

MEETING SUMMARY
Henderson County Technical Review Committee
October 3, 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
Crystal Lyda, Building Services Director
Kevin Waldrup, Fire Marshal
Seth Swift, Environmental Health Supervisor
Toby Linville, Floodplain Administrator
Matt Champion, Zoning Administrator
Rusty Darnell, NCDOT
Adela Gutierrez Ramirez, City of Hendersonville Engineering
Deb Johnston, Site Development
Samuel Gettleman, MSD
Jimmy Brissie, Emergency Services Director

TRC Members Absent:

Marcus Jones, County Engineer
Christopher Todd, Business and Community Development Director

Autumn Radcliff opened the meeting at 2:01 pm.

Minutes – Autumn Radcliff asked if there were any adjustments to the 9/5/23 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.

Pace Warehouse MSP

Toby Linville read the staff report for Pace Warehousing and Storage. The property owners and applicants are Mark and Virginia Pace.

The site currently contains Pace Construction and Demolition with outdoor equipment storage and concrete crushing on site. The project will include:

- Add 50x100 metal building.
- City of Hendersonville Water and private septic
- Add Retaining Wall 5' x 140.'
- Add sidewalk and accessible parking.
- Add sediment trap.
- New Impervious area 1.59 acres

The TRC stated the following conditions:

- City of Hendersonville: water meter already in place.
- Site Development: The erosion control plan was previously approved, contact Natalie Berry to discuss stormwater.
- Building Inspections: A separate permit will be required for the retaining wall.
- Environmental Health: The septic system is installed and designed for 20 employees.
- NCDOT: A revised driveway permit is required for the change of use.

Toby Linville motioned to approve the major site plan. Kevin Waldrup seconded the motion and all members voted in favor.

Reyes Office MSP

Matt Champion read the staff report for the major site plan for 9652-40-0692.

The applicant is Jose Reyes and Margarita Blanco. No one was present to represent the project. The subject area is located off Asheville Hwy and is approximately 0.65 acres. The applicant is proposing to construct a new office and accessory storage building not accessible to the public for the business.

The applicant is proposing to construct a 2,970SQFT structure to house a professional office. The major site plan also shows a 10,800SQFT accessory storage building that won't be accessible to the public. Materials and supplies will be stored in the accessory structure. The subject area has already been graded, but the major site plan shows a total of 18,897SQFT or 68% impervious surfaces after the project is completed. The major site plan also shows 3 regular parking spaces and 1 ADA parking space to service the office. The applicant will be required to provide two additional parking spaces. Commercial uses require 1 parking space per 500SQFT of commercial space. Based on the total size of the office building, the applicant is required to provide 6 total parking spaces. The primary access to the site is the existing driveway cut off Asheville Hwy (US25).

The applicant will be required to comply with the parking area landscaping requirement and dumpster screening requirements.

The TRC stated the following conditions:

- City of Hendersonville: Applicant must apply for a new water tap.
- MSD: Applicant must submit an allocation request.
- Site Development: No erosion control or stormwater permit is required because the parcel is less than one acre.
- Building Inspections: Because the storage building is within 10' of the side yard and adjacent to the office it will require a 1-hour fire wall greater than 2B occupancy.
- Fire Marshal: The building will require 20' wide emergency apparatus access within 150' of any portion of the building. Any building larger than 7500sqft requires an emergency radio transmission test.
- NCDOT: The project will need a driveway permit and encroachment agreements for utilities, curb and gutter and connection to existing stormwater.

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

BRCC Greenhouse MSP

Matt Champion read the staff report for the application. The applicant is Blue Ridge Community College. The subject area is located on PIN 9578-84-9073 and is approximately 83.09 acres. The applicant is proposing to construct a new greenhouse with restrooms and storage space. The supplemental requirements for the application are SR 5.7 College or University and SR 3.8 Greenhouse.

This subject area is currently used for educational and training purposes. The subject area is currently zoned Office and Institutional along with the rest of the BRCC campus. Property to the south, north, and west is zoned Residential One (R1). The property to the east is zoned O&I.

The applicant is proposing to construct a new 4,477SQFT greenhouse and a 748SQFT headhouse. The proposed headhouse will contain a restroom and storage. The proposed greenhouse will be accessible through both ends of the structure. The site will have pedestrian access by way of a new walkway connecting to an existing sidewalk near E Campus Dr. The existing greenhouse and volleyball court will remain and not be impacted by this project. The total area of disturbance is shown as 0.58 acres. The major site plan shows the site being gated during construction. Will Buie with WGLA was present to describe the project.

TRC made the following conditions:

- City of Hendersonville: Water and sewer applications are in process.
- Site Development: No Erosion Control permit required. Confirm stormwater requirement with Natalie Berry.

Kevin Waldrup moved to approve the major site plan for the BRCC Greenhouse. Rusty Darnell seconded the motion. All members voted in favor.

HC Solid Waste Shed 3 MSP

Matt Champion read the staff report for the major site plan. Henderson County received a major site plan for a new transfer station sorting shed at the existing Henderson County Solid Waste Collection Facility. The subject area is located at 256 Transfer Station Dr off Stoney Mountain Rd. The applicant is Henderson County. The subject area is located on PIN 9650-72-7217 and 9650-71-6325 and is approximately 68.29 acres.

The applicant is proposing to construct a new sorting shed adjacent to the existing sorting sheds. The supplemental requirements for the application are SR 9.11 Solid Waste Facility, County Owned/Operated. The applicant is proposing to construct a new 4,830SQFT sorting bay that will include a tunnel lane for removing and replacing full containers. The new shed will be accompanied by a large concrete slab for public access to the sorting bay. Additional features shown on the major site plan includes demolishing several structures including the existing solid waste center, relocating an existing pole barn, new drive isles for the sorting bay, and improved access to the bus maintenance garage within the solid waste collection facility. The total area of disturbance is shown as approximately 5 acres. The major site plan shows the area of improvements being gated during construction. Andrew Griffin was present to represent the project.

The TRC added the following conditions:

- City of Hendersonville: Water application under review.
- MSD: Apply for allocation request.
- Site Development: NCDEQ will provide Erosion Control permit. Apply for stormwater permit.
- Building Inspections: Apply for a demolition permit for all structures.
- NCDOT: Encroachment Agreement required for any new utility access.

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

TX-2023-04 Flood Hazard Amendment

Autumn Radcliff read the staff report for the text amendment. Planning staff received an application for a text amendment (#TX-2023-04) to amend the special fill requirements for the floodways. This amendment, if adopted, would still comply with the state model ordinance. The Land Development Code (LDC) does not allow for an applicant to initiate a study of the floodway or consider any fill in the floodway area. The state ordinance allows for fill within the floodway if an applicant obtains a certification by a registered professional engineer proving that the anticipated encroachment will not result in any increase in the elevation of the regulatory flood during an occurrence of the base flood. The amendment would allow an applicant to seek a special fill permit from the Board of Commissioners if certification can be acquired. The current LDC allows for 20% of the flood fringe to be filled and allows for an applicant to seek a special fill permit from the Board of Commissioners when exceeding the 20% fill threshold if certification can be obtained. The LDC does not currently allow for fill of any kind in the floodway.

Jimmy Brissie spoke in opposition to the amendment. He feels that fill in the floodway would cause an adverse impact on local flooding.

Kevin Waldrup moved to forward the amendment to the 10/18/23 Board of Commissioners meeting. Matt Champion seconded the motion and all members voted in favor.

The meeting was adjourned at 2:45 pm.

Autumn Radcliff

Autumn Radcliff