

MEETING SUMMARY
Henderson County Technical Review Committee
August 20, 2024

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

TRC Members Present:

Deb Johnston, Site Development
Marcus Jones, County Engineer
Crystal Lyda, Building Services Director
Ed Green, NCDOT
Christopher Todd, Assistant Manager
Adela Gutierrez Ramirez, City of Hendersonville Engineering
Kevin Waldrup, Fire Marshal
Autumn Radcliff, Planning Director
Seth Swift, Environmental Health Supervisor
Toby Linville, Floodplain Administrator

TRC Members Absent:

Matt Champion, Zoning Administrator
Samuel Gettleman, MSD

Meeting Called to Order

Matt Champion opened the meeting at 2:01 pm.

Minutes – Autumn Radcliff asked if there were any adjustments to the 8-6-24 meeting summary. Deb Johnston asked that the minutes be changed to show that the condition for Johnson Warehouse and Storage for an erosion control permit was for a Henderson County Erosion control permit not NCDOT. Marcus Jones moved to approve the meeting summary with the change. Kevin Waldrup seconded the motion. All voted in favor.

Johnson Warehouse & Outdoor Storage MSP

Autumn Radcliff summarized the major site plan application. A major site plan was submitted by Watermark Landscape Architecture on behalf of the property owner, Lark Elliott. The application is for a camp. The supplemental requirements for the proposed uses are SR 4.2 which are listed in the staff report. The property is located off Cabin Creek Rd on Twin Creeks Rd. The subject area is comprised of PINs: 9565-31-5911, 9565-31-6679 & 9565-30-7834, which totals 48.17 assessed acres. The applicant is proposing to develop the subject area for an adult camp. The revised major site plan shows a 3,300 sqft lodge tent, 3 treehouses, 4 mirrored cabins, 14 bushtec tents, 1 barn and 1 wellhouse. Private well and septic will be utilized if on the property. The major site plan shows a total disturbance of Total Impervious surface is 1.32 acres post development.

The TRC noted additional conditions:

- NCDOT will require a new driveway permit because of the change in use
- Environmental Health has approved wells. They have met with a soil scientist. A resident camp application, commercial pool permit, and food service permit will be required.
- Fire Marshal will require a hood for frier if installed in kitchen. Any roadway longer than 250' requires fire apparatus turnaround. The permeable pavers must be designed to carry weight of fire apparatus.
- Building Inspections has met with applicant and NCDOT for guidance on permitting of tents, tree houses and mirrored cabins.
- Erosion Control and Stormwater permits have been approved. If the amount of grading or length of roadway changes the permits may require revision.

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

The meeting was adjourned at 2:39 pm.

Autumn Radcliff

Autumn Radcliff