

MEETING MINUTES
Henderson County Technical Review Committee
August 18, 2026

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

TRC Members Present:

Autumn Radcliff, Planning Director
Matt Champion, Zoning Administrator
Matt Boyd, Deputy Fire Marshal
Marcus Jones, County Engineer
Toby Linville, Floodplain Administrator
Deb Johnston, Site Development
Christopher Todd, Assistant County Manager
Samuel Gettleman, MSD
Elias Hord & Nick Dorato NCDOT
Seth Swift, Environmental Health Supervisor
Adela Gutierrez-Ramirez, City of Hendersonville Engineering

TRC Members Absent:

Crystal Lyda, Building Services Director

Meeting Called to Order

Autumn Radcliff opened the meeting at 2:00 pm.

Marcus Jones asked who the official voting members of the TRC included. Autumn Radcliff read the bylaws of the official 7 voting members including Building Inspections, Environmental Health, Fire Marshal, Planning, Engineering, Soil Erosion and Sedimentation Control/Stormwater and Zoning. Christopher Todd voted in Crystal Lyda's absence for Building Inspections.

Approval of August 4, 2026, Meeting Summary

Autumn Radcliff asked for any changes to the August 4th meeting summary. Marcus Jones moved to approve the summary as presented. Marcus Jones seconded the motion. Christopher Todd seconded. All members voted in favor.

Camp Family Cemetery MSP

Matt Champion read the staff report on the project. Cameron Baker represented the project.

The applicant is proposing to create a 900SQFT family cemetery lot. The proposed lot will be accessible through a 20' easement running from the adjacent parcel under the same ownership. The family cemetery will be surrounded by a 4' tall wall or fence. Maintenance of the cemetery will fall under the responsibility of the property owner.

The TRC did not recommend additional conditions:

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

2853 Chimney Rock Rd RV Park MSP Expansion

Matt Champion read the staff report for the major site plan.

The TRC approved a major site plan on December 6, 2022. The applicant was approved for six RV spaces, which may accommodate a combination of park models and/or RVs. Each RV site was approximately 2,000 square feet and included a designated parking area. All RV structures were shown to comply with the required 50-foot perimeter setback. The parcel was previously placed on hold due to an unpermitted sign; however, the applicant came into

compliance on July 28, 2026. The applicant is proposing to add two additional RV spaces or park model spaces. Each additional space will be approximately 2,000 square feet, including parking, and will comply with the required 50-foot perimeter setback.

The TRC recommended the following conditions:

- Crystal Lyda messaged before the meeting: Requires electrical and plumbing permits that are NC Licensed Contractors for the new RV sites.

Marcus Jones moved to approve the major site plan with conditions. Deb Lyda seconded the motion and all members voted in favor.

Garbage Pal MSP Revision

Matt Champion read the staff report on the project.

The Technical Review Committee originally approved the major site plan for Gabage Pal on May 19, 2020. The original major site plan approval showed an area for future development, but no specific improvements were shown. Due to overwhelming processing of building materials from Hurricane Helene, the existing business expanded into the area that was originally shown as future development. The applicant has submitted a revised major site plan to show what is taking place in the area that was originally shown as future development on the major site plan. The area will be used for outdoor storage of mulched up wood products from demolition or construction debris removal.

The TRC added the following conditions:

- Marcus Jones stated that the use must only be construction and demolition material and cannot accept municipal solid waste and cannot act as a transfer station.
- Autumn Radcliff said that the screening must have landscaping outside the fence.
- Deb Johnston said Erosion Control and Stormwater permits must be updated.
- Elias Hord said they would need a NCDOT Driveway Permit and needs screening. Nick Dorato said there had been issues with nails and debris on Old Hendersonville Rd.
- Adela Gutierrez-Ramirez said they needed to confirm the size of the water meter for the extension.

Marcus Jones moved to table the major site plan for additional information. Christopher Todd seconded the motion. All members voted in favor.

The meeting was adjourned at 2:30 pm.

Autumn Radcliff

Autumn Radcliff
