

MEETING SUMMARY
Henderson County Technical Review Committee
December 19, 2023

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

TRC Members Present:

Christopher Todd, Business and Community Development Director
Autumn Radcliff, Planning Director
Crystal Lyda, Building Services Director
Seth Swift, Environmental Health Supervisor
Matt Champion, Zoning Administrator
Rusty Darnell, NCDOT
Marcus Jones, County Engineer
Kevin Waldrup, Fire Marshal
Deb Johnston, Site Development
Toby Linville, Floodplain Administrator

TRC Members Absent:

Samuel Gettleman, MSD
Adela Gutierrez Ramirez, City of Hendersonville Engineering

Autumn Radcliff opened the meeting at 2:00 pm.

Minutes – Autumn Radcliff asked if there were any adjustments to the 12/5/23 meeting summary. No adjustments were made to the summary as presented. Crystal Lyda moved to approve the meeting summary. Kevin Waldrup seconded the motion. All voted in favor.

Major Site Plan Review Etowah Horse Shoe Fire Department Station 3 Addition

Matt Champion summarized the staff report for the major site plan. Jared DeRidder with WGLA Engineering, Tamara Peacock and Dennis Bro with Peacock Architects, Chief Mike Hudgins, President Roger Freeman, Vice President Heather Huggins, and Adrian Berry represented the project.

Henderson County received a major site plan application for an addition to the existing substation at 3712 Brevard Rd on PIN 9549-37-1688. The subject area is approximately 1.6 acres. The supplemental requirements for use SR 5.10, Fire and Rescue Station are listed in the staff report. The subject area currently contains the Etowah Horse Shoe Volunteer Fire Department Station #3. The rest of the property is vacant. The surrounding properties contain residential structures and vacant forested land. The subject area is zoned Residential Two (R2). All adjacent properties are also zoned R2. Community Commercial is found west of the subject area along Brevard Rd.

The subject area is found within the urban services area and conservation area future land use classifications according to the CCP. The subject area abuts the future Ecusta Trail corridor, but no improvements will be near the trail. Shaw Creek is located on the southern edge of the subject area. The property is partially encumbered by the 100-year flood hazard area and located entirely within the Upper French Broad water supply watershed (WS-IV P).

The applicant is current connected to the City of Hendersonville public water and a private septic system.

The applicant is proposing to expand the existing EHSFD Station #3 substation. The addition will include sleeping quarters and apparatus parking. The existing building square footage is 2,125 and total new square footage will be 3,204. The site will have 6 parking spaces and 2 van accessible spaces.

The TRC noted the following conditions:

- Complete existing system inspection with Environmental Health
- Acquire Letter of Map Revision based on fill from FEMA or acquire flood permit/elevation certificate.

- Require 13D sprinkler system in sleeping quarters.
- No Erosion Control Permit/Stormwater Permit unless increasing impervious surface greater than 5,000sqft.
- No NCDOT Driveway Permit. Encroachment agreement required if any utility encroachment.

Marcus Jones moved to approve the major site plan. Christopher Todd seconded the motion. All members voted in favor.

Major Site Plan Review Etowah Horse Shoe Fire Department Station 4 Addition

Matt Champion summarized the staff report for the major site plan. Jared DeRidder with WGLA Engineering, Tamara Peacock and Dennis Bro with Peacock Architects, Chief Mike Hudgins, President Roger Freeman, Vice President Heather Huggins, and Adrian Berry represented the project.

Henderson County received a major site plan application for an addition to the existing Etowah Horse Shoe Volunteer Fire Department Station 4 at 744 Brickyard Rd on PIN 9529-20-0731.

The subject area currently contains the Etowah Horse Shoe Volunteer Fire Department Station #4. The rest of the property is vacant. The subject area is approximately 4.16 acres. The supplemental requirements for use SR 5.10, Fire and Rescue Station are listed in the staff report. The surrounding properties contain residential structures and vacant forested land.

The subject area is zoned Residential One (R1). All adjacent properties are also zoned R1. The subject area is found within the rural/urban transition area future land use classifications according to the CCP. The subject area is not located within a water supply watershed or within a flood hazard area. There is a small unnamed tributary on the southern end of the subject area. No improvements are proposed within the stream buffer setback.

The applicant is current connected to the City of Hendersonville public water and the Etowah Community Sewer. The applicant is proposing to expand the existing EHSFD Station #4 substation. The addition will include sleeping quarters and apparatus parking. The existing building square footage is 1,932SQFT and total new square footage will 3,084SQFT. The site will have 3 dedicated parking spaces and 1 van accessible spaces.

The TRC noted the following conditions:

- Require 13D sprinkler system in sleeping quarters.
- No Erosion Control Permit/Stormwater Permit
- No NCDOT Driveway Permit. Encroachment agreement required if any utility encroachment.

Christopher Todd moved to approve the major site plan. Crystal Lyda seconded the motion. All members voted in favor.

The meeting was adjourned at 2:20 pm.



Autumn Radcliff