

MEETING SUMMARY  
Henderson County Technical Review Committee  
August 15, 2023

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

TRC Members Present:

Crystal Lyda, Building Services Director  
Natalie Berry, Site Development  
Marcus Jones, County Engineer  
Kevin Waldrup, Fire Marshall  
Seth Swift, Environmental Health Supervisor  
Toby Linville, Floodplain Administrator  
Chris Todd, Business and Community Development Director  
Samuel Gettleman, MSD  
Matt Champion, Zoning Administrator  
Rusty Darnell, NCDOT

TRC Members Absent:

Autumn Radcliff, Planning Director  
Adam Steurer, City of Hendersonville Public Utilities

Christopher Todd opened the meeting at 2:00 pm.

Minutes – Christopher Todd asked if there were any adjustments to the 7/18/23 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.

Etowah Residential Major Subdivision

Christopher Todd explained the role of TRC in major subdivision approval. Matt Champion read the staff report for the major site plan application. Henderson County received a Master Plan on behalf of Tribute Investment & Development, Inc., by Warren Sugg of Civil Design Concepts. The Master Plan shows a total of 242 residential lots. The subject area is located off Brevard Rd (US64) and Brickyard Rd (SR1323) in the Mills River Township. The entire parcel consists of 173.84 acres, but the subject area consists of 83.5 acres. The remaining 90.34 acres of the parent tract will remain unchanged. The proposed subdivision will be accessed through private roads built in accordance with the Land Development Code (LDC). The subject area includes a portion of PIN: 9529-52-4218 and is currently owned by WNC Resort Properties, LLC.

The submitted master plan show the following elements:

- 242 residential lots
- 12,450LF of new private roadway
- 12,450LF of pedestrian access
- 2 entrances to the site: Brickyard Rd and Brevard Rd
- Emergency access off Brevard Rd that will be gated and used to service the proposed wastewater treatment facility.
- 20.87 acres of open space which represents 25% of the subject area.
- 50' structure setback off Brevard Rd and Brickyard Rd
- Proposed 6,000SQFT clubhouse for the future residents.

The below comments are included in the staff report in greater detail:

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| 1. Water and Sewer Availability:                                   | 11. Development Plan:                              |
| 2. Fire Protection Requirements:                                   | 12. Soil Erosion and Sedimentation Control Plan    |
| 3. Open Space Requirements:  | 13. Stormwater/Water Quality:                      |
| 4. Permanent Protection of Open Space and Management of Open Space | 14. Floodplain:                                    |
| 5. Road System:  | 15. Drainage, Culverts, Shoulder Stabilization:    |
| 6. Reasonable Pedestrian Access:                                   | 16. Traffic Impact Analysis (TIA):                 |
| 7. Perennial and Intermittent Surface Water Buffers:               | 17. NCDOT Driveway Permit/Encroachment Agreements: |
| 8. Street Tree Requirements:                                       | 18. Gates:   |
| 9. Subdivision Setback and Buffering:                              | 19. Final Plat Requirements:                       |
| 10. Dead Ends, Culs-de-sac, Turnarounds:                           | 20. Miscellaneous Advisory Provisions:             |

Warren Sugg and Chris Day with Civil Design Concepts represented the project.

Conditions recommended by the TRC include the following:

1. Erosion Control and Stormwater Applications under review. Cannot grade greater than 47.5 acres by phase.
2. The clubhouse will need at least one ADA parking space.
3. The clubhouse pool and food service will require permits from the Health Department.
4. The TIA is under review, will need driveway permits, encroachment agreements and Stormwater plan must be submitted to Hydraulics section of NCDOT

Marcus Jones moved to forward the master plan to the Planning Board for further review. Rusty Darnell seconded the motion. All members voted in favor.

#### Revised Ingles Market MSP

Matt Champion read the staff report for the revised major site plan. Henderson County received a revised major site plan for retail sales and service, convenience store, fuel pumps, and a car wash. The project is called Ingles #140. The applicant is Preston Kendall with Ingles Markets, Inc. The subject area is located off Hendersonville Rd and is approximately 11.2 acres. The subject area contains all of PIN's 9652-31-4347, 9652-31-6641, and 9652-31-6277. The supplemental requirements for the application are SR 7.16 Retail Sales and Services Greater than 100,000SQFT but less than 150,000SQFT, SR 7.4 Convenience Store, SR 2.5 Fuel Pumps, and SR 6.5 Car Wash are listed in the staff report. The applicant is proposing to construct a total of 114,166SQFT of retail sales and service space within 2 separate structures and a convenience store with gas/diesel pumps. The major site plan shows a total of 280 parking spaces to serve the entire property, with ADA accessible parking spaces throughout the subject area serving each structure. The major site plan also includes the following: 94,296SQFT Ingles grocery store, 19,870SQFT retail space adjacent to the grocery store, unspecified 9,600SQFT of retail space, 6,125SQFT convenience store with gas and diesel pumps, a drive through automatic carwash with vacuums, Total of 8.9 acres of impervious surface area (79.5%), total of 2.3 acres of pervious surface area (20.5%), enclosed dumpster area, landscaped parking islands and grassed areas surrounding the site and EV charging stations in the parking lots.

John Cox represented the application.

The TRC stated the following conditions:

- Stormwater and Erosion Control applications are under review.
- Building Inspections will review retaining wall, new store plans and outparcel buildings.
- Emergency Management will require a radio test inside the building.
- Submit plans to NC Department of Agriculture for meat and deli permits.
- The TIA is approved. Submit stormwater plan to NCDOT Hydraulics Section
- MSD recommends submitted applications for both parcels together.

Toby Linville moved to approve the revised site plan for Ingles. Kevin Waldrup seconded the motion. All members voted in favor.

#### V-23-02 Ingles Market Front Yard Setback

Matt Champion read the staff report for the variance application. Henderson County received a variance application from Preston Kendall on behalf of Ingles Markets, Inc at 5620 Hendersonville Rd. The subject area included in this variance application includes three parcels that are listed in the staff report. The property is zoned Regional Commercial (RC). Section 42-35 (B) of the Henderson County Land Development Code requires the front yard setback off a road classified as a Boulevard to be 30' from the edge of right-of-way. The applicant has requested the variance due to additional right-of-way required by NCDOT for necessary roadway improvements as identified in the Traffic Impact Analysis for the project. The request is to reduce the front yard setback from 30' to 25' which represents a variance of 5'.

John Cox represented the application.

Marcus Jones moved to forward the variance application to the Zoning Board of Adjustment for the August 30, 2023 meeting. Toby Linville seconded the motion. All members voted in favor.

#### Brickton Road Development MSP

Matt Champion presented the staff report for the major site plan. Henderson County received a major site plan for Warehousing and Storage at 9652-52-3138. The applicant is Brickton Industrial LLC that is represented by Ethan Jed Young. The subject area is located off Brickton Dr within Brickton Industrial Park and is approximately 3.34 acres. The applicant is proposing to construct 45,000SQFT structure for warehousing and storage purposes. The supplemental requirements for the application are SR 9.15 Warehousing and Storage (Excluding Warehousing of Hazardous Substances).

Ethan Young represented the project.

The TRC made the following conditions:

- Place retaining wall outside NCDOT right-of-way.
- Access roads must be minimum 26' wide. Building will require EM radio test.
- Erosion Control and Stormwater Permits. Asheville Airport review for FAA wet pond requirements.
- MSD will review sewer connection application.

Marcus Jones moved to approve the major site plan. Crystal Lyda seconded the motion and all members voted in favor.

#### Green Haven Minor Site Plan

Matt Champion presented the staff report for the minor site plan. Henderson County received a minor site plan application for low impact camping from Susanne Willis and Patrick Pearson called Green Haven on PIN 9537-76-5967 off Stanley Ln. The subject area is approximately 49.25 acres. The supplemental requirements for use SR 4.4 are listed in the staff report. This is a recent amendment to the Land Development Code. Low impact camping is defined as a primitive type of camping that has limited improvements, such as a fire ring, cleared or partially cleared sites for tent camping, and if possible, potable water. A landowner of a parcel or tract of land may establish and offer ten (10) or less low impact camping spaces, for a fee, through a managed site or reservation system. Low impact camping is intended to follow the National Park Service principles of "leave no trace" which means anything brought in must be packed out, including trash. The subject area is currently vacant except for 3 primitive camping sites, improved roadways, and a pit toilet. The rest of the property is heavily forested with no additional improvements.

Susanne Willis presented the application.

TRC added one condition that the pit latrines be permitted through Environmental Health.

Crystal Lyda moved to approve the minor site plan. Marcus Jones seconded the motion. All members voted in favor.

The meeting was adjourned at 2:43 pm.



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Autumn Radcliff