

MEETING SUMMARY
Henderson County Technical Review Committee
November 19, 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
Rusty Darnell, NCDOT
Adela Gutierrez Ramirez, City of Hendersonville Engineering
Kevin Waldrup, Fire Marshal
Autumn Radcliff, Planning Director
Seth Swift, Environmental Health Supervisor
Toby Linville, Floodplain Administrator
Marcus Jones, County Engineer
Samuel Gettleman, MSD
Matt Champion, Zoning Administrator
Liz Hanson, Planner I

TRC Members Absent:

Christopher Todd, Assistant Manager
Deb Johnston, Site Development

Meeting Called to Order

Autumn Radcliff opened the meeting at 2:01 pm.

Minutes – Autumn Radcliff asked if there were any adjustments to the 11/5/24 meeting summary. Kevin Waldrup moved to approve the meeting summary as presented. Marcus Jones seconded the motion. All voted in favor.

R-2024-05-C Hoopers Creek

Liz Hanson summarized the request. Brett Basnight with Hoopers Creek Land LLC represented the project. The applicant is proposing to develop a two-family attached residential development consisting of 38-units within 19 total structures. As a part of this project, the applicant requests the parcel to be rezoned to a Conditional Zoning District (CD-2024-02). Conditional rezonings allows for the Board of Commissioners to place conditions on the property to address community concerns and make the proposed development compatible with adjacent uses. As required by the LDC, a neighborhood compatibility meeting was held on Friday, November 8, 2024, in the King Street Meeting Room. A copy of the meeting report is included in the agenda item. The Planning Board reviewed this application at their November 14, 2024, meeting and recommended approve to the BOC.

The TRC noted additional conditions:

- Samuel Gettleman said the original MSD sewer application was for townhomes, the application must be amended for duplexes.
- Adela Guitierrez Ramirez said the water availability request is approved.
- Crystal Lyda said a demolition permit will be required for the existing structures and submit plans for review.
- Rusty Darnell requires a driveway permit and encroachment agreements for utilities.
- Toby Linville confirmed no home sites in the 500-year floodplain.

- Seth Swift requires abandonment permits for the existing well and septic systems on the property.
- Deb Johnson sent message requiring an Erosion Control permit and Stormwater permit.

Crystal Lyda moved to forward the conditional rezoning application to the Board of Commissioners' January meeting. Marcus Jones seconded the motion. All TRC members voted in favor.

TX-2024-03 Helene Recovery

Autumn Radcliff summarized the request. Due to ongoing recovery efforts from Hurricane Helene, the LDC needs to be amended to allow for temporary uses to address temporary housing due to Helene and Temporary Debris Storage and Reduction sites (TDSRs) as part of Henderson County's recovery. The amendment would allow for Henderson County to permit these uses in all zoning districts as part of the Federal Disaster Declaration for a temporary period. The temporary use would be allowed for 18 months from the declaration with the possibility of two, 1-year extensions. The amendment would add these uses to the Table of Permitted and Special Use's as a temporary use along with the Supplemental Requirements (SR's). The Planning Board reviewed the proposed amendments during their November 14, 2024, meeting. The Board of Commissioners is expected to hold a public hearing on November 20, 2024.

The TRC noted additional comments:

- Seth Swift discussed temporary well/septic connections will not support both units once existing home repaired. He recommended pump/haul for a temporary home not connected to septic. He questioned if fees would continue to be waived after 12/24.

Marcus Jones moved to forward the text amendment to the BOC. Crystal Lyda seconded the motion. All TRC members voted in favor.

TX-2024-04 Tobacco and Hemp Retail

Autumn Radcliff summarized the request. The Board of Commissioners have previously discussed concerns with the location of tobacco and hemp retail stores near schools. It has been expressed that a reasonable separation of these types of retail and services from schools should be implemented. The proposed text amendment would add a definition for tobacco and hemp retail establishments and require a separation from schools and a separation between these retail establishments. The Planning Board reviewed the proposed amendments during their November 14, 2024, meeting. The Board of Commissioners is expected to hold a public hearing on November 20, 2024.

Kevin Waldrup moved to forward the text amendment to the BOC. Marcus Jones seconded the motion. All TRC members voted in favor.

Autumn Radcliff

Autumn Radcliff