

**MEETING SUMMARY**  
**Henderson County Technical Review Committee**  
**July 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  
Elias Hord, NCDOT  
Seth Swift, Environmental Health Supervisor  
Deb Johnston, Site Development  
Matt Champion, Zoning Administrator  
Kevin Waldrup, Fire Marshal  
Brendan Shanahan, City of Hendersonville Engineering  
Autumn Radcliff, Planning Director  
Christopher Todd, Assistant County Manager  
Samuel Gettleman, MSD  
Jimmy Brissie, Henderson County Emergency Services Director  
Katie Scheip, Emergency Management Planner

TRC Members Absent:

Toby Linville, Floodplain Administrator  
Marcus Jones, County Engineer

Meeting Called to Order

Autumn Radcliff opened the meeting at 1:00 pm.

HMGP Round 2 & 3 – Jimmy Brissie led the group in examining each address on the list for rounds 2 and 3 of HMGP applications submitted to the state. Concerns about right-of-way acquisition with NCDOT is being handled in Raleigh. The applications will be sent back to the state since the Board of Commissioners does not require review.

Crystal Lyda made a motion to forward all applications back to the state. Deb Johnston seconded the motion. All voted in favor.

R-2025-07 Hickory Tree Ln

Carlos Martinez read the staff report. Staff received rezoning application #R-2025-07 for PIN 9547-42-5733 (hereafter, the subject area) for the entire 1.12 acres of the parcel. Bragg and Bragg Properties LLC owns the subject area with frontage along Hickory Tree Lane. The owner has requested that the subject area be rezoned from Estate Residential District (R-40) to Residential District Two Rural (R2R). The application was submitted on June 8, 2025.

TRC did not recommend any conditions.

Chris Todd motioned to forward the application to the Planning Board on July 17, 2025, at 5:30pm. Kevin Waldrup seconded the motion. All TRC members voted in favor.

SUP-25-04 & V-25-04 Hunt Park Model Park

Matt Champion read the staff report. Henderson County received a special use permit application and variance application from Andrew Hunt for an RV Park on PIN 9527-27-8303 at 1825 Top of Mountain Rd Extension. The property owner is the same as the applicant. The supplemental requirements for use SR 4.15 are listed in the staff report. The applicant has applied for a variance for supplemental requirement #8 that outlines the

approved wastewater treatment options for this use. The applicant has requested the variance to use an individual septic system for the proposed structures. The applicant is proposing to develop the subject area as a 3 site recreational vehicle park with most sites identified on the site plan dedicated to park models. The major site plan shows a fourth site that is going to be a stick built single-family dwelling.

TRC recommended the following conditions:

- Building Services Department will require all utility connections for the park models to be temporary.

Chris Todd moved to forward the special use permit and variance to the ZBA on July 30, 2025, at 4:00pm with the condition as discussed. Crystal Lyda seconded the motion. All TRC members voted in favor.

#### R-2025-05-CD Revised Baystone Glen

Autumn Radcliff started the discussion with reviewing the revised master plan submitted for the conditional rezoning request. County staff, public utility providers, and the applicant discussed the proposed public sewer connection. The applicant is within the MSD service area but is proposing to connect to the City of Hendersonville public sewer found within proximity to the site. Samuel Gettleman mentioned that MSD was going to have a discussion with the County and the full MSD Board the following day to discuss removing this property from within the MSD service area. The City of Hendersonville said they would not serve the project until MSD releases the subject area from their service area. The City of Hendersonville stated that the applicant would need to submit a sewer allocation if and when MSD releases the subject area from their service area.

Autumn Radcliff suggested that the item be tabled until the August 5, 2025, TRC meeting but would still proceed to Planning Board on July 17, 2025, at 5:30pm.

Chris Todd made a motion to table the item until the August 5, 2025, TRC meeting but can proceed to Planning Board as mentioned above. Kevin Waldrup seconded the motion. All voted in favor.

The meeting was adjourned at 2:36 pm.

*Autumn Radcliff*

---

Autumn Radcliff