

**MEETING SUMMARY**  
**Henderson County Technical Review Committee**  
**March 4, 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 Ford, NCDOT  
Autumn Radcliff, Planning Director  
Seth Swift, Environmental Health Supervisor  
Marcus Jones, County Engineer  
Kevin Waldrup, Fire Marshal  
Kendall Fox, Site Development  
Liz Hason, Planning  
Adela Gutierrez Ramirez, City of Hendersonville Engineering  
Toby Linville, Floodplain Administrator  
Matt Champion, Zoning Administrator  
Christopher Todd, Assistant Manager

TRC Members Absent:

Samuel Gettleman, MSD

Meeting Called to Order

Autumn Radcliff opened the meeting at 2:04 pm.

Minutes – Autumn Radcliff asked if there were any adjustments to the 2-18-25 meeting summary. Crystal Lyda moved to approve the meeting summary as presented and Kevin Waldrup seconded the motion. All voted in favor.

Autumn Radcliff asked if there were any adjustments to the special called 2-20-25 meeting summary. Crystal Lyda moved to approve the meeting summary as presented and Kevin Waldrup seconded the motion. All voted in favor.

01-2024-M Hidden Creek Revised Driveway Layout

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. The Technical Review Committee discussed and approved this application during the January 21, 2025, meeting. One condition placed on the project was to obtain a NCDOT driveway permit. After the applicant held a discussion with NCDOT, a revised driveway to access the development was proposed. The primary driveway access will come off Hidden Lake Rd (SR1134) to address the NCDOT concerns.

Rusty Darnell noted that they may keep the original access for emergency access only and would be gated. He said the driveway permit application is under review. Kendall Fox said the Erosion Control permit application should be revised to show the change.

Marcus Jones moved to approve the revised driveway layout. Rusty Darnell seconded the motion. All TRC members voted in favor.

Elkamet Expansion MSP

Matt Champion read the staff report for the major site plan. Will Buie represented the application. The applicant is proposing to develop the northern portion of the subject area with two (2) 37,500SQFT additional manufacturing structures as Elkamet continues to expand operations. The expansion will take place through two (2) phases and both structures will eventually share the same roofline. Each phase will contain one (1) of the proposed 37,500SQFT structures. The new structures will be accessed through the existing on-site drive isles throughout the subject area. Phase 1 structure contains an at grade drive in door and a 5-door loading dock. Phase 2 structure Elkamet Expansion MSP 8 will contain an at grade drive in door . No new curb cuts are proposed to access the site. The proposed maximum height of the structure is shown as 38'. Total impervious surfaces post development is shown as 62.74%. Total area of disturbance is over 1 acre. Will Buie added that there would be fire access to the rear of the buildings from Elkamet's property off James St. Kendall Fox said that the project would require erosion control and stormwater permits. Rusty Darnell noted that a TIA could be required for future expansions.

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

05-02025-M Sheetz

Liz Hanson read the staff report for the major subdivision application. A Major Subdivision application was submitted by Sheetz Inc to create two lots in the Regional Commercial (RC) zoning district. The subject area is located off Upward Rd (SR 1783) in the Blue Ridge Township. The parcel consists of 2.65 acres. The proposed subdivision will be accessed from Upward Rd (SR 1783). Once subdivided this property will annex into the City of Hendersonville for public water and sewer.

Rusty Darnell said a TIA is currently under review.

Kevin Waldrup moved to approve the major subdivision. Kendall Fox moved to second the motion. All TRC members voted in favor.

The meeting was adjourned at 2:19 pm.

*Autumn Radcliff*

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Autumn Radcliff