adam Steurer made a motion to approve the major site plan application with the conditions noted during the meeting. Rusty Darnell seconded the motion. All voted in favor.

SUP-23-02 Etowah Golf & RV

Matt Champion gave an overview of the major site plan for the special use permit. The application was submitted by Civil Design Concepts on behalf of the developer, Tribute Investment & Development, Inc. The subject area is approximately 173.84 acres at 470 Brickyard Rd on PIN 9529-52-4218. The subject area is part of the Etowah Valley Golf and Resort property. The subject area currently contains 18 golf holes, golf course club house, tennis courts, multi-family structures, standalone event center, and a garage/maintenance workshop. The applicant is proposing to construct a wastewater treatment facility to serve the project and discharge the treated water through the existing discharge at the Etowah Community Sewer System. The applicant will be required to obtain an easement to run the line from the subject area to the existing Etowah Community Sewer System. The applicant is also proposing connection to the City of Hendersonville

public water. The major site plan shows a redevelopment of the subject area as a recreational vehicle park with a total of 343 RV sites. The existing 18-golf holes found on the subject area will be reconfigured and reduced for a new total of 9-golf holes. The existing amenities serving the Etowah Valley Golf and Resort will remain as indicated on the major site plan. The RV Park will have access to a new clubhouse and a leasing office for the facility. The application indicates that the proposed sewer treatment facility will be constructed to serve the subject area and will be deeded over to Etowah Sewer Company after completion. Amenity areas will have their own dedicated parking areas with ADA accessible parking spaces.

Conditions required by the TRC include:

1. NCDOT Traffic Impact Analysis
2. NCDOT driveway permit for all proposed driveway cuts including the new emergency access cut
3. NCDOT encroachment agreements for utilities in right-of-way
4. Copy of letter from Etowah Community Sewer System accepting the treated water to their existing discharge
5. Letter from NCDEQ allowing the additional discharge at the Etowah Community Sewer System
6. Floodplain Development Permit for the proposed entrance off Brevard Rd (US64)
7. Site Development soil erosions and sedimentation control permit
8. Site Development stormwater control permit
9. Secondary Emergency Access for portion of RV Park north of Brickyard Rd (does not have to meet gate code requirements)
10. Fire hydrants to provide fire suppression for proposed clubhouse
11. City of Hendersonville public water allocation and utility connection approvals

Marcus Jones moved to forward the special use permit on to the ZBA with the conditions as discussed. Toby Linville seconded the motion. All voted in favor.

Rezoning #R-2023-05 Heffner

Liz Hanson gave an overview of the proposed zoning map amendment. Rezoning Application #R-2023-05, submitted on April 11, 2023, requests that the County rezone approximately 9.98 (assessed) acres of land from Office Institutional (OI) to Residential Two Rural (R2R). The acreage consists of PIN: 9681-84-5915 located off Parham Road. The property owner is the J Keith Garren Trustee and Revocable Trust. The applicant is Lane Heffner.

Jimmy Brissie moved to forward the zoning map amendment to the Planning Board. Crystal Lyda seconded the motion. All voted in favor.

Rezoning #R-2023-06 Ourco Construction

Liz Hanson gave an overview of the proposed zoning map amendment. Rezoning Application #R-2023-06, submitted on April 24, 2023, requests that the County rezone approximately 1.62 acres (1.58 assessed acres) of land from Estate Residential (R-40) to Residential One (R1). The acreage consists of PIN: 9577-27-0660 located off Greenville Hwy (NC Highway 225). The property owner and applicant is Ourco Construction Company LLC (Eric Oursler).

Adam Steurer moved to forward the zoning map amendment to the Planning Board. Crystal Lyda seconded the motion. All voted in favor.

The meeting was adjourned at 2:50 pm.

Matt Champion