

**MEETING SUMMARY**  
**Henderson County Technical Review Committee**  
**September 17, 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  
Matt Champion, Zoning Administrator  
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

TRC Members Absent:

Christopher Todd, Assistant Manager  
Samuel Gettleman, MSD  
Marcus Jones, County Engineer

Meeting Called to Order

Autumn Radcliff opened the meeting at 2:05 pm.

Minutes – Autumn Radcliff asked if there were any adjustments to the 8-20-24 meeting summary. Kevin Waldrup moved to approve the meeting summary as presented. Crystal Lyda seconded the motion. All voted in favor.

Cummings Cove Revised Master Plan and Phase 8A Development Plan

Matt Champion summarized the revised master and development plan. A Revised Master Plan and Phase 8A Development Plan was received on behalf of Vista Developers, LLC, by Troy Shriver with CDG, Inc. on August 23, 2024. The applicant is seeking approval to revise the existing Master Plan by reconfiguring the originally approved Phase 6 and Phase 8 Development Plans. The original Phase 8 included a total of approximately 32.15 acres with 80 single-family residential lots and Phase 6 included a total of approximately 22.35 acres with 15 single-family residential lots. The new Development Plan combines Phase 6 and 8 into a single development that shows a new proposed total of 76 single-family residential lots. The new Phase 8 is broken into three separate phases. The proposed Development Plan is for Phase 8A that includes a total of 11 single-family residential lots and no new roads. The existing 50' private right-of-way shown as Tomahawk Trail will serve the new lots. All the proposed lots in Phase 8 will be served by City of Hendersonville public water and the existing private community wastewater treatment facility.

The TRC noted additional conditions:

- Adela Guterrez said to submit water availability request. If the phases are longer than 1 year apart, submit phases separately.
- Deb Johnson requires an Erosion Control permit but no Stormwater permit.

Toby Linville moved to approve the revised master and development plan with conditions as discussed. Kevin Waldrup seconded the motion. All TRC members voted in favor.

### Saluda Community Land Trust Park Major Site Plan

Matt Champion presented the major site plan application. Kate Fisher (Secretary) and Gerard Prendergast (President) from the Saluda Land Trust presented the application. They propose to utilize the subject area for a park known as Henry's Nature Center. The site contains a parking area, 65sqft garden shed, 596 sqft pavilion, and 294sqft barn. The mission of Henry's Nature Center is: inspiring present and future generations to enjoy, protect and live in harmony with nature by 1) providing trails, gardens, and points of interest for exploration, 2) raising awareness of our relationship to nature, 3) offering space for a variety of educational activities to enhance appreciation and stewardship of our environment.

The TRC noted additional comments:

- Rusty Darnell said a NCDOT driveway permit would be required.

Crystal Lyda moved to approve the major site plan with condition. Toby Linville seconded the motion. All TRC members voted in favor.

### Arden Property Management, LLC Warehousing Major Site Plan

Matt Champion presented the major site plan. Jared DeRidder of WGLA Engineering presented the application on behalf of Arden Property Management (Timothy North). The property is PIN 9578-76-7766 and is 14.38 acres. The applicant is proposing to develop the subject area for the use warehousing and storage in a single phase. The application proposes one (1) 8,400SQFT warehouse and three (3) 6,000SQFT warehouses. Each building provides one (1) ADA accessible parking space and a total of 38 parking spaces throughout the site. The project will be served by a new driveway cut off Arden Property Management Warehousing 8 New Hope Rd (SR 1757) with secondary access through the site to the existing 45' right-of-way for Bentley Blvd (Private). The drive isles are shown as 24' wide with access. All vehicular areas are shown as being paved. The existing 6,000SQFT warehouse on the subject area will remain. Total impervious surfaces pre development are shown as 1.187 acres and total impervious surfaces post development is shown as 2.405 acres.

The TRC noted additional conditions:

- Deb Johnston said the Erosion Control and Stormwater Permits have already been submitted.
- Kevin Waldrup said Building 3 will require a radio test once 80% complete.
- Seth Swift inquired about septic applications. Jared DeRidder said a soil scientist will design the septic, and the applicant would remain under the public water supply threshold.
- Rusty Darnell said a NCDOT driveway permit and encroachment agreements would be required.

The meeting was adjourned at 2:22 pm.

*Autumn Radcliff*

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Autumn Radcliff