

MEETING SUMMARY
Henderson County Technical Review Committee
January 21, 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
Elias Hord and Ed Green, NCDOT
Autumn Radcliff, Planning Director
Seth Swift, Environmental Health Supervisor
Toby Linville, Floodplain Administrator
Marcus Jones, County Engineer
Matt Champion, Zoning Administrator
Kevin Waldrup, Fire Marshal
Deb Johnston, Site Development

TRC Members Absent:

Adela Gutierrez Ramirez, City of Hendersonville Engineering
Christopher Todd, Assistant Manager
Samuel Gettleman, MSD

Meeting Called to Order

Autumn Radcliff opened the meeting at 2:00 pm.

Minutes – Autumn Radcliff asked if there were any adjustments to 1-7-25 meeting summary. Crystal Lyda moved to approve the meeting summary as presented Marcus Jones seconded the motion. All voted in favor.

Hidden Creek Major Subdivision 01-2024-M

Matt Champion summarized the request. A Combined Master Plan and Development Plan was received on behalf of UAG Hidden Creek, LLC, by Hunter Marks, Watermark Landscape Architecture, on December 23, 2024. Liya Boychenko and Ulrich Garrison of Advantage Civil Engineering were also in attendance. The applicant is seeking approval of a Combined Master Plan and Development Plan. The Combined Master and Development Plan proposes a total of 14 total lots with a total of 13 residential single-family structures. There is 1 existing residential single-family structure that is slated to remain as part of the development. The Combined Master and Development Plan includes a total of approximately 41.68 acres with 13 single-family residential lots. The remaining acreage not included with this application is shown as “Future Phase” that will require a Revised Combined Master and specific phase Development Plan submittal. The proposal shows a total of 2,970LF of new private roadway and 1,134LF of new private driveway to serve all the lots. All the proposed lots included in this proposal will be served by private water and private septic. Additionally, there is a single pavilion proposed on the remaining acreage not included with the subdivision.

Matt Champion added that the 40’ right-of-way must be enlarged to 45’. He said any road grades greater than 18% must be paved and limited local roads could be a combination of gravel/paved.

The TRC noted additional conditions:

- Deb Johnston said an Erosion Control and Stormwater Plan would be required from Site Development. The Erosion Control plan is submitted and under review.
- Kevin Waldrup said that road grades between 18-25% will require residential sprinkler systems. He said if there was a gate it must meet the requirements of Chapter 47 Entry Gates from the Henderson County Code of Ordinances.

- Crystal Lyda said that those homes would require 13D residential sprinkler systems and to submit those plans with the building plans for review.
- Seth Swift asked if a soil scientist was designing the septic layouts. Hunter Marks said yes Steve Melin was inspecting the property. Swift also advised to locate the shared wells as far away from the shared septic systems as possible.
- Elias Hord with NCDOT said the NCDOT driveway permit would recommend moving the proposed driveway away from the Evans Rd and Hidden Lake Rd intersection.

Crystal Lyda moved to forward the combined master and development plan to Planning Board on 2/20/25. Kevin Waldrup seconded the motion. All TRC members voted in favor.

Justus Major Subdivision 01-2025-M

Austin Parks read the staff report for the master plan. A Master Plan was received on behalf of Hill and Associates Land Surveying., by David Hill. The Master Plan shows a total of 2 industrial lots. The subject area is located off Crest Rd (SR 1803) in the Blue Ridge Township. The entire parcel consists of 10 acres. The proposed subdivision will be accessed through Crest Rd. The lots are subdivided to grant to each heir to settle the William Carol Justus estate.

There were no additional conditions from the TRC. Seth Swift moved to forward the combined master and development plan to Planning Board on 2/20/25. Marcus Jones seconded the motion. All TRC members voted in favor.

The meeting was adjourned at 2:11 pm.

Autumn Radcliff

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