

**MEETING SUMMARY**  
**Henderson County Technical Review Committee**  
**July 1, 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, NCDOT  
Seth Swift, Environmental Health Supervisor  
Deb Johnston, Site Development  
Toby Linville, Floodplain Administrator  
Matt Champion, Zoning Administrator  
Marcus Jones, County Engineer  
Kevin Waldrup, Fire Marshal  
Adela Gutierrez Ramirez, City of Hendersonville Engineering

TRC Members Absent:

Autumn Radcliff, Planning Director  
Christopher Todd, Assistant County Manager  
Samuel Gettleman, MSD

Meeting Called to Order

Matt Champion opened the meeting at 2:00 pm.

Minutes – Matt Champion asked if there were any adjustments to the 6/17/25 meeting summary. Marcus Jones moved to approve the meeting summary and Kevin Waldrup seconded the motion. All voted in favor.

V-25-03 The Farm at Simple Life

Matt Champion read the staff report. Scott Roach represented the application. The applicant has requested a reduction in the perimeter setback outlined in the supplemental requirements for the use of Recreational Vehicle Park within the Land Development Code. The current prescribed perimeter setback is 50' from any property line. The applicant's request is to reduce the perimeter setback from 50' to 20' for a total 30' variance. The applicant has made the request to apply to the subject area that is adjacent to the existing Village of Wildflowers development directly east and southeast.

TRC did not recommend additional conditions.

Crystal Lyda motioned to forward the application to the Zoning Board of Adjustment on July 30<sup>th</sup> at 4:00pm. Marcus Jones seconded the motion. All TRC members voted in favor.

08-2025-M Masterpiece Meadows

Matt Champion read the staff report. Scott Bolyard represented the project. A Combined Master Plan and Development Plan was received on behalf of Greg Thomasson, by Scott Bolyard, Creative Development Solutions, on June 16, 2025. The applicant is seeking approval of a Combined Master Plan Development Plan. The Combined Master and Development Plan proposes a total of 13 total lots for single-family residential structures. The subject area is currently vacant. The Combined Master and Development Plan includes a total of approximately 31.96 acres. The proposal shows no new private roadway since the subject area is already served by a 30' private right-of-way that is required to be increased to a 45' private right-of-way. The development will have access off Pleasant Grove Rd (SR1191) and Justus View Dr. (private). The smallest lot is shown as 39,250SQFT with an overall density of 0.406 units per acre. All the proposed lots included in this proposal will be served by private well and individual septic systems.

TRC recommended the following conditions:

- NCDOT will require a driveway permit and encroachment agreement
- Deb Johnston said a stormwater plan is required for any subdivision greater than 10 lots. Individual lot erosion control permits can be utilized.

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

The meeting was adjourned at 2:15 pm.

*Autumn Radcliff*

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Autumn Radcliff