

**MEETING MINUTES**  
**Henderson County Technical Review Committee**  
**April 7, 2026**

The Henderson County Technical Review Committee met at 2:01 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  
Matt Champion, Zoning Administrator  
Toby Linville, Floodplain Administrator

TRC Members Absent:

Christopher Todd, Assistant County Manager  
Adela Gutierrez-Ramirez, City of Hendersonville Engineering  
Samuel Gettleman, MSD

Meeting Called to Order

Autumn Radcliff opened the meeting at 2:01 pm.

Approval of March 17, 2026 Meeting Summary

Autumn Radcliff asked for any changes to the February 17<sup>th</sup> meeting summary. Marcus Jones moved to approve the summary as presented. Glen Gillette seconded the motion. All members voted in favor.

Upper Hickory Nut Gorge Community Center

Matt Champion read the staff report for the major site plan. Sean McIntosh with Cardinal Engineering represented the project. The applicant is planning to continue to utilize the subject area as a community center for the Upper Hickory Nut Gorge Community Club. The major site plan shows a new 80SQFT bathroom and small kitchen for the community center located on the existing concrete slab. Additionally, the major site plan shows a 576SQFT or 24'X24' wooden deck with storage below adjacent to the existing concrete slab. The existing stone chimney will be utilized and surrounded by a terrace. Concrete walkways will be installed to get from the wooden deck to the terraced area. 2 proposed ADA accessible parking spaces are shown on the major site plan. 0.19 acres of disturbance is proposed. 1,020SQFT of additional impervious surfaces are proposed as part of the major site plan application.

The TRC recommended the following conditions:

- Toby Linville asked to remove the storage area under the deck. He advised that any fill placed on the property would require a fill permit and could not exceed 20" of the flood plain area excluding the non-encroachment area.
- Deb Johnston said no erosion control or stormwater permitting would be required.
- Crystal Lyda recommended labeling the kitchen as a warming kitchen. Restrooms must be ADA accessible.
- Seth Swift asked if the existing well and septic would be utilized. McIntosh answered yes, those were being evaluated.
- Elias Hord said the driveway permit was under review. McIntosh said he just received the approved permit today.

Toby Linville moved to approve the major site plan. Crystal Lyda seconded the motion. All members voted in favor.

V-26-01 Lamar Outdoor Advertising

Matt Champion read the staff report on the project.

Marcus Jones moved to forward the variance application to ZBA on 4/29/26. Glen Gillette seconded the motion. All members voted in favor.

The meeting was adjourned at 2:22 pm.

*Autumn Radcliff*, Autumn Radcliff

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