

**MEETING SUMMARY**  
**Henderson County Technical Review Committee**  
**August 19, 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  
Ed Greene, NCDOT  
Seth Swift, Environmental Health Supervisor  
Kendall Fox, Site Development  
Matt Champion, Zoning Administrator  
Kevin Waldrup, Fire Marshal  
Adela Gutierrez-Ramirez, City of Hendersonville Engineering  
Autumn Radcliff, Planning Director  
Samuel Gettleman, MSD  
Toby Linville, Floodplain Administrator  
Marcus Jones, County Engineer

TRC Members Absent:

Christopher Todd, Assistant County Manager

Meeting Called to Order

Autumn Radcliff opened the meeting at 1:02 pm.

CD-2025-01-Cottages at Sugarloaf Meadows –Lee Stevens read the staff report for the development plan for this major subdivision. Rick Moore and Brian Kirk represented the project. An application for Development Review for the major subdivision #11-2025-M, Cottages at Sugarloaf Meadows was received on August 1, 2025. The site plan is for 50 single-family homes in a 56-lot subdivision on approximately 31.46 acres. The existing structures and site improvements will be demolished as part of the new development. Prior to any ground disturbance, the applicant must have approval of a specific phase Development Plan . The proposal shows a total of 4,365 LF of new private paved roadway that is shown with a 24’ wide travel way to serve the development. The development shows access to Sugarloaf Rd (SR 1734). All the proposed lots included in this proposal will be served by public water and private, individual septic systems. Additionally, the site plan shows 26.2% open space.

The TRC proposed the following conditions:

- If there is only one entrance, any homes over 30 will need to be sprinkled. A secondary entrance would need to meet the NCDOT Traffic Impact Analysis and driveway permit.

Marcus Jones moved to forward the development plan to the August 21<sup>st</sup> Planning Board. Toby Linville seconded the motion. All members voted in favor.

Rivera Ecusta Parking ETJ

Matt Champion read the staff report. David Hill represented the project. The applicant proposes to develop the subject area for a paid parking lot for the benefit of Ecusta Trail users. The major site plan shows a 1 acre paid parking area that does not contain any proposed structures. The major site plan shows a total of 134 paid parking spaces on a gravel lot. The subject area will be accessed by an existing driveway cut off Hunters Glen Ln (SR 2115). The exiting driveway cut is also used to access the remaining portion of the parent parcel and the existing private community wastewater treatment facility for Hunters Glen.

TRC did recommend the following conditions:

- Matt Champion said the parking lot landscaping requirements may alter the layout to meet tree separation. He recommended a gate or barricade to keep users out of the adjoining field
- Ed Greene said the NCDOT driveway permit was under review
- Crystal Lyda said the number of spaces would require 5 ADA spaces with one van accessible with a firm surface.
- Kendall Fox said no Stormwater or Erosion Control permits are required.
- Autumn Radcliff reiterated that the deed restrictions on the property are not enforced by the Land Development Code but if there was a civil court decision disallowing the paid parking the permit would be void and the property returned to its previous state.

Marcus Jones moved to approve the major site plan. Kevin Waldrup seconded the motion. All TRC members voted in favor.

#### Belgian Waffle Ridge Special Event

Matt Champion read the staff report. Matthew Busche and Joe Schmalz on behalf of Monuments of Cycling has applied for a special event permit with an anticipated attendance of 600 participants. A special event with more than 500 participants requires Technical Review Committee approval. The event is called “Belgian Waffle Ride”. The event is to be held at the Wag Valley Farm (Formerly Reeb Ranch) on October 4, 2025. The public safety plan submitted lists 10 dedicated staff to serve the event in conjunction with volunteers.

TRC recommended the following conditions:

- Kevin Waldrup said tents over 800sqft, stages or food trucks must be inspected prior to the event

Kevin Waldrup moved to approve the special event permit. Crystal Lyda seconded the motion. All TRC members voted in favor.

#### 12-2025-M Ironwood Square Major Subdivision

Matt Champion read the staff report. A Combined Master Plan and Development Plan was received on behalf of Conserving Carolina and Children & Family Resource Center of Henderson County, by Hunter Marks, Watermark Landscape Architecture, on July 29, 2025. The applicant is seeking approval of a Combined Master Plan Development Plan. The Combined Master and Development Plan proposes a total of 3 lots for non-residential purposes. The subject area is currently vacant. The Combined Master and Development Plan includes a total of approximately 0.83 acres. In addition, the applicant has also submitted a Major Site Plan for 2 of the 3 proposed lots. The Major Site Plan shows a storage structure on each lot to benefit two existing businesses located in the commercial park south of the subject area. All the proposed lots included in this proposal are within proximity to public water and public sewer.

**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 zoning map amendment, application #R-2025-08, is for a portion of PINs: 9670-03-8082 and 9670-12-8754 which is owned by Vulcan Lands, Inc. The subject area is located off Clear Creek Rd and Nix Rd. The parent parcels are currently split zoned between the City of Hendersonville and the County. The owner has requested the 15.1-acre portion of the property in the City of Hendersonville’s Extra-territorial Jurisdiction (ETJ) be removed. The City of Hendersonville is currently processing this request. Planning Staff initiated the application on July 28, 2025, to rezone approximately 16.12 acres of land and to regulate via the County’s Land Development Code. Staff requests to rezone the property from COH R-15 and COH C-3 districts to the Henderson County Industrial (I) zoning district, which is the current zoning of the parent parcels.

The meeting was adjourned at 2:40 pm.

*Autumn Radcliff*

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