

**MEETING SUMMARY**  
**Henderson County Technical Review Committee**  
**September 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  
Ed Greene, Elais Hord, Rusty Darnell NCDOT  
Seth Swift, Environmental Health Supervisor  
Deb Johnston, 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

TRC Members Absent:

Christopher Todd, Assistant County Manager  
Marcus Jones, County Engineer

Meeting Called to Order

Autumn Radcliff opened the meeting at 1:58 pm.

Hoopers Creek Quarry MSP

Toby Linville read the staff report for the major site plan. Kilian Hummerbeck and Fernando Mendoza represented the project. The applicant initiated a 40x40 storage building before acquiring permits. The building will be used to store and service equipment. It will have 5 parking spaces and indoor lighting. The total area of impervious surfaces will increase approximately 4,000 sqft to accommodate building and parking. No additional outdoor storage is proposed as part of this application.

The TRC proposed the following conditions:

- Rusty Darnell said a NCDOT Driveway Permit will be required.
- Kevin Waldrup said they could not complete their fire inspection until after the stop work order was released and building permit issued.
- Crystal Lyda said they issued a stop work order after receiving a complaint about construction without a permit. She said an Engineer would need to sign-off on the footings and foundation since the work was completed without inspections. She said there were notes on the permit application requiring additional information. "Submitted drawings in architectural are not readable. It appears to be stamped by a seal... must be sealed by NC registered design professional. Please provide riser diagram, it must also include wire sizes for equipment" \$200 additional permit fee required for work without permit.

Rusty Darnell moved to approve the major site plan with conditions. Crystal Lyda seconded the motion. All members voted in favor.

Fletcher Logistics Center Phase I MSP

Matt Champion read the staff report. Mike Anderson represented the project. The applicant is proposing to develop a portion of the subject area for warehousing and storage. The major site plan shows the two existing structures will remain, but the addition of one 34,000SQFT warehouse will be added to the subject area. The major site plan submission shows the master plan for the entire site, but at this moment, the applicant is only seeking approval for the addition of 1 structure. The new structure will be a single-story with a maximum height

of 22'. The major site plan also shows the new structure to be split into two separate suites with an office space located in each half. The new structure will be accessed from two points along Rockwell Dr and one entrance off Hendersonville Rd. Phase 1 also includes reworking the existing parking around the building at 5045 Hendersonville Rd. Total parking in Phase 1 is shown as 8 ADA spaces, 61 Fletcher Logistics Center Warehousing MSP 7 vehicular spaces, and 74 dock spaces. The new structure will be surrounded by asphalt as well as the building at 5045 Hendersonville Rd. Phase 1 shows a total of 6.25 acres of disturbance and impervious surfaces post development as 12.98 acres or 71%.

The TRC proposed the following conditions:

- Rusty Darnell made the following notes: Traffic Impact Analysis required. Additional requirements may be required upon review of TIA. No full access driveway off Old Johnson Farm Rd. Align access at 5077 Hendersonville Rd with Old Brickyard Rd. Right-in, Right-out access at 5045 Hendersonville Rd. Reduce Rockwell Dr access to 36'. Proposed new Rockwell Dr access must be squared and 36' maximum width. Calculated 140,000 total square feet of proposed structures will require 17 handicapped parking spaces and 171 parking spaces. Confirm that the roadway at the curve in Rockwell Dr is not centered within the R-O-W.
- Kevin Waldrup said the 66,175 SF building would need Fire Truck access to 150' of every portion of the building or 200' if sprinkled.
- Deb Johnston said an Erosion Control and Stormwater Permit will be required. She said that phasing can be discussed.
- Adela Gutierrez-Ramirez said that an availability request should be submitted. Mike Anderson said it was submitted last week.
- Samuel Gettleman said the sewer allocation request was under review.

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

#### Carriage Park Section 26 Development Plan

Matt Champion read the staff report. Michael Cain represented the project. The Section 26 Development Plan was received on behalf of Cool Creek, LLC, by Jesse Gardner and Michael Cain with Civil Design Concepts, P.A. on August 29, 2025. The Section 26 Development Plan shows a total of 18 lots for single-family dwellings with one new private road to access 12 of the 18 lots. The remaining 6 lots will be accessed by the existing Carriage Park Way. Carriage Park is currently operating under a special use permit, SP-93-13, that was approved by the Board of Commissioners. Within SP93-13, Development Plan approval authority was granted to the Planning Board. Champion noted that Carriage Park is vested to 695 dwellings. The proposed 18 will take their current total to 656.

The TRC proposed the following conditions:

- Deb Johnston said an Erosion Control Plan would be required.
- Kevin Waldrup asked if the proposed roadway would be built to LDC Subdivision Road standards. Champion said it would meet those requirements.

Kevin Waldrup made a motion to forward the application to Planning Board on 9/18/25. Deb Johnston seconded the motion. All members voted in favor.

The meeting was adjourned at 2:32 pm.

*Autumn Radcliff*

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Autumn Radcliff