

MEETING SUMMARY
Henderson County Technical Review Committee
July 5, 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
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
Samuel Gettleman, MSD
Seth Swift, Environmental Health Supervisor

TRC Members Absent:

Chris Todd, Business and Community Development Director
Ed Greene, NCDOT
Toby Linville, Floodplain Administrator

Autumn Radcliff opened the meeting at 2:00 pm.

Minutes – Autumn Radcliff asked if there were any adjustments to the 6/20/23 meeting summary. No adjustments were made to the summary as presented. Kevin Waldrup motioned to approve the meeting summary. Marcus Jones seconded the motion. All voted in favor.

SUP-23-03 Rosie's Backyard Campground

Matt Champion read the staff report for the special use permit application. Henderson County received a special use permit application for a campground from Dawn Israel-Castle called Rosie's Backyard Campground on PIN 9526-90-7671 at 100 Lovdia Ln. The property is currently listed to the applicant. The applicant is proposing to develop the subject area as a campground with a total of 4 sites. One site will contain the relocated airstream on the subject area to meet the 50' perimeter setback requirements for the use. A second site will contain the existing storage/accessory shed that will be converted to a bunk house. The other two sites will be elevated platforms for tent camping. All the sites will be accessed through gravel paths leading from a gravel parking lot below the existing residential structure. A future bathhouse is proposed to serve the campers, but the applicant will utilize portable toilets until the bathhouse is constructed. The applicant will be required to detail and propose a suitable method for solid waste collection. A dumpster/community collection area will be installed on-site to collect the solid waste. The applicant will be required to install the necessary screening around the facility. The remaining property will be utilized as common open space.

Conditions recommended by the TRC include the following:

1. Environmental Health septic permit
2. Written verification that a public water supply permit is not required
3. Change of use building permit for shed being converted to bunkhouse
4. Electrical permit for pedestals for proposed site
5. Building permit for 2 elevated platforms
6. Building permit for future bathhouse

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

SUP-23-04 King's Grove Baptist Church Electronic Messaging Sign

Matt Champion gave an overview for the special use permit application. Henderson County received a special use permit application for an electronic message sign for Kings Grove Baptist Church at 2802 Pace Rd. The applicant is Kings Grove Baptist Church Stanley Capps, and the agent is Wade McLamb. The subject area is located on PIN 9690-67-3398 and is approximately 2.38 acres. The proposal is to replace the existing freestanding sign faces at its current location with electronic messaging faces. The sign improvements will also include an 8' wide and 16" tall header sign with the church's name. Overall, the sign will be approximately 32SQFT per side and maintain the existing height. The total height of the sign will be 9' and 4" with a base height of 4'. The sign's placement will not change from its current location. Setbacks as prescribed by the Land Development Code for new signs are 15' from the edge of pavement and outside of NCDOT's right-of-way.

Conditions required by the TRC include:

1. Henderson County commercial sign permit

Crystal Lyda moved to forward the special use permit application to the ZBA with the conditions as discussed. Kevin Waldrup seconded the motion. All voted in favor.

Spinx Convenience Store and Fuel Pumps Revised MSP

Matt Champion read the staff report for the revised major site plan. The applicant is Spinx Company, LLC and the property owner is Discovery One Land Holdings, LLC. The subject area is located off Asheville Hwy (US25) at 6024 Asheville Hwy and is approximately 5.11 acres. The applicants are proposing to redevelop the site with a 6,434SQFT convenience store. The subject area contains all of PINs 9652-40-5099 and 9651-49-6716. The applicant is proposing to redevelop the subject area to construct a 6,434SQFT convenience store with gas/diesel pumps for pedestrian vehicles and dedicated diesel pumps for large commercial vehicles. The major site plan shows a total of 55 parking spaces to serve the convenience store with 2 ADA accessible parking spaces. The major site plan also includes the following: 5 dedicated diesel pump bays for large vehicles, 16 mixed fuel pump bays for smaller passenger vehicles, Primary access to site off Asheville Hwy with 2 curb cuts, One access to Asheville Hwy is shown as right-in and right-out only, Second access to Asheville Hwy is shown as right-out only, Secondary access to site off Maxwell Dr, Proposed total of 59.25% impervious surfaces after completion, Proposed total of 40.75% of pervious surfaces after completion.

Conditions recommended by the TRC include the following:

1. Soil erosion and sedimentation control permit
2. Stormwater control permit
3. NCDOT driveway permits and encroachment agreements
4. Landscaping for parking areas and dumpster screening
5. City of Hendersonville water availability request
6. MSD public sewer availability request

Marcus Jones moved to approve the revised major site plan with the conditions as discussed. Crystal Lyda seconded the motion. All voted in favor.

The meeting was adjourned at 2:16 pm.

Matt Champion