

**MEETING SUMMARY**  
**Henderson County Technical Review Committee**  
**April 19, 2022**

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

TRC Members Present:

Brendan Shanahan, City of Hendersonville  
Matt Champion, Zoning Administrator  
Seth Swift, Environmental Health Supervisor  
Deb Johnston, Assistant Site Development Director  
Autumn Radcliff, Planning Director  
Crystal Lyda, Building Services Director  
Jimmy Brissie, Emergency Services Director  
Carl Ownbey, NCDOT  
Marcus Jones, County Engineer

TRC Members Absent:

Marlee Page, MSD  
Chris Todd, Business and Community Development Director  
Toby Linville, Floodplain Administrator

Autumn Radcliff opened the meeting at 2:00 pm.

Minutes – Autumn Radcliff asked if there were any adjustments to the 4/5/22 meeting summary. No adjustments were made to the summary as presented. Crystal Lyda motioned to approve the meeting summary. Seth Swift seconded the motion. All voted in favor.

Two Wheel Dr Major Subdivision 2022-02-M

Matt Champion read the staff report for the combined Master and Development Plan. Jared Ownbey, plan preparer, and Amanda Moss, property owner, represented the project. The applicant is proposing to create 5 new lots in addition to 6 existing lots that are currently being served by this subdivision road. The overall tract is 15.43 acres with a proposed density of 0.71 units per acre. Total proposed private roadway length is 1,285 linear feet. Private individual septic systems and public water from the City of Hendersonville will serve the project.

Conditions by the TRC include the following: an erosion and sedimentation control permit and a stormwater permit.

Marcus Jones moved to approve the Combined Master and Development Plan with conditions as discussed. Jimmy Brissie seconded the motion and all members voted in favor.

Deerfields Special Event Applications

Matt Champion wanted to brief the TRC about the upcoming special events at Deerfields. As of now, Deerfields is proposing to host 4 events with an average anticipated attendance of 800 participants. Each event will take place over a weekend with participants staying on the property once they arrive. The events and corresponding event applications do not request any emergency response services. Staff has notified the appropriate corresponding emergency services to be prepared during each event if an incident occurs and requires emergency action.

No motion was necessary as this was an informational item.

Belgian Waffle Ride Special Event Application

Matt Champion briefed the TRC on the upcoming event that will take place on June 11, 2022, at Kanuga Conference Center. Staff has received some preliminary information regarding the upcoming event. The anticipated number of attendees is approximately 1,200 riders on 3 different routes that cross into Polk County and Transylvania County. The TRC will discuss this event during the May TRC meeting and provide information to the applicant of the necessary requirements.

No motion was made since this was an informational item added last minute.

The meeting was adjourned at 2:22 pm.

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Matt Champion