

MEETING SUMMARY
Henderson County Technical Review Committee
October 7, 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
Elais Hord NCDOT
Seth Swift, Environmental Health Supervisor
Deb Johnston, Site Development
Matt Champion, Zoning Administrator
Glen Gillette, Deputy Fire Marshal
Adela Gutierrez-Ramirez, City of Hendersonville Engineering
Samuel Gettleman, MSD
Toby Linville, Floodplain Administrator
Marcus Jones, County Engineer

TRC Members Absent:

Christopher Todd, Assistant County Manager
Autumn Radcliff, Planning Director

Meeting Called to Order

Matt Champion opened the meeting at 2:00 pm.

Approval of September 16, 2025 Meeting Summary

Matt Champion asked for any changes to the September meeting summary. Marcus Jones moved to approve the summary as presented. Deb Johnston seconded. All members voted in favor.

SUP-25-05 Etowah UMC Church Sign

Matt Champion read the staff report for the special use permit for electronic messaging sign. The applicant is proposing to replace the existing monument sign with a new electronic messaging sign. The new electronic messaging sign will be double sided and approximately 117" tall and 90" wide. The top of the sign will include a 12"x 84" non-messaging portion of the sign identifying the name of the religious institution. The electronic messaging portion of the sign is shown as 36"x 84". The location of the new sign will be in the same location as the existing sign.

There were no additional TRC conditions. Crystal Lyda moved to forward the SUP application to ZBA on 10/29/25. Marcus Jones seconded the motion. All members voted in favor.

Westside Village Combined Master and Development Plan (13-2025-M)

Matt Champion read the staff report. Dennis and Andrew Dorn, Cameron Baker and Rodney Smith represented the project. A Major Subdivision application was submitted by Associated Land Surveyors on behalf of AAA Mega Storage, LLC to create two lots in the Local Commercial (LC) zoning district. The subject area is located off Haywood Rd (NC 191) and Mountain Rd (SR 1381) in the Hendersonville Township. The parcel consists of 2.91 acres. The proposed subdivision will be accessed from Mountain Rd (SR 1381). This commercial subdivision will be a Mountain Home Fire Department substation.

There were no additional TRC conditions. Deb Johnston moved to approve the subdivision with conditions stated in the staff report. Seth Swift seconded the motion. All members voted in favor.

Willowbend Revised Master and Development Plan (13-2025-M)

Matt Champion read the staff report for the revised master and development plan. Ariel Regnier represented the project. A Revised Master and Development Plan was received on behalf of Willowbend NC Development, LLC, by Ariel Regnier, Wade Trim, on September 26, 2025. The Development Plan proposes a revised total of 53 lots for single-family residential structures on approximately 32.43 acres. The subject area received Master Plan and Development Plan approval on May 5, 2025, by the Henderson County Planning Board. The proposal shows a total of 3,347LF of new private paved roadways shown as a 20' wide travel width to serve the development. The development shows access to Pace Rd (SR1726) and Sugarloaf Rd (SR1734). All the proposed lots included in this proposal will be served by public water and private community septic systems. Additionally, the Master Plan shows a total of 26.3% open space. The important change in the plan is the road no longer connects Pace Rd to Sugarloaf Rd. Neither of the two segments will serve more than 35 homes.

The TRC proposed the following conditions:

- Elias Hord said that the TIA scoping document is still required. Driveway permits and any encroachment agreements are still required.
- Seth Swift said the septic systems will be private engineered systems.
- Deb Johnston said the approved Erosion Control and Stormwater Permits need to be updated.

Crystal Lyda made a motion to forward the application to Planning Board on 10/16/25. Marcus Jones seconded the motion. All members voted in favor.

The meeting was adjourned at 2:12 pm.

Matt Champion

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