

MEETING SUMMARY
Henderson County Technical Review Committee
June 16, 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 Rusty Darnell, 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
Glen Gillette, Deputy Fire Marshal
Carlos Martinez, Planner

TRC Members Absent:

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

Meeting Called to Order

Autumn Radcliff opened the meeting at 1:59 pm.

Minutes – Autumn Radcliff asked if there were any adjustments to the 6/3/25 meeting summary. Marcus Jones moved to approve the meeting summary and Seth Swift seconded the motion. All voted in favor.

R-2025-06 Princess Place

Carlos Martinez read the staff report. Rezoning application #R-2025-06 is for a portion of PIN: 9577-92-9790 (hereafter, the subject area). Brandon and Rachel Drake own the parcel with frontage along Princess Place. The applicant seeks to rezone the parcel from Community Commercial District (CC) to Residential District One (R1). The subject area is approximately 0.41 acres. The current land use of the parcel is residential.

TRC did not recommend additional conditions.

Rusty Darnell moved to forward the application to the Planning Board on June 19th at 5:30pm. Marcus Jones seconded the motion. All TRC members voted in favor.

07-2025-M EA Henderson Major Subdivision

Carlos Martinez read the staff report. The subdivision request for application #07-2025-M is for PIN# 9589-30-0973 owned by E A Henderson Land Company LLC and PIN# 9589-30-5575 owned by Cecil Land, LLC. The subject area is located on Howard Gap Rd (SR 1006). The applicant has requested that the two tracts be recombined and subdivided into three lots. The property is in the present use value program and is in an agricultural district. The property's current use is considered commercial.

TRC recommended the following conditions:

- NCDOT said depending upon use, the future development could require driveway permits and encroachment agreements
- Deb Johnston said any land disturbance greater than 1 acre would require a stormwater and erosion control permit

- Seth Swift said there was no permit on file for the packing house as it was built in 1960. He said if that septic were on a separate lot from the packing house it would need an easement.

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

The meeting was adjourned at 2:07 pm.

Autumn Radcliff

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