

MEETING SUMMARY
Henderson County Technical Review Committee
November 5, 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
Crystal Lyda, Building Services Director
Rusty Darnell and Ed Green, 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

TRC Members Absent:

Christopher Todd, Assistant Manager
Samuel Gettleman, MSD
Matt Champion, Zoning Administrator

Meeting Called to Order

Autumn Radcliff opened the meeting at 2:02 pm.

Minutes – Autumn Radcliff asked if there were any adjustments to the 9/17/24 meeting summary. Marcus Jones moved to approve the meeting summary as presented. Kevin Waldrup seconded the motion. All voted in favor.

SUP-24-05 The Farm at Simple Life

Toby Linville summarized the request. Gabriel Wahila and David Odom represented the project. The applicant, Simple Life-Hendersonville LLLP is currently under contract to purchase the subject area and proposes a RV Park that will be recombined with the existing Village of Wildflowers RV Park to the east. The major site plan shows a total of 60 new RV spaces that are approximately 60'x45'. The developer proposes tiny homes in each RV space. Access to the subject area will be through existing roads within the Village of Wildflowers, Just Wandering Ln and Vista Pond Ln, off S Orchard Rd (SR 1792). The major site plan shows two parking spaces for each RV space. The total area of disturbance is shown as 8.978 acres. Total impervious surface post development is shown as 2.53 acres. The major site plan also shows a proposed common area with walking trails.

The TRC noted additional conditions:

- Adela Guterrez Ramirez said the water availability request is received.
- Deb Johnson requires an Erosion Control permit and Stormwater permit.
- Rusty Darnell requires a Traffic Impact Analysis.
- Toby Linville confirmed no RV spaces in the floodplain.
- Marcus Jones requested a private sewer easement to the existing private manhole and any permitting with NC Department of Environmental Quality for capacity to the lift station.

Crystal Lyda moved to forward the major site plan, special use permit application to the Zoning Board of Adjustment on 11/19/24 at 4:00pm. Rusty Darnell seconded the motion. All TRC members voted in favor.

SUP-24-06 Fireside Electronic Sign

Toby Linville summarized the request. Colby Harris represented the project. The applicant is proposing to replace the existing off-site outdoor advertising sign with a new Type C on-site outdoor advertising sign. The proposed height is 25' and will have a single face that is 10'x36'. The single face is due to the sign's location adjacent to the berm for Brookside Camp over I-26. The sign is proposed to be an electronic message sign. The location of the new sign is the same location as the former sign.

The TRC noted additional comments:

- Rusty Darnell asked if the applicant had contacted the NCDOT Outdoor Advertising section. Linville confirmed that they had been in touch with Mark Thomas with Volkert. Kevin Waldrup moved to approve the major site plan with condition. Marcus Jones seconded the motion. All TRC members voted in favor.

SUP-24-07 Horseshoe Community Church Electronic Sign

Toby Linville summarized the request. Noone was present for the project. The applicant is proposing to replace the existing sign with a new electronic messaging sign. The new electronic messaging sign will be double sided and approximately 95" tall and 75" wide. The electronic viewing portion of the sign will be 3'x6' or 18sqft. The top of the sign will be 20"x72" and display the church name. The location of the new sign will be in the same site as the existing sign.

The TRC noted additional conditions:

- Rusty Darnell said if the sign were located in the right-of-way or sight triangle a NCDOT encroachment agreement would be required.

SUP-24-08 & V-24-03 Whalen Tiny Home

Toby Linville summarized the request. Noone was present for the project. The applicant is proposing to subdivide a 1-acre tract from the existing 10 acres to place a single tiny home/park model. The property owners plan on residing in the structure until their future home is built on the remaining 9-acre parent tract. The applicant has already permitted an individual septic system to serve the structure. SR 4.15 requires the variance request for an individual septic system. The total area of disturbance is shown as .244 acres and total impervious surfaces post development is shown as .094 acres.

The meeting was adjourned at 2:28 pm.

Autumn Radcliff

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