

**MEETING SUMMARY**  
**Henderson County Technical Review Committee**  
**June 6, 2023**

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

TRC Members Present:

Autumn Radcliff, Planning Director  
Rusty Darnell, NCDOT  
Adela Gutierrez Ramirez, City of Hendersonville Public Utilities  
Seth Swift, Environmental Health Supervisor  
Crystal Lyda, Building Services Director  
Deb Johnston, Site Development  
Matt Champion, Zoning Administrator  
Marcus Jones, County Engineer  
Chris Todd, Business and Community Development Director  
Tim McFalls, Henderson County Rescue Squad Captain  
Samuel Gettleman, MSD  
Kevin Waldrup, Fire Marshall

TRC Members Absent:

Toby Linville, Floodplain Administrator

Autumn Radcliff opened the meeting at 2:00 pm.

Minutes – Autumn Radcliff asked if there were any adjustments to the 5/16/23 meeting summary. No adjustments were made to the summary as presented. Chris Todd motioned to approve the meeting summary. Marcus Jones seconded the motion. All voted in favor.

Gravity National Championships Special Event

Matt Champion gave a brief overview of the special event application. Clay Harper and Callie Horwath on behalf of USA Cycling has applied for a special event permit with an anticipated daily attendance of 1,200 participants. A special event with more than 500 participants requires Technical Review Committee approval. The event is to be held at the Ride Rock Creek property of W Rock Creek Rd on July 12-16. The public safety plan indicates that 30 paid staff and 100 volunteers will serve the event.

Conditions required by the TRC include:

1. NCDOT Special Use Permit and Event Signage
2. Minimum of 2 trained crowd control managers
3. Work with Henderson County Rescue Squad for temporary helicopter landing zone
4. Fire Marshall Office inspection of food vendors prior to event

Chris Todd made a motion to approve the special event permit application with the conditions noted during the meeting. Marcus Jones seconded the motion. All voted in favor.

Combined Master & Development Plan and MSP for Fletcher EMS Station

Matt Champion gave an overview of the major site plan and combined master and development plan. The application was submitted by Will Buie on behalf of Henderson County. The applicant is proposing to develop the subject area for an EMS Station to serve the surrounding area. A 5,250SQFT structure is proposed to house the equipment and staff manning the facility. The major site plan shows the subject area being served by a new curb cut off Howard Gap Rd and an additional access to the site off the existing driveway to Fletcher Elementary. The structure will be served by a total of 7 parking spaces with 1 ADA accessible parking space. Additionally, the structure will have sidewalks to connect the parking area to the building's entrance. The structure will be served by on-site utilities serving the adjacent Fletcher Elementary School through the City of Hendersonville and MSD. An existing sign for the school will be relocated as part of this project. As part of this application, a portion of the existing 19.67-acre tract will be subdivided off for the new EMS Station. The major site plan shows the future EMS station will be located on a standalone lot that is approximately 1.64 acres.

Conditions required by the TRC include:

1. Work with NCDOT for emergency signal
2. NCDOT driveway permit
3. NCDOT encroachment agreements for utilities in right-of-way

4. Water availability request and sewer allocation request with appropriate fees paid before issuance of building permit
5. If disturbance is greater than 1 acre, soil erosion and sedimentation control permit to be reviewed by NC
6. MSD public sewer allocation and utility connection approvals
7. City of Hendersonville public water allocation and utility connection approvals

Kevin Waldrup moved to approve the major site plan and combined master and development plan with the conditions as discussed. Crystal Lyda seconded the motion. All voted in favor.

Rezoning #R-2023-07-C Ourco Construction Heffner

Liz Hanson gave an overview of the proposed conditional zoning map amendment. Rezoning Application #R-2023-07-C, submitted on May 24, 2023, requests that the County conditionally rezone approximately 1.62 acres (1.58 assessed acres) of land from Estate Residential (R-40) to a Conditional District (CD-2023-07). The acreage consists of PIN: 9577-27-0660 located off Greenville Hwy (NC Highway 225). The property owner and applicant is Ourco Construction Company LLC (Eric Oursler). The applicant has submitted a master plan showing a minor subdivision to construct single-family dwellings. The subdivision will be served by a private driveway easement. All lots will be served by the City of Hendersonville public water and individual septic systems. The applicant has already hired a soil scientist to layout the septic system.

Conditions required by the TRC include:

1. NCDOT driveway permit
2. NCDOT encroachment agreements for utilities
3. If disturbance is greater than 1 acre, soil erosion and sedimentation control permit is required
4. City of Hendersonville public water allocation and utility connection approvals

Chris Todd moved to forward the zoning map amendment with conditions as discussed to the Planning Board. Rusty Darnell seconded the motion. All voted in favor.

The meeting was adjourned at 2:23 pm.

---

Matt Champion