

MEETING SUMMARY
Henderson County Technical Review Committee
June 6, 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
Ed Greene, NCDOT
Adela Gutierrez Ramirez, City of Hendersonville Public Utilities
Crystal Lyda, Building Services Director
Deb Johnston, Site Development
Matt Champion, Zoning Administrator
Marcus Jones, County Engineer
Kevin Waldrup, Fire Marshall
Toby Linville, Floodplain Administrator

TRC Members Absent:

Seth Swift, Environmental Health Supervisor
Chris Todd, Business and Community Development Director
Samuel Gettleman, MSD

Autumn Radcliff opened the meeting at 2:00 pm.

Minutes – Autumn Radcliff asked if there were any adjustments to the 6/6/23 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.

Revised Tuxedo Falls Club/Lodge MSP

Matt Champion read the staff report for the major site plan application. The property owner, Lark Elliot, was represented by the plan preparer, Hunter Marks of Watermark Landscape Architecture. The revised applicant is proposing to construct a 4,347SQFT structure for the use as a Club/Lodge. The three (3) existing parcels included with this application will be reconfigured. This application will end up on a 1.39-acre tract shown as Future Lot 1. The site will be accessed by a private road, Twin Falls Dr. The total length of proposed new roadway is approximately 1,188 linear feet. The proposed use is required to accommodate 9 parking spaces and the major site plan shows a total of 27 parking spaces and 2 ADA accessible parking spaces. The total impervious surfaces post development is shown as 0.39 acres and total open space post-development is listed as 1.03 acres on the major site plan. Additional features shown on the site plan includes solid waste collection facility, several retaining walls to accommodate the steep slopes, The applicant has proposed a private potable water storage tank for domestic and fire water protections. The applicant has provided an operation plan to show their intentions with the facility and future membership.

Conditions recommended by the TRC include the following:

1. Landscaping plan for proposed parking area with 10 or more parking spaces
2. Screening of solid waste collection facility
3. Revised NCDOT driveway permit
4. Must stay within the Land Development Code definition of a Club/Lodge.

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

Tuxedo Falls Camp MSP

Matt Champion gave an overview of the major site plan. The property owner, Lark Elliot, was represented by the plan preparer, Hunter Marks of Watermark Landscape Architecture. The subject area is comprised of 3 different PIN's: 9565-31-5911, 9565-31-6679, & 9565-30-7834, which totals 48.17 assessed acres. As part of the major site plan application, the subject area will be reconfigured and the proposed club/lodge facility with pool will be located on a 45.96-acre parcel. The application is proposing to develop the subject area for the use as a camp. As mentioned earlier, the three (3) existing parcels included with this application will be reconfigured. This specific application will end up on a 45.96-acre tract shown as Lot 2 on the major site plan submission. The major site plan shows a 64'X41' bunk house that will contain 8 rooms for campers, seven 20'X20' treehouses, and four 40'X20' cabins. All the proposed structures will be utilized for the camp attendees. The site will be accessed by a private road, Twin Creeks Rd. The total length of proposed new roadway is approximately 1,188 linear feet and 20' wide. The proposed access road will have 26' of clearance between the proposed parking area as shown on the major site plan. The proposed use is required to accommodate 18 parking

spaces and the major site plan shows a total of 19 parking spaces with 2 ADA accessible parking spaces. The total impervious surfaces post-development is listed as 0.59 acres or 25,765.52SQFT on the major site plan. Open space post development is shown as 45.37 acres or 1,976,317.2SQFT. The proposed solid waste collection facility will be located on the adjacent property directly west of the subject area. Sidewalks are proposed for access to the structure from the parking areas. The applicant has proposed a private potable water storage tank for domestic and fire water protections. The private potable water storage tank will be fed by an on-site well with a pumphouse. The proposed structures are shown to have connections to a private septic system. The applicant has provided an operation plan to show their intentions with the facility and future camp attendees.

Conditions required by the TRC include:

1. Revised NCDOT driveway permit
2. Maintain 30' non-encroachment stream buffer setback
3. Soil erosion and sedimentation control permit
4. Stormwater control permit
5. Arborist/Engineer certification for trees utilized for treehouses
6. Detailed floor plans for all proposed structures
7. Engineered retaining walls
8. Landscaping plan for proposed parking areas with 10 or more parking spaces
9. Must stay within the Land Development Code definition of a Camp

Crystal Lyda 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 2:13 pm.

Matt Champion