

**MEETING SUMMARY**  
**Henderson County Technical Review Committee**  
**January 7, 2025**

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  
Elias Hord and Ed Green, NCDOT  
Autumn Radcliff, Planning Director  
Seth Swift, Environmental Health Supervisor  
Toby Linville, Floodplain Administrator  
Marcus Jones, County Engineer  
Matt Champion, Zoning Administrator  
Samuel Gettleman, MSD  
Kevin Waldrup, Fire Marshal  
Deb Johnston, Site Development

TRC Members Absent:

Adela Gutierrez Ramirez, City of Hendersonville Engineering  
Christopher Todd, Assistant Manager

Meeting Called to Order

Autumn Radcliff opened the meeting at 2:00 pm.

Minutes – Autumn Radcliff asked if there were any adjustments to 12/17/24 meeting summary. Kevin Waldrup moved to approve the meeting summary as presented. Crystal Lyda seconded the motion. All voted in favor.

Shealy Auto Repair MSP

Matt Champion summarized the request. Nicholas Bowman with Davis Civil Solutions applied on behalf of owner Carl Shealy of B&K Properties of Columbia LLC for the major site plan. The applicant is proposing to develop the subject area with a new 19,700SQFT single-story structure for automobile and equipment repair. The new structure will include 74 total parking spaces including 1 ADA accessible parking space. The structure will also include multiple bays to access the garage area. The primary access to the site will be off Old Johnson Farm Rd (SR 1495) through two forms on ingress and egress. Each entrance to the subject area is shown as 30' wide drive isles. The major site plan shows a solid waste collection facility on a thick concrete dumpster pad. The structure will be surrounded by a concrete apron with 5' wide sidewalks. The major site plan shows pre-development impervious surfaces at 5.91% or 0.30-acres and post development impervious surfaces at 60.13% or 3.06-acres.

The TRC noted additional conditions:

- Elias Ford with NCDOT requested a NCDOT driveway permit, submit scoping documents for a Traffic Impact Analysis and change note on Details sheet about driveway apron from 848.02 to Figure 6 from the subdivision roads standard.
- Deb Johnston said an Erosion Control and Stormwater Plan would be required from Site Development.
- Samuel Gettleman said the MSD allocation has been approved. He said an oil/water separator would be required, the system must be connected by a certified installer and receive a final inspection.
- Adela Gutierrez Ramirez with the City of Hendersonville e-mailed that the water allocation has been approved.

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

R-2024-08 Shafer Rd

Carlos Martinez read the staff report for the rezoning. The zoning map amendment, application #R-2024-08, is for a portion of PIN: 9587-51-5538. Pennie Melton owns the parcel, which has frontage along Continental Divide Drive and Shafer Road. The applicant is seeking to rezone a portion of the parcel from Regional Commercial (RC) to Residential District Two Rural (R2R). The subject area is approximately 6.65 acres of a 28.15-acre lot. The parcel is currently vacant.

There were no additional conditions from the TRC. Crystal Lyda moved to forward the application to the Planning Board for their 1/16/25 meeting. Kevin Waldrup seconded the motion. All members voted in favor.

The meeting was adjourned at 2:14 pm.

*Autumn Radcliff*

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Autumn Radcliff