

**MEETING SUMMARY**  
**Henderson County Technical Review Committee**  
**August 5, 2025**

The Henderson County Technical Review Committee met at 2:00 p.m. at 100 N King St.

TRC Members Present:

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

TRC Members Absent:

Crystal Lyda, Building Services Director

Meeting Called to Order

Autumn Radcliff opened the meeting at 2:02 pm.

Minutes – Autumn Radcliff asked if there were any adjustments to the 7/15/25 meeting summary. Kevin Waldrup moved to approve the meeting summary and Marcus Jones seconded the motion. All voted in favor.

Oakspire Preserve 10-2025-M

Matt Champion read the staff report. Matthew Rice, Andrew Goodman and Bob Grasso represented the application. The applicant is seeking approval of a Combined Master Plan Development Plan proposing 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 25 acres. The proposal shows a total of 3,474.8LF of new private driveways to serve all the lots. The development will have one access to Locust Grove Rd (SR1528) through an existing 45' private right-of-way. The smallest lot is shown as 69,207.81SQFT with an overall density of 0.52 units per acre. All the proposed lots included in this proposal will be served by private wells and septic systems.

TRC added the following conditions:

- Autumn Radcliff required Lot 7 only access to the southern driveway easement. Access to the northern driveway would require that road to meet subdivision road standards.
- Deb Johnston said Erosion Control and Stormwater Permits would be required.
- Kevin Waldrup said any roadways steeper than 18% grade require the home to have a residential fire sprinkler system.

Marcus Jones moved to approve the Combined Master and Development Plan. Christopher Todd seconded the motion. All TRC members voted in favor.

R-2025-05-CD Revised Baystone Glen

Autumn Radcliff explained that this item has been previously discussed and tabled twice by the TRC due to specific sewer questions. She stated that the Planning Board reviewed and made a recommendation with

conditions to the BOC, and that a public hearing is scheduled for August 20<sup>th</sup>, which staff have advertised, posted the property, and sent letters to the adjacent property owners. Justin Rohde, the applicant's agent, attended the meeting and answered questions. TRC further discussed the proposed public sewer connection options and concerns. The applicant is within the MSD service area and has received an allocation request. MSD stated that the applicant would still need to submit plans that would meet their policy and standards for approval. The applicant is also considering connecting to the City of Hendersonville public sewer found within proximity to the site. The City of Hendersonville said they would not serve the project unless MSD releases the property from their service area. The City of Hendersonville stated that the applicant would need to submit a sewer allocation once MSD approves a release from their allocation.

The boundary for the Mud Creek Sewer Agreement is unclear, but a small portion of the property may fall within the Mud Creek Sewer Agreement basin. Due to the City's policy on private and public lift stations, the City stated that if the property were within the mud creek agreement, Henderson County would have to be the applicant of the sewer allocation request to allow for a public lift station. The applicant has not made a formal request to the County about being the sewer applicant to the City, and this decision would be up to the Board of Commissioners.

Previous conditions from TRC included:

- Elias Hord with NCDOT requires driveway permits, utility encroachments and completion of the Traffic Impact Analysis.
- Crystal Lyda requested engineering and permits on all retaining walls.
- Kevin Waldrup said all apartments and townhomes must be sprinkled.
- Deb Johnston said Erosion Control and Stormwater Permits are required.

Christopher Todd made a motion to forward the conditional rezoning application #R-2025-05-CD to the Board of Commissioners, noting the unresolved issues with both the public sewer options, and that the TRC will review and make a final recommendation on the technical requirements of the site plan once the Board of Commissioners has made a decision on the conditional rezoning request. The motion passed 8 to 3 with Mr. Marcus Jones, Ms. Deb Johnston, and Mr. Seth Swift voting against the motion as the project does not meet the sewer policy for either the City of Hendersonville or MSD as shown. Ms. Radcliff stated that the applicant is aware that if the conditional rezoning is approved and any changes required for the sewer design substantially changes the site plan, it will have to be amended through a public hearing process.

The meeting was adjourned at 2:40 pm.

*Autumn Radcliff*

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Autumn Radcliff