

MEETING SUMMARY
Henderson County Technical Review Committee
April 15, 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 & Ed Greene, NCDOT
Autumn Radcliff, Planning Director
Seth Swift, Environmental Health Supervisor
Deb Johnston, Site Development
Toby Linville, Floodplain Administrator
Matt Champion, Zoning Administrator
Marcus Jones, County Engineer
Adela Gutierrez Ramirez, City of Hendersonville Engineering
Carlos Martinez, Planning

TRC Members Absent:

Samuel Gettleman, MSD
Christopher Todd, Assistant County Manager
Kevin Waldrup, Fire Marshal

Meeting Called to Order

Autumn Radcliff opened the meeting at 2:00 pm.

Minutes – Autumn Radcliff asked if there were any adjustments to the 4-1-25 meeting summary. Deb Johnston asked that her condition for Sirocco Properties read “Deb Johnston said that a stormwater permit would be required”. Johnston moved to approve the meeting summary with condition and Crystal Lyda seconded the motion. All voted in favor.

R-2025-04 CE Cureton Place

Matt Champion summarized the request. Warren Sugg with Civil Design Concepts presented the project. The applicant is proposing to use the site for a residential development with on-site amenities for the residents. The standard density of RC is sixteen (16) units per acre. The Conditional District allows the Board of Commissioners to place conditions or restrictions on the property that binds this specific development and location. The site plan limits the development size and density as shown if approved. Any changes would require an amended site plan and approval of the Board of Commissioners. Below is an overview of the proposed development: 69 total residential units; 41 single-family and 28 two-family residential unit for average density of 8.1 units per acre. Amenities: Clubhouse and sidewalks throughout development. 142 total parking spaces with 5 ADA parking spaces. 30’ landscape buffer along eastern property line. Private roadway with 24’ wide drive aisles throughout development and 2 driveway connections to N Cureton Place (SR 2049). Public utilities: City of Hendersonville public water and Metropolitan Sewerage District public sewer. Open Space is shown as 1.72 acres (20%). Common Area is shown as 0.86 acres (10%) . Impervious surface post development is shown as 3.19 acres (35%) and Pervious area post development is shown as 5.45 acres (65%).

TRC recommended the following conditions:

- Rusty Darnell with NCDOT noted that a TIA would be required and standard Driveway Permit and encroachment agreements once approved.
- Toby Linville said he would prefer no buildings in the floodplain but request if built 2’ above BFE..
- Crystal Lyda said the retaining wall must be permitted and if it allowed pedestrian access would need a guard rail.

- Deb Johnston said Erosion Control and Stormwater permits would be required.
- Adela Gutierrez Ramirez said the water availability request was submitted.

Deb Johnston moved to forward the application to the Planning Board for the May 15, 2025 meeting. Marcus Jones seconded the motion. All TRC members voted in favor.

R-2025-03 Ridge Rd

Carlos Martinez read the staff report for the rezoning. Staff received rezoning application #R-2025-03, for PIN: 9599-32-1880, owned by Rolling Ridge, Inc (hereafter the subject area). The subject area is located on Ridge Road and J H Hyder Road. The owner has requested the 1.28-acre property be rezoned from Industrial (I) to Residential Two Rural (R2R). The application was submitted on February 12, 2025 and Chris Stepp is the agent for the application.

There were no additional conditions from the Committee.

Marcus Jones moved to forward the rezoning application to the Planning Board on April 17, 2025. Seth Swift seconded the motion. All TRC members voted in favor.

Arden Property Management Warehouse Revised MSP

Matt Champion read the staff report for the revision. The applicant is foregoing the previously approved major site plan for a total of 26,400SQFT of warehouse space in multiple structures. The revised application proposes one 9,000SQFT warehouse. The proposed structure will be primarily served by an existing private 30' right-of-way off Airport Rd (SR 1755). A second access point will be off the existing 45' private right-of-way for Bently Blvd. The drive isle is shown as 24' wide with 3 total parking spaces to serve the structure. All vehicular areas are shown as being gravel. The existing 6,000SQFT warehouse on the subject area will remain. Total area of disturbance is shown as 0.74 acres and total impervious surfaces post development is shown as 17,174SQFT.

TRC recommended the following conditions:

- Rusty Darnell said a driveway permit would be required for the change of use.
- Crystal Lyda said the building would require 1 ADA parking space
- Deb Johnston said no Erosion Control or Stormwater permits would be required since the project is less than 1 acre of disturbance.

TX-2025-03 Law Enforcement Establishment

Autumn Radcliff read the staff report for the text amendment. The Land Development Code (LDC) provides for a police station use that is typically related to municipalities but does include county sheriff or local law enforcement establishments found in the county's jurisdiction. The proposed amendment will replace police station use with law enforcement establishments and include those associated uses. To be consistent with other governmental uses, these establishments would be permitted in all zoning districts with supplemental requirements.

Deb Johnston moved to forward the text amendment to the Planning Board on April 17, 2025. Rusty Darnell moved to second the motion. All members voted in favor.

The meeting was adjourned at 2:37 pm.

Autumn Radcliff

Autumn Radcliff