

MEETING SUMMARY
Henderson County Technical Review Committee
March 18, 2025

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

TRC Members Present:

Ed Green, NCDOT
Autumn Radcliff, Planning Director
Marcus Jones, County Engineer
Kevin Waldrup, Fire Marshal
Deb Johnston, Site Development
Lee Stevens, Planning
Liz Hason, Planning
Adela Gutierrez Ramirez, City of Hendersonville Engineering
Toby Linville, Floodplain Administrator
Matt Champion, Zoning Administrator

TRC Members Absent:

Samuel Gettleman, MSD
Crystal Lyda, Building Services Director
Seth Swift, Environmental Health Supervisor
Christopher Todd, Assistant Manager

Meeting Called to Order

Autumn Radcliff opened the meeting at 2:02 pm.

Minutes – Autumn Radcliff asked if there were any adjustments to the 3-4-25 meeting summary. Kevin Waldrup moved to approve the meeting summary as presented and Marcus Jones seconded the motion. All voted in favor.

R-2025-01-CD Cottages at Sugarloaf Meadows

Lee Stevens summarized the request. Tyler Wagner with FEI presented the project. Rezoning Application #R-2025-01-C was initiated on February 14, 2025, and requests that the County conditionally rezone approximately 31.46 acres of land from Residential Two Rural (R2R) to a Conditional District (CD-2025-01). The project contains all of PIN 9589-35-2768 and PIN 9589-26-9624 that has direct access to Sugarloaf Rd (SR 1734). The Cottages at Sugarloaf Meadows, LLC, and Claire McConnell are the current property owners. The applicant is The Cottages at Sugarloaf Meadows, LLC. The applicant is proposing to develop a single-family residential development consisting of 50 homes and 53 lots with common area designation and an amenity area. As a part of this project, the applicant requests the parcel to be rezoned to a Conditional Zoning District (CD-2025-01). Conditional rezonings allows for the Board of Commissioners to place conditions on the property to address community concerns and make the proposed development compatible with adjacent uses. As required by the LDC, a neighborhood compatibility meeting was held on Tuesday, March 11, 2025.

The TRC noted the following conditions:

- Ed Green with NCDOT said a Traffic Impact Analysis would be required because of the state of Sugarloaf Rd.
- Kevin Waldrup, Fire Marshal stated that any subdivision over 30 lots is required to have 2 separate entrances or sprinkle all buildings in the subdivision.
- Deb Johnston, Site Development said an Erosion Control and Stormwater Permit would both be required.
- Adela Gutierrez Ramirez said that the water availability letter has been approved.

Marcus Jones moved to forward the rezoning application to Planning Board on 3/20/25. Kevin Waldrup seconded the motion. All TRC members voted in favor.

R-2025-02 Fireside Golf

Liz Hanson summarized the request. Rezoning Application R-2025-02, submitted on February 19, 2025, requests that the County rezone approximately 25.67 acres of land from the Residential One (R1) zoning district to the Local commercial (LC) zoning district. The zoning map amendment application is for all of PIN: 9660-39-3429 with access from Brookside Camp Road (SR 1528). The property owner is Brookside Camp Holdings, LLC and the applicant is Madison McMahan.

Autumn Radcliff added that the rezoning is to allow an electronic message sign in place of the current billboard. The project previously received a special use permit for the sign. NCDOT through Volkert will not permit an electronic sign that is in a residential district.

Kevin Waldrup moved to forward the rezoning application to Planning Board on 3/20/25. Marcus Jones seconded the motion. All TRC members voted in favor.

TX-2025-02 Ecusta Trail Parking

Autumn Radcliff presented the text amendment. The Board of Commissioners has requested a public hearing for April 7, 2025, to consider commercial parking options along the Ecusta Trail in the unincorporated areas. The Planning Board discussed options to accomplish this with staff and recommended adding a new use for Ecusta Trail Parking that would be permitted in specific zoning districts with SR (Supplemental Requirements) for parcels that were adjacent to the trail. The Planning Board noted that an Ecusta Overlay District could be incorporated in the LDC rewrite that could expand parking options and other related trail-oriented developments, but the draft amendment could address the parking concern initially for the first six (6) miles of the trail that will be completed summer of 2025. The RTAC is asked to review the draft amendment and make a recommendation. The Planning Board will continue its discussion and make a recommendation at its March 20, 2025 meeting.

Marcus Jones moved to forward the text amendment to the Planning Board on 3/20/25. Kevin Waldrup moved to second the motion. All TRC members voted in favor.

The meeting was adjourned at 2:24 pm.

Autumn Radcliff

Autumn Radcliff