

MEETING SUMMARY
Henderson County Technical Review Committee
November 4, 2025

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

TRC Members Present:

Autumn Radcliff, Planning Director
Crystal Lyda, Building Services Director
Elias Hord and Rusty Darnell, NCDOT
Seth Swift, Environmental Health Supervisor
Matt Champion, Zoning Administrator
Kevin Waldrup and Glen Gillette, Fire Marshal
Toby Linville, Floodplain Administrator
Adela Gutierrez-Ramirez, City of Hendersonville Engineering
Marcus Jones, County Engineer

TRC Members Absent:

Christopher Todd, Assistant County Manager
Deb Johnston, Site Development
Samuel Gettleman, MSD

Meeting Called to Order

Autumn Radcliff opened the meeting at 2:00 pm.

Approval of October 21, 2025 Meeting Summary

Autumn Radcliff asked for any changes to the October meeting summary. Marcus Jones moved to approve the summary as presented. All members voted in favor.

SUP-25-07 & V-25-06 Campbell Place of Assembly

Matt Champion read the staff report for the major site plan and variance application. Kathryn Cambell and Scott Bolyard represented the project. The applicant is proposing to develop a portion of the subject property for a small place of assembly at 117 Hickory Mountain Ln. The existing garage/barn will be used to encompass the event center. The applicant is proposing to host weddings and events with a max attendance of 120 individuals. The existing barn will be expanded with a 30'X50' porch/deck for future events. The barn will also add a future bathroom for the guests to use. No food prep is proposed within the existing structure. Existing on-site amenities include a fire pit, hot tub, and equestrian area will be available to event attendees. The major site plan also shows an area reserved on the pasture where a temporary tent can be placed for future events. As previously mentioned, the applicant has requested a variance for the parking area encroaching into the 100' perimeter setback. The parking area shows a total of 24 spaces. The major site plan also shows 2 ADA van accessible parking spaces closest to the barn/garage. The major site plan shows a total area of disturbance as 0.35 acres and new impervious surfaces as 0.05 acres. The applicant had questions about the septic expansion and driveway permit.

The TRC proposed the following conditions:

- Seth Swift discussed the process for septic expansion and public pool requirements for the hot tub
- Elias Hord asked for a driveway permit
- Crystal Lyda said they will review plans once submitted

Kevin Waldrup moved to approve the site plan and forward the Variance application to ZBA on 12/3/25. Marcus Jones seconded the motion. All members voted in favor.

Ace Hardware off Chimney Rock Rd MSP

Matt Champion read the staff report for the project. Jacob McMinn, Scott Roach and Odom Engineering represented the project. The applicant is proposing to construct a single structure for the purpose of retail sales and service. The major site plan shows a 15,250SQFT structure with a 2,579SQFT garden center. The subject area will be access from Chimney Rock Rd (US 64) and Gilliam Rd (SR 1577) with 36' 7" ACE MSP wide entrances. The major site plan shows a paved area around the proposed structure with 24' wide drive isles and a gravel area surrounding the bulk storage dividers at the northern end of the subject area. Approximately 67 parking spaces are shown with 4 ADA accessible spaces. The total area of disturbance is shown as 3.61 acres and total impervious surfaces post development is shown as 1.93 acres.

TRC proposed the following conditions:

- Seth Swift confirmed an EOP was proposed
- Crystal Lyda recommended protection around ground mounted HVAC package units
- Scott Roach confirmed Erosion Control and Stormwater applications were submitted
- Adela Gutierrez-Ramirez said the water allocation request was under review
- Elias Hord said the driveway permit was under review. Rusty Darnell said TIA scoping documents are required. Vehicle trips per day greater than 1000 or 100 for peak hours may require roadway improvements.

The meeting was adjourned at 2:21 pm.

Autumn Radcliff

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