

MEETING MINUTES
Henderson County Technical Review Committee
September 1, 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
Glen Gillette, Fire Marshal
Marcus Jones, County Engineer
Toby Linville, Floodplain Administrator
Deb Johnston, Site Development
Christopher Todd, Assistant County Manager

TRC Members Absent:

Samuel Gettleman, MSD
Elias Hord & Nick Dorato NCDOT
Seth Swift, Environmental Health Supervisor
Adela Gutierrez-Ramirez, City of Hendersonville Engineering
Crystal Lyda, Building Services Director

Meeting Called to Order

Autumn Radcliff opened the meeting at 2:00 pm.

Approval of August 18, 2026, Meeting Summary

Autumn Radcliff asked for any changes to the August 18th meeting summary. Marcus Jones moved to approve the summary as presented. Deb Johnston seconded. All members voted in favor.

Garbage Pal MSP Revision (Revision)

Matt Champion read the updated staff report on the project. 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 revised site plan showed screening and buffering as required for outdoor storage.

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 an 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 on 8/18/26:

- 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 an 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.

The TRC added the following conditions on 9/1/26:

- Matt Champion said NCDOT is evaluating a driveway permit and needs screening. There is no waterline extension and City of Hendersonville is satisfied with existing service.
- Deb Johnston said there were additional Erosion Control fees for amended EC permit and the Stormwater Permit should have close out documents.
- Glen Gillette said that outdoor storage of wood waste is limited to 25' high, 100' wide and 100' long by the fire code. He said unless extended the exemption for the air curtain burner will expire 9/30/26.

Christopher Todd moved to approve the major site plan. Matt Champion seconded the motion. All voting members voted in favor.

The meeting was adjourned at 2:20 pm.

Autumn Radcliff

Autumn Radcliff
