

MEETING SUMMARY
Henderson County Technical Review Committee
May 7, 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
Adela Gutierrez Ramirez, City of Hendersonville Engineering

TRC Members Absent:

Christopher Todd, Business and Community Development Director
Kevin Waldrup, Fire Marshal
Marcus Jones, County Engineer
Crystal Lyda, Building Services Director

Meeting Called to Order

Autumn Radcliff opened the meeting at 2:00 pm.

Minutes – Autumn Radcliff asked if there were any adjustments to the 4/16/24 meeting summary. No adjustments were made to the summary as presented. Rusty Darnell moved to approve the meeting summary. Seth Swift seconded the motion. All voted in favor.

R-2024-01-C Orchards at Naples Rd Apartments

Matt Champion summarized the conditional rezoning application. The application was submitted on behalf of the property owner, The Orchards at Naples Rd LLC (Luis Graef Agent), by Jared DeRidder of WGLA Engineering. The applicants propose 166 apartment units in 7 structures. The average density will be 16.48 units per acre. Amenities will include a clubhouse and pool, 5' sidewalks, garbage collection, parking lot landscaping, existing vegetative buffer along I-26 and a possible Apple Country Transit shelter. The project will include 271 parking spaces with 7 ADA accessible spaces. It will include 1,533 linear feet of private roadways with 26' width. The site will have 53% pervious surface and 29.9% open space. The project will be served by City of Hendersonville Water and MSD Sewer.

Supplemental Requirements 1.4 govern multifamily dwellings. The property does not contain streams, floodplain, or watershed. The subject area is Regional Commercial and will be served by City of Hendersonville Water and MSD Sewer. The project requires parking lot landscaping and dumpster screening.

The TRC noted additional conditions:

- MSD has approved a sewer allocation request and is awaiting plans.
- The project will require Erosion Control and Stormwater Permits from Site Development.
- Environmental Health will require plans for the community pool.
- NCDOT is reviewing a Traffic Impact Analysis and will require a driveway permit and encroachment permits for utilities.
- The City of Hendersonville has approved availability and is awaiting water line extension.

Toby Linville moved to forward the application to the Planning Board with conditions. Rusty Darnell seconded the motion. All members voted in favor.

SUP 24-01 Hyder RV and Boat Storage

Matt Champion presented the staff report for the special use permit application. Self-storage warehousing and outdoor storage are governed by Supplemental Requirements 9.7 and 2.10. The property is owned by Boyd Hyder and represented by Ryan Luttrell and Scott Bolyard. The property is currently zoned Local Commercial. The property has 500-year floodplain which is not regulated. The entire property is in the WS-IV Upper French Broad River watershed.

The subject area has access to public water and sewer, but no connections are proposed. Screen Class 3 or 4 is required for outdoor storage.

The TRC noted the following conditions:

- NCDOT Driveway Permit
- Parking is proposed over existing repair area. Contact Environmental Health to update septic permit.
- Site Development will issue a no permit letter-no additional impervious surface.

Deb Johnston moved to approve the major site plan and forward the special use permit application to the Zoning Board of Adjustment with the conditions. Rusty Darnell seconded the motion. All TRC members voted in favor.

SUP-24-02 & V-24-01 Duke Energy Laydown Yard

Matt Champion presented the staff report for the special use permit and variance applications. The property is owned by Duke Energy Carolinas LLC and represented by Brian Blake with S&ME. This will be a storage area outside of an existing electrical substation. The property is zoned R2R. The property does not have Floodplain or Watershed. There are no public utilities nearby. Class 3 or 4 Screening will be required around the outdoor storage.

The TRC noted the following conditions:

- Site Development will require Erosion Control and Stormwater permits.
- NCDOT will require a driveway permit and encroachment agreements.

Toby Linville moved to approve the major site plan and forward the special use permit and variance applications to the Zoning Board of Adjustment. Rusty Darnell seconded the motion. All members voted in favor of the application.

The meeting was adjourned at 2:22 pm.

Autumn Radcliff

Autumn Radcliff