

MEETING SUMMARY
Henderson County Technical Review Committee
February 6, 2024

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
Seth Swift, Environmental Health Supervisor
Matt Champion, Zoning Administrator
Rusty Darnell, NCDOT
Marcus Jones, County Engineer
Kevin Waldrup, Fire Marshal
Toby Linville, Floodplain Administrator
Adela Gutierrez Ramirez, City of Hendersonville Engineering

TRC Members Absent:

Christopher Todd, Business and Community Development Director
Autumn Radcliff, Planning Director
Samuel Gettleman, MSD
Deb Johnston, Site Development

Matt Champion opened the meeting at 2:01 pm.

Minutes – Matt Champion asked if there were any adjustments to the 12/19/23 meeting summary. No adjustments were made to the summary as presented. Kevin Waldrup moved to approve the meeting summary. Marcus Jones seconded the motion. All voted in favor.

Major Site Plan Review Tradewater Holdings Addition

Matt Champion summarized the staff report for the major site plan. Chris Brock represented the project. The application was submitted on behalf of the property owner, Tradewater Holdings, LLC, by Brock Builders. The major site plan application is for manufacturing and production operations and warehousing and storage. The supplemental requirements for the proposed uses are listed in the staff report. The property is located at 110 Commercial Blvd off Upward Rd. The subject area is comprised of PIN: 9587-29-5854, which totals 2.19 assessed acres.

The applicant is proposing to expand the existing structure by adding an additional 12,000SQFT of warehousing and storage space. The addition will require minimal demolition of existing infrastructure. A new dumpster area is shown on the major site plan with a planned 6' high fence to count towards their screening requirement. The subject area currently has 2 ADA accessible parking areas and approximately 22 additional parking areas. There are no proposed changes to the existing parking areas and driveway cuts onto the subject area as shown on the major site plan submission. Post development, the major site plan shows a total of 65% impervious surface area.

The subject area will need to provide a landscaping plan for the proposed parking area with more than 10 parking spaces.

The TRC noted the following conditions:

- Rusty Darnell said no NCDOT Driveway Permit required but an Encroachment Agreement is required.
- Crystal Lyda confirmed that there will be a 2-hour fire wall and fire shutter.
- Kevin Waldrup requires an EM radio test at 85% completion to be noted on the plans.
- Deb Johnston e-mailed that a Stormwater permit will be required and-if greater than 1 acre of land disturbance, SESC plan approval will be required.

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

Major Site Plan Review Open Arms Retail Center

Matt Champion summarized the staff report for the major site plan. The major site plan was for the proposed use of retail sales and service and office. The application was submitted by Joe Conard and property owner is Open Arms Pregnancy Support Services Inc. The subject area is located 4005 Asheville Hwy (US25) and is approximately 1.59 acres. The supplemental requirements for the application are SR 7.14 Retail Sales and Services Less than or Equal to 50,000SQFT and SR 6.9 Office: Business, Professional and Public are listed in the staff report. The subject area is currently located PIN: 9651-70-0149 currently contains an approximately 2,504SQFT single-family dwelling that was built in 1880. Open Arms Pregnancy Support Services, Inc is currently utilizing a portion of the existing structure as an office.

The applicant is proposing to construct a new 5,000sqft structure for retail sales and service. The existing residential structure will be expanded to continue the dwelling space while a portion of the structure will be converted to office space. The existing driveway cut will serve the residential structure and office space. The new retail space will be served by a new proposed driveway accessing Asheville Hwy and will be served by 16 parking spaces including 1 ADA accessible parking space. The existing office/residential structure will have a total of 15 parking spaces including 1 ADA accessible parking space. The major site plan shows an existing 21.82% impervious surface area and a proposed 43.64% impervious surface area post development. The total area of disturbance is shown as 0.73 acres. The major site plan also details the proposed landscaping in the vehicular use area for the new structure and existing structure.

Dumpster screening is required for a proposed solid waste collection facility. The dumpster will require a Screen Class One (1) Two (2) or Three (3) that are outlined in Section 42-181 Screen Classifications.

The TRC noted the following conditions:

- Rusty Darnell said NCDOT requires a driveway permit for the new access on Asheville Hwy and would evaluate the existing driveway for proper clearance and radius.
- Seth Swift said an Environmental Health permit is required for the septic system
- Crystal Lyda said the site would require an ADA van parking space and proper ADA accessible routes from parking to entrances. She said detectable warning plates would be required for access through the parking area. She will review the exterior stairs for proper tread spacing.
- Adela Gutierrez Ramirez said the City of Hendersonville will require a backflow preventer on the existing water meter.
- Deb Johnston e-mailed no SESC plan approval is required since less than 1 acre of land disturbance is proposed but a Stormwater permit will be required. The jurisdiction will depend on funding. If public funds (State, Local, or Federal funding), then permit submittal will go to State. If private funds, the stormwater submittal will come to Henderson County Site Development.

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

Minor Site Plan Tobias Low Impact Campion

Matt Champion read the staff report for the application. The minor site plan application for low impact camping was submitted by the property owners, Jamison Tobias, and April Tierney, on PIN 9537-87-8229 off Big Willow Rd. The subject area is approximately 31.85 acres. The supplemental requirements for use SR 4.4 are listen in the staff report. This is a recent amendment to the Land Development Code. The applicant is not proposing a public well or individual septic. As I previously mentioned, there is currently a pit toilet contained in a 5'X5' structure.

The applicant is proposing to develop the subject area as a low impact campground with one (1) site. Currently, there is one existing site with a picnic table, fire ring, a temporary canvas tent, and a pit latrine. There are no other campsites shown on the minor site plan and the property owner does not intend on adding a second site. The single low impact camp site is managed through an online reservation system. The subject

area has access to Big Willow Rd through a private right-of-way with several improvements. The campsite has access to an existing parking area.

The TRC noted the following conditions:

- Rusty Darnell said NCDOT will require a driveway permit.
- Seth Swift said an Environmental Health permit is required for the privy.

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

The meeting was adjourned at 2:25 pm.

Matthew Champion

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