

**MEETING SUMMARY**  
**Henderson County Technical Review Committee**  
**December 3, 2024**

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

TRC Members Present:

Crystal Lyda, Building Services Director  
Rusty Darnell, Elias Ford, Ed Green NCDOT  
Adela Gutierrez Ramirez, City of Hendersonville Engineering  
Kevin Waldrup, Fire Marshal  
Autumn Radcliff, Planning Director  
Seth Swift, Environmental Health Supervisor  
Toby Linville, Floodplain Administrator  
Marcus Jones, County Engineer  
Matt Champion, Zoning Administrator  
Deb Johnston, Site Development

TRC Members Absent:

Christopher Todd, Assistant Manager  
Samuel Gettleman, MSD

Meeting Called to Order

Autumn Radcliff opened the meeting at 2:03 pm.

Minutes – Autumn Radcliff asked if there were any adjustments to the 11/19/24 meeting summary. Marcus Jones moved to approve the meeting summary as presented. Kevin Waldrup seconded the motion. All voted in favor.

V-24-04 S Lake Summit Setback

Matt Champion summarized the request. Julie Reo of Pursley Dixon Architecture applied on behalf of owners Angela and Todd Newnam. Principal and accessory structures within the Waterfront Residential (WR) zoning district requires a minimum front yard setback of 45' measured from the center of the right-of-way. The subject area suffered an embankment failure in front of the structure facing S. Lake Summit Rd due to the water runoff from Hurricane Helene. The embankment failure has compromised the front of the existing residential structure. Instead of backfilling the area in front of the structure or just placing a retaining wall, the applicant is proposing to place a subsurface storage structure in front of the existing dwelling. The storage structure will act as both a storage area for the property owners and structural support against the wall holding up the foundation of the residence. The storage structure will only be visible by way of a door facing S. Lake Summit Rd at ground level. Additionally, the storage structure will be accessible from a set of stairs coming from the lower level of the existing residential structure. The storage structure will be encroaching into the front yard setback by approximately 27' and therefore requesting a variance to reduce the setback for this structure to 18'.

The TRC noted additional conditions:

- Rusty Darnell noted that 18' from the centerline of S Lake Summit Rd would not allow on street parking.
- Marcus Jones reiterated that the site plan shows perpendicular parking and that would encroach into the right-of-way.

Marcus Jones moved to forward the variance application to the Zoning Board of Adjustment meeting on December 18<sup>th</sup>. Crystal Lyda seconded the motion. All TRC members voted in favor.

The meeting was adjourned at 2:12pm.

*Autumn Radcliff*

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Autumn Radcliff