

MEETING SUMMARY
Henderson County Technical Review Committee
May 6, 2025

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, Elias Hord & Ed Greene, NCDOT
Autumn Radcliff, Planning Director
Seth Swift, Environmental Health Supervisor
Deb Johnston, Site Development
Toby Linville, Floodplain Administrator
Matt Champion, Zoning Administrator
Marcus Jones, County Engineer
Adela Gutierrez Ramirez, City of Hendersonville Engineering
Samuel Gettleman, MSD
Glenn Gillette, Deputy Fire Marshal

TRC Members Absent:

Christopher Todd, Assistant County Manager

Meeting Called to Order

Autumn Radcliff opened the meeting at 2:03 pm.

Minutes – Autumn Radcliff asked if there were any adjustments to the 4/15/25 meeting summary. Marcus Jones moved to approve the meeting summary and Rusty Darnell seconded the motion. All voted in favor.

Autumn Radcliff proposed to rearrange the agenda to move the Riddle Major Site Plan to item 3 to accommodate the large group in attendance for that item.

Riddle MSP

Matt Champion summarized the request. The applicant is seeking to subdivide approximately 12.21 acres from the larger 50.44 acre parent tract to develop the subject area as an outdoor commercial shooting range. The major site plan shows a total of 40 parking spaces to serve the proposed use. The major site plan also shows a 12'X40' office structure, 12'X40' classroom structure, and a 12'X20' bathroom structure. Additionally, the major site plan shows the existing dilapidated farm house to be removed from the parent tract in order to meet the separation requirements for the proposed use. The total area of disturbance is shown as 0.00 acres as gravel is just placed on the subject area. The total area of impervious surfaces post-development is shown to be 0.25 acres.

Fifteen members of the public spoke against the proposal citing lead contamination, dangerous shooting direction, property values, private road maintenance, noise, property does not meet 1000' separation, Riddle's membership on ZBA, traffic on a private road, and Committee due diligence.

There were two members who spoke in favor of the range supporting a local range and a place for the North Henderson HS shooting team to train.

TRC recommended the following conditions:

- Seth Swift said there should be a well noted on the site plan and separations should be confirmed.
- Marcus Jones said the Committee can only determine if technical requirements are met and are not allowed to conflict with the ordinances approved by the Board of Commissioners.

- Matt Champion reiterated that the property must be subdivided from the parent tract and the existing home must be demolished.
- Crystal Lyda said if the parking lot is unlined gravel no ADA parking is required. She recommended a preconstruction meeting before applying for permitting.
- Glenn Gillette said the Fire Marshal's Office would provide annual fire inspections.
- Deb Johnston said Erosion Control and Stormwater permits would not be required for land disturbance less than 1 acre.
- Autumn Radcliff added the following conditions: all applicable DEQ requirements must be met for lead remediation, the surveyor must confirm the separations from the new parcel, add well and septic locations, complete demolition permit for home removal on parent tract, provide ADA parking if required and complete preconstruction meeting with Building Services before permitting.

Marcus Jones moved to approve the major site plan. Toby Linville seconded the motion. All TRC members voted in favor.

R-2025-05-CD Baystone Glen

Matt Champion read the staff report for conditional rezoning. Rezoning Application #R-2025-05-CD was initiated on April 1, 2025, and requests that the County conditionally rezone approximately 56.39 acres of land from Regional Commercial (RC) and Residential One (R1) to a Conditional District (CD-2025-05). The project contains portions of PINs 9660-23-6968, 9660-23-7875, 9660-22-8850, 9660-32-5424, 9660-35-6028, 9660-31-7635, and 9660-31-2567 that have direct access to Asheville Hwy (US25). The applicants are Tranquil Waters Development, LLC and Boones Station, LLC, and the agent is Justin Rohde. The applicant is proposing to develop the subject area with a mixture of single-family residential dwellings and multi-family residential dwellings for a total of 430 residential units. 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 will be held on Friday, May 2, 2025, in the King Street Meeting Room. A copy of the meeting summary will be provided to the Planning Board.

TRC Recommended the following conditions:

- Samuel Gettleman said that MSD had given options to connect to gravity with an additional line and relocation of the pump station. He said it will be their choice on design.
- Glenn Gillette said FD access is adequate.
- Rusty Darnell said the scoping for the TIA is approved.
- Adelea Gutierrez Ramirez said the availability letter for public water is approved.
- Deb Johnston said Erosion Control and Stormwater permits would be required and could be different phases based on the different sections.
- Crystal Lyda said the retaining walls would require engineering, ADA Parking for clubhouse and amenities.
- Marcus Jones asked if changes in design would cause additional review. He said it could reconfigure the lots and driveway access.

Toby Linville moved to continue the application until the sewer design was finalized. Crystal Lyda seconded the motion. All TRC members voted in favor.

Big Hills at Horse Shoe Revised Master Plan and Development Plan

Matt Champion read the staff report for the revision. A subdivision application was submitted on behalf of the property owners, Big Hills Construction, LLC, on April 11, 2025, by Nicholas Bowman. The application is seeking approval to revise the existing Master Plan by adding two additional tracts of land (PINs: 9529-67-0016 & 9529-49-9632) not included in the original Big Hills at Horse Shoe Major Subdivision boundary. In addition to the Revised Master Plan, the applicant has submitted a new Phase 2 Development Plan for the previously mentioned parcels above. The new Phase 2 Development Plan shows a total of 24 single-family residential lots

on approximately 50 acres for a revised total of 54 residential lots. Additionally, the 1.13 acre parcel not included with the original development will be incorporated to provide a second form of ingress and egress. The new secondary subdivision entrance will be off Turnpike Rd (SR1322). The original Development Plan, now referred to as Phase 1, will be reconfigured to accommodate the new roadway accessing the second entrance. The new Phase 2 development will be accessed off Ascension Valley (Private Maintained Road within Big Hills at Horse Shoe). Nicholas Bowman with Davis Civil Solutions represented the project.

TRC recommended the following conditions:

- Rusty Darnell said a driveway permit and any encroachment agreements would be required.
- Seth Swift asked if the septic permits would be by Engineered Option Permits.
- Deb Johnston said Erosion Control or Stormwater permits would be required.

Deb Johnston moved forward the revised master and development plan to the Planning Board on 5/15/25. Marcus Jones seconded the motion. All TRC members voted in favor.

Orchard Trace Development Plan

Matt Champion read the staff report for the Development Plan. A Development Plan was received on behalf of Sage Communities, LLC, by Ariel Regnier, Wade Trim, on April 22, 2025. The Development Plan proposes a total of 52 lots for single-family residential structures on approximately 32.43 acres. The subject area received Master Plan approval on February 20, 2025, by the Henderson County Planning Board. The proposal shows a total of 3,661LF of new private paved roadways shown as a 20' wide travel width to serve the development. The development shows access to Pace Rd (SR1726) and Sugarloaf Rd (SR1734). All the proposed lots included in this proposal will be served by public water and private community septic systems. Additionally, the Master Plan shows a total of 26.5% open space. Ariel Regnier presented the application.

TRC recommended the following conditions:

- Deb Johnston said an Erosion Control and Stormwater permit will be required.
- Rusty Darnell said NCDOT will require a driveway permit.
- Seth Swift asked if a soil scientist evaluated the property. Ariel Regnier said yes, and the subdivision would include individual and shared septic systems.
- Adela Gutierrez Ramirez said a water availability application has been received.
- Crystal Lyda said demolition permits would be required for existing structures and any fill would need to be engineered.

Rusty Darnell moved forward the Development Plan to the Planning Board on 5/15/25. Crystal Lyda moved to second the motion. All members voted in favor.

SUP-25-01 Flores Campground

Matt Champion read the staff report for the special use permit and variance application. The applicant is proposing to develop the subject area as a recreational vehicle park with most sites identified on the site plan dedicated for camping. The campground use in the Land Development Code (LDC) does not permit recreational vehicles, but a recreational vehicle park in the LDC does permit alternative forms of camping outside of a traditional RV, tiny home, or park model. Additionally, the collection of combined septic systems, as shown on the site plan, is the reason for the variance. A small portion of the adjacent property, as shown on the site plan, will be recombined with the subject area to accommodate the 50' perimeter setback requirement for the proposed use. The major site plan shows the following: 9 total sites, 5 platform tents sites shown as approximately 800SQFT, primitive cabin sites shown as 12'X36' each, 2 RV sites – 1 exiting park model and 1 proposed recreational vehicle, 2 shared wells and 5 septic areas to support all the proposed sites, 40'X80' barn/pavilion structure, Existing 14'X36' shed to be used as an office, bear proof dumpster, access by existing 15' wide gravel drive, 2 sites accessed by proposed walking path, dedicated parking for all sites, 34,999SQFT of disturbance, 7,360SQFT of impervious surfaces (does not include vehicular use areas) and 2.77 acres or 29% open space.

The TRC recommended the following conditions:

- Deb Johnston said no Erosion Control permit would be required.
- Crystal Lyda said building permits would be required for the barn, pavilion, decks and electrical services.
- Seth Swift wondered why the applicant was proposing two wells. He clarified that if the 25-user threshold is reached a public water supply permit is required despite the number of wells.

Seth Swift moved forward the application to the Zoning Board of Adjustment on 5/28/25. Crystal Lyda seconded the motion. All members voted in favor.

SUP-25-02 Hill Self Storage

Matt Champion presented the staff report for the special use permit. The applicant proposes redeveloping the subject area as a self-storage facility. The originally designated outdoor storage area will be redeveloped for two structures that will contain 10' X 15' units. One structure will be approximately 165' X 15' and the other structure will be approximately 130' X 15'. The existing vegetation around the redeveloped area will remain. The major site plan also shows the construction of an 8' chain-link fence enclosing the self-storage structures. The existing structures located within the area being discussed for this application have Hill Self Storage SUP-25-02 8 already been removed. The total area of impervious surfaces will not be increased since this area is already primarily graveled. No outdoor storage is proposed as part of this application.

The TRC recommended the following conditions:

- Rusty Darnell said a driveway permit is required based on the change of use.
- Toby Linville will issue a flood permit.
- Deb Johnston said no Erosion Control or Stormwater Permits are required.
- Glen Gillette said fire code access and extinguishers will be required.
- Crystal Lyda said engineered plans and 1 ADA parking space are required.

Deb Johnston moved forward the special use permit to the ZBA on 5/28/25. Rusty Darnell seconded the motion. All members voted in favor.

The meeting was adjourned at 4:08 pm.

Autumn Radcliff

Autumn Radcliff