

**MEETING SUMMARY**  
**Henderson County Technical Review Committee**  
**May 21, 2024**

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

TRC Members Present:

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

TRC Members Absent:

Adela Gutierrez Ramirez, City of Hendersonville Engineering

Meeting Called to Order

Autumn Radcliff opened the meeting at 2:00 pm.

Minutes – Autumn Radcliff asked if there were any adjustments to the 5/7/24 meeting summary. No adjustments were made to the summary as presented. Marcus Jones moved to approve the meeting summary. Crystal Lyda seconded the motion. All voted in favor.

Fletcher Laydown Yard MSP

Matt Champion summarized the major site plan application. The application was submitted on behalf of the property owner, Dobbskell Industrial LLC (Jordan Skellie Agent), by Erik Horton of Blue Line Consulting. The applicants propose Warehousing and Storage (SR 9.15) and Outdoor Storage < 5000 sq ft for a laydown yard. The applicant is proposing a 12,000sqft structure for warehousing and storage. The site will include 13 parking spaces with one van accessible ADA space. It will have 2 4' truck docks and 1 drive-in door. The site will also contain a 750 sq ft modular office with 3 parking spaces and 1 van accessible ADA space. The site will include 6' security fencing with two manual gates. Impervious surface will be 58.4% post development. The project will be served by City of Hendersonville Water and MSD Sewer. The project requires parking lot landscaping and outdoor storage screening and buffering.

The TRC noted additional conditions:

- MSD has discussed their requirements with the applicants.
- The project will require Erosion Control and Stormwater Permits from Site Development and those are under review.
- The Fire Marshal requires Knox Boxes for access at manual gates.
- NCDOT will not require a Driveway Permit since Brickton Dr is private. They will require an encroachment agreement for any utility connections at Old Hendersonville Rd. NCDOT requests a trip generation for the use.
- Building Services requires the ADA spaces to be van accessible. If there is engineered fill it will need to be submitted with the building application.

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

#### Discovery Trails Private School MSP

Matt Champion presented the staff report for the major site plan. The property is owned by Brett Anderson and Rebecca Butler and represented by Joseph Butler PE. The property is currently zoned Residential Two. The property has Zone AE floodplain in the rear, but no grading or development are proposed in that area.

The property has a 2540 sq ft single family dwelling with an unpermitted private school and the owners live upstairs. The school has 15 students grades K-5. No new structures are proposed. The property is served by well and septic system.

The TRC noted the following conditions:

- No erosion control or stormwater permits required from Site Development.
- Building Services recommends a meeting to discuss mixed use requirements. Building code will require fire separation between the school and living area. It will require 1 van accessible ADA parking space with accessible travel way to accessible 3'0" doorway.
- Fire Marshal will require a fire inspection for life safety requirements.
- Environmental Health will require an evaluation of the existing septic system for the use. The well is a public water supply. 25 or more users has further requirements.
- NCDOT Driveway Permit. Drive apron must be paved. The fence in the right-of-way must be relocated. Contact Municipal School Transportation Assistance (MSTA) in Raleigh for a traffic study.

Christopher Todd moved to approve the major site plan with conditions. Rusty Darnell seconded the motion. All TRC members voted in favor.

#### USA Cycling Gravity Mountain Bike National Championship Special Event Permit & Collegiate Mountain Bike National Championship

Matt Champion presented the staff reports for the special event permits. Ride Rock Creek owned by Green River Land Holdings LLC at 284 Grannies House Rd in Green River is a bona fide farm but agrees to apply for a special event permit for events greater than 500 attendees.

Clay Harper and Callie Horwath on behalf of USA Cycling have applied for a special event permit with estimated daily attendance of 1,200 participants. The Gravity Mountain Bike National Championship will be held August 1, 2024 – August 4, 2024. The Collegiate Mountain Bike National Championship will be held October 23, 2024-October 27, 2024. The public safety plan indicates 30 paid staff, and 100 volunteers will serve the events.

The TRC noted the following conditions:

- Fire Marsal requires trained crowd manager for events larger than 1000 attendees.
- Environmental Health requires Food vendor permits for any food service on site.
- NCDOT requests any details if traffic flow becomes blocked.

Kevin Waldrup moved to approve both special event permits with conditions. Marcus Jones seconded the motion. All members voted in favor of the applications.

The meeting was adjourned at 2:27 pm.

*Autumn Radcliff*

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Autumn Radcliff