

MEETING SUMMARY
Henderson County Technical Review Committee
November 7, 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
Seth Swift, Environmental Health Supervisor
Matt Champion, Zoning Administrator
Rusty Darnell, NCDOT
Adela Gutierrez Ramirez, City of Hendersonville Engineering
Marcus Jones, County Engineer

TRC Members Absent:

Christopher Todd, Business and Community Development Director
Kevin Waldrup, Fire Marshal
Deb Johnston, Site Development
Samuel Gettleman, MSD
Toby Linville, Floodplain Administrator

Autumn Radcliff opened the meeting at 2:06 pm.

Minutes – Autumn Radcliff asked if there were any adjustments to the 10/3/23 meeting summary. No adjustments were made to the summary as presented. Marcus Jones motioned to approve the meeting summary. Seth Swift seconded the motion. All voted in favor.

TX-2023-05 Communication Facility

Matt Champion provided an overview of the proposed text amendment. The applicants, US Cellular, submitted an amendment to allow for proposed communication facilities to submit a letter from an engineer specifying the specific fall zone radius. This would allow proposed communication facilities to not setback 110% of the towers height from occupied structure or obtain easements if the towers height crosses a property line. This fall zone letter provision would only apply to Category 1 and 2 communication facilities.

The TRC had no conditions or comments on the proposed text amendment.

Marcus Jones motioned to forward the proposed text amendment to the Planning Board. Seth Swift seconded the motion. All members voted in favor.

SUP-23-05 Spirit Cove Office

Matt Champion read the staff report for the special use permit application. Henderson County received a special use permit from Matt Sprouse on behalf of TimberKnolls Spirit Cove, Inc. for a portion of property located off Evans Rd. The property is currently owned by Kanuga Conferences Inc. The subject area included in this application includes lot 5 of a recently recorded 16-acre, 5 lot minor subdivision. The subject area is approximately 4.76 acres. The major site plan application is for the use "Office: Business, Professional and Public". The supplemental requirements, SR 6.9, are listed in the staff report. The applicant is proposing to develop the subject area as a professional office with one structure. The proposed structure is shown as approximately 4,032SQFT and will be encompassed with a wraparound porch. The structure will be accessed by a private driveway easement from Evans Rd (SR1196) with a cul-de-sac for emergency response vehicles. The structure will also contain 8 parking spaces and 1 ADA accessible parking space. The major site plan shows a total disturbance of 0.71 acres. The major site plan also shows the existing 130' wooded buffer to remain along Evans Rd (SR1196) and the eastern edge of the subject area. Total open space is shown as 4.41 acres.

The TRC stated the following conditions:

- NCDOT: Driveway permit and encroachment agreement.
- Building & Inspections: ADA parking space must be van accessible.

Crystal Lyda moved to forward the special use permit to the ZBA. Marcus Jones seconded the motion. All members voted in favor.

The meeting was adjourned at 2:21 pm.



Autumn Radcliff