

MEETING MINUTES
Henderson County Technical Review Committee
February 17, 2026

The Henderson County Technical Review Committee met at 2:05 p.m. at 100 N King St.

TRC Members Present:

Autumn Radcliff, Planning Director
Crystal Lyda, Building Services Director
Elias Hord, NCDOT
Seth Swift, Environmental Health Supervisor
Glen Gillette, Deputy Fire Marshal
Marcus Jones, County Engineer
Deb Johnston, Site Development
Dylan Dyer, MSD
Adela Gutierrez-Ramirez, City of Hendersonville Engineering

TRC Members Absent:

Matt Champion, Zoning Administrator
Toby Linville, Floodplain Administrator
Christopher Todd, Assistant County Manager

Meeting Called to Order

Autumn Radcliff opened the meeting at 2:05 pm.

Approval of February 3rd Meeting Summary

Autumn Radcliff asked for any changes to the February 3rd meeting summary. Marcus Jones moved to approve the summary as presented. Crystal Lyda seconded the motion. All members voted in favor.

R-2026-01 Old Hendersonville Road

Carlos Martinez read the staff report for rezoning application R-2026-01 for a 2.05 ac tract (PIN 9652-63-3421) located off Old Hendersonville Road that is requesting a rezoning from Industrial to Residential One. The TRC wanted to make the applicant aware of an NCDOT round-about proposed near the property that could impact any future driveways. Also, the applicant should be aware of an existing cemetery on the church property and associated gravesites when looking at the location of a residential home.

Marcus Jones moved to approve to forward the rezoning application to the Planning Board for their review and recommendation. Glen Gillette seconded the motion. All members voted in favor.

Conditional Zoning District Amendment CD-2020-02-A1 Horseshoe Farms

Autumn Radcliff stated that Horseshoe Farms is an approved conditional zoning district adopted by the BOC on August 19, 2020. The applicant is proposing to amend the master plan to add a new building for administration purposes, relocate the RV area, and change the internal road configuration to include a third entrance onto South Rugby Road. The new portion of the subject area proposed to be rezoned to the conditional zoning district consists of 9 residential lots, 5 of those currently containing single-family residential structures. The remaining 4 lots are proposed for single-family residential structures, and the amendment would allow for a new internal road for these residential lots to directly access the Horseshoe Farm amenities.

The TRC recommended the following conditions:

- Elias Hord stated that the project needs screening documents submitted to NCDOT to determine if a Traffic Impact Study is needed. He also asked for a request to amend the existing driveway permit and any applicable encroachment agreements.
- Seth Swift asked if a soil scientist would be used for an engineer option permit for the septic systems. The applicant confirmed.

- Crystal Lyda stated that the additional employee parking may require additional ADA parking spaces.
- Deb Johnston said the Erosion Control and Stormwater plans need to be revised to include the changes.
- Adela Gutierrez-Ramirez said that any changes to the water plans would need to be resubmitted.
- Glen Gillette asked if the road width would accommodate fire trucks. The applicant stated that they are 14ft wide and would accommodate emergency vehicles.

Seth Swift moved to forward the request to the Planning Board with the above conditions. Marcus Jones seconded the motion. All members voted in favor.

The meeting was adjourned at 2:25 pm.

Autumn Radcliff, Autumn Radcliff
