

**HENDERSON COUNTY PLANNING BOARD
MEETING MINUTES
June 18, 2026, at 5:30 PM**

Planning Board Members Present:

Hunter Marks, Chair
Jim Miller, Vice Chair
Jared Ownbey
Candi Guffey
Harvey Nix
Gary Griffin
Bill Lapsley, BOC Liaison

Planning Board Members Not Present:

Trey Ford
Jason Davis
Linda Bradley

Staff Present:

Autumn Radcliff, Planning Director
Russ Burrell, County Attorney
Matt Champion, Zoning Administrator

Meeting called to order: Mr. Hunter Marks called the meeting to order.

Roll Call: Roll call was taken.

Welcome New Member: Mr. Hunter Marks welcomed new Planning Board member, Candi Guffey.

Informal Public Comment: The Planning Board heard from one member of the public on the continued rain deficient in some areas of the county despite recent rain events and concerns with fire. Anyone interested in collecting rainfall measurements is encouraged to sign up to have more accurate readings for the county.

Adjustment of Agenda: None.

May 21, 2026, Meeting Summary: No changes to the meeting summary were noted.

LDC Text Amendment (TX-2006-01), Clarification to Cryptocurrency Mining Operations and Data Centers: Ms. Autumn Radcliff stated that in 2023, the Planning Board spent several meetings discussing a proposed amendment to the Henderson County Land Development Code (LDC) to address the use of cryptocurrency mining operations. This amendment established locations where cryptocurrency mining operations may be located and the supplemental requirements that must be met to protect the public health, safety, and general welfare of county residents. The purpose of the amendment was to mitigate the negative effects which include, but are not limited to, very high energy usage, noise pollution, and the disposal of electronic waste. On May 1st, 2023, the Board of Commissioners held a public hearing, and subsequently at the June 28th, 2023, meeting voted to adopt the amendment.

Since 2023, the terminology around these facilities has changed, and cryptocurrency mining is one type of use that can occur in these kinds of facilities. The best-known term used today to describe these facilities and activities is data centers. The proposed text amendment would clarify that this use includes both cryptocurrency mining operations and data centers. The amendment would include a definition for data centers and the same standards and locations currently in the LDC would still apply to both cryptocurrency mining operations and data center facilities.

Mr. Jim Miller stated that the requirements are very strict about these uses and was concerned about the need for these uses. He stated that the Board may have to reevaluate the use in the future. Other members had concerns about farmland preservation, tax revenue, current proposed bills on these uses, the impact to water and natural resources, and noise.

After some discussion, Mr. Jim Miller made a motion to recommend the text amendment as presented. Mr. Harvey Nix seconded the motion. All voted in favor. Mr. Lapsley thanked the

Board for its thoughtful discussion and consideration and stated that the Commissioners will hold a public hearing on the amendment in July.

Staff Updates: Ms. Autumn Radcliff stated that the applicant for N. Cureton Place had met with NCDOT and had requested the item to be discussed at the July Planning Board meeting. Due to a conflict with the applicant attorney, the Board rescheduled its July meeting for the 23rd at 5:30 pm. Mr. Jim Miller asked the County Attorney if he had a conflict of interest with the application since he was familiar with the property and had done work for the Egolf family. The County Attorney asked if he would benefit from the decision of the Board. Mr. Miller stated that he would not. It was noted that he would not need to recuse himself.

Adjournment: The meeting was adjourned at 6:11 pm.