

MEETING MINUTES
Henderson County Technical Review Committee
May 18, 2026

The Henderson County Technical Review Committee met at 2:01 p.m. at 100 N King St.

TRC Members Present:

Crystal Lyda, Building Services Director
Seth Swift, Environmental Health Supervisor
Glen Gillette, Deputy Fire Marshal
Marcus Jones, County Engineer
Matt Champion, Zoning Administrator
Adela Gutierrez-Ramirez, City of Hendersonville Engineering
Toby Linville, Floodplain Administrator
Christopher Todd, Assistant County Manager
Elias Hord & Rusty Darnell NCDOT
Samuel Gettleman, MSD

TRC Members Absent:

Autumn Radcliff, Planning Director
Deb Johnston, Site Development

Meeting Called to Order

Matt Champion opened the meeting at 2:00 pm.

Approval of May 5, 2026 Meeting Summary

Matt Champion asked for any changes to the May 5th meeting summary. Marcus Jones moved to approve the summary as presented. Christopher Todd seconded the motion. All members voted in favor.

R-2025-09 Ridge Rd (Romo)

Miles Kish read the staff report for the rezoning. Noone was present for the project. Staff received rezoning application #R-2025-09, for PIN: 9599-32-2820, owned by Sherlyn Mejia Romo. (hereafter the subject area). The subject area is located on Ridge Road and J H Hyder Road. The owner has requested the 0.75-acre property be rezoned from Residential Two Rural (R2R) to Industrial (I). The application was submitted on November 26, 2025.

The TRC did not recommend additional conditions. Christopher Todd motioned to forward the rezoning application to the 5-21-26 Planning Board.

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

R-2026-02-CD North Cureton Place

Matt Champion read the staff report on the project. The applicants, the N. Cureton Place TH, LLC, seek to rezone all of REIDs 10003733, 10003731, 700995, and 700357, and a portion of REID 10013324 from Regional Commercial (RC) to Conditional District (CD-2026-02). The subject area is approximately 12.53 acres. The attached site plan proposes a 102-unit townhome residential development. William Alexander and Brett Basnight represented the project.

The TRC recommended the following conditions:

- Rusty Darnell said a Traffic Impact Analysis would be required due to the proximity to the I-26 State Transportation Improvement Program project. He said a driveway permit and encroachment permits would be required once the TIA was approved.
- Glen Gillette said that the two entrances would meet the access requirements from the NC Fire Code.
- Adela Gutierrez-Ramirez said the water availability letter was approved.
- Samuel Gettleman said that the allocation letter was approved by MSD.
- Deb Johnston said that the Erosion Control and Stormwater permits were previously approved but should be updated for the new project.

Glen Gillette motioned to forward the conditional rezoning to the Planning Board on 5-21-26. Rusty Darnell seconded the motion. All members voted in favor.

Big Hills at Horse Shoe Revised Master Plan

Matt Champion read the staff report for the project. Nicholas Bowman represented the project. A subdivision application was submitted on behalf of the property owners, Big Hills Construction, LLC, on April 17, 2026, by Nicholas Bowman. The application is seeking approval to revise the existing Master Plan and Phase 1 and 2 Development Plans. The applicant has acquired an additional parcel (REID: 9940761) not included in the existing Big Hills at Horse Shoe Major Subdivision boundary. The new 1.45-acre parcel contains an existing residential dwelling that will be an out parcel, but a portion of the lot will be recombined with the existing subdivision boundary to align the second subdivision entrance with Turnpike Rd (SR1322). The applicant has also submitted a revised Phase 1 and Phase 2 Development Plans. The original approval in Phase 1 and Phase 2 showed a total of 54 residential lots, but the revised Development Plans now show a total of 60 residential lots. The revised total area within the subdivision is now shown as 102.28 acres.

The TRC recommended the following conditions:

- Rusty Darnell said that NCDOT driveway permits and encroachments are required. He said that site distance on Turnpike Rd and the offset with Gash Rd would be challenges.
- Deb Johnston noted the Erosion Control and Stormwater permits must be revised.

Crystal Lyda moved to forward the Revised Master and Development Plans to Planning Board on 5-21-26. Marcus Jones seconded the motion and all members voted in favor.

Barnwell RV Park Revision

This item is continued to 6-2-26 awaiting updated site plan

SUP-26-02 Asheville Hwy Auto Sales

Matt Champion read the staff report for the special use permit application. Caleb Bryant and Randie Savage represented the project. The applicant is proposing to change the use of the existing retail space at 3290 Asheville Hwy for motor vehicles sales. The applicant does not plan on expanding the existing structure but will use the structure as an office for the motor vehicle sales. The major site plan shows a total of 4 dedicated parking spaces for the structure with 1 space dedicated to ADA compliance. Although the tract of land included with this applicant has existing drives onto Asheville Hwy and Brookside Camp Rd, the applicant intends on using Brookside Camp Rd as the primary access to subject area. The major site plan shows an area dedicated for storage of vehicles for sale, which is shown as 4 spaces. The existing structures located within the RR right-of-way are not in use by the applicant. The major site plan proposes no new impervious surfaces or disturbance. The entire tract, including the subject area, contains approximately 24,476SQFT of impervious surfaces.

The TRC recommended the following conditions:

- Rusty Darnell said a driveway permit would be required and they would discuss pass through traffic and narrowing driveway on Brookside Camp Rd.
- Crystal Lyda said a building permit would be required if there were modifications to the existing building.

Christopher Todd moved to approve the major site plan and forward the Special Use Permit application to the Zoning Board of Adjustment on 5-27-26.

The meeting was adjourned at 2:25 pm.

Matt Champion

Matt Champion
