

**MEETING SUMMARY**  
**Henderson County Technical Review Committee**  
**February 3, 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  
Crystal Lyda, Building Services Director  
Rusty Darnell, NCDOT  
Seth Swift, Environmental Health Supervisor  
Matt Champion, Zoning Administrator  
Glen Gillette, Deputy Fire Marshal  
Toby Linville, Floodplain Administrator  
Marcus Jones, County Engineer  
Deb Johnston, Site Development  
Adela Gutierrez-Ramirez, City of Hendersonville Engineering

**TRC Members Absent:**

Christopher Todd, Assistant County Manager  
Samuel Gittleman, MSD

**Meeting Called to Order**

Autumn Radcliff opened the meeting at 1:59 pm.

**Approval of January 20<sup>th</sup> Meeting Summary**

Autumn Radcliff asked for any changes to the January 20<sup>th</sup> meeting summary. Marcus Jones moved to approve the summary as presented. All members voted in favor.

**King Warehousing and Storage MSP**

Matt Champion read the staff report for the major site plan. The owner David King is requesting to add an additional 5,000SQFT structure for warehousing and storage to the existing facility. The existing 5,000SQFT metal storage structure was approved in 2021. The project proposes Hendersonville water and private septic. The major site plan shows 3 general parking spaces, 1 paved ADA accessible parking space, and a total disturbed area of 2 acres. The existing driveway off Upward Road will continue to serve the existing building and new structure. The major site plan shows a total area of impervious surfaces post development as 18.1%.

The TRC recommended the following:

- Adela Gutierrez-Ramirez said a connection fee for the additional connection would be required. King said the fee was paid.
- Deb Johnston said the original erosion control and stormwater permits provided for the second structure.
- Glen Gillette said there must be fire apparatus access to within 150' of any portion of the buildings.
- Toby Linville will issue a no-fee flood permit for development outside the special flood hazard area.
- Rusty Darnell asked for a request to amend the existing driveway permit.

Marcus Jones moved to approve the major site plan with conditions. Crystal Lyda seconded the motion and all members voted in favor.

**Taco Bell MSP**

Matt Champion read the staff report for the major site plan. Michael Hicks with Sambatek represented the project. The applicant is leasing a 20,006SQFT area to construct a 2,233SQFT restaurant with a drive thru. The new restaurant space has a total of 7 parking spaces including 1 ADA van accessible parking space. The proposed structure includes 1 drive-thru window with enough stacking to accommodate 10 personal vehicles. The major site plan shows 3 total driveway cuts to serve the proposed structure. 2 driveway cuts are proposed off S. Naples Rd

with one dedicated as one-way. The Asheville Hwy driveway cut is shown as a right-in and right-out only. The major site plan shows a total area of disturbance 0.28 acres and post development impervious surfaces at 0.98 acres. Also, the major site shows a proposed dumpster location.

The TRC recommended the following conditions:

- Rusty Darnell asked for a request to amend the existing driveway permit. He is concerned that the right-in from Asheville Hwy may conflict with the drive thru stacking and will monitor.
- Crystal Lyda said the building plan review was approved.
- Deb Johnston said the existing Erosion Control and Stormwater permits cover this addition but would need to be inspected for compliance with original permits.
- Adela Gutierrez-Ramirez said the water line was approved and installed.

Rusty Darnell moved to approve the major site plan. Marcus Jones seconded the motion and all members voted in favor.

#### SmartStop Self Storage Expansion MSP

Matt Champion read the staff report for the major site plan. Jeff Harvey represented the application. The applicant proposes redeveloping the subject area to include additional self-storage space and covered outdoor storage space. The originally designated outdoor storage area will be redeveloped to contain a single 36,400SQFT climate controlled self-storage area. Outdoor storage will be relocated to a new 4,000SQFT RV and Boat Canopy area at the back of the subject area. The area damaged by the fire will be redeveloped for a new 44,500SQFT self-storage area that will connect to the existing office. Other improvements proposed for the subject area include interior remodeling of the existing office and façade replacement outside of the existing office. One structure will be approximately 165' X 15' and the other structure will be approximately 130' X 15'. The existing vegetation around the redeveloped area will remain. The major site plan also shows the construction of an 8' chain-link fence enclosing the self-storage structures. The existing structures located within the area being discussed for this application have already been removed. The total area of impervious surfaces will not be increased since this area is already primarily graveled. No outdoor storage is proposed as part of this application.

The TRC proposed the following conditions:

- Matt Champion said the parcels must be recombined to meet setbacks.
- Deb Johnston said erosion control and stormwater permits would be required.
- Glen Gillette said there must be enough perimeter access for fire apparatus to have 24' wide access within 200' of any portion of the buildings.
- Rusty Darnell said the existing driveway permit covered these additions.

Marcus Jones moved to approve the major site plan with conditions. Rusty Darnell seconded the motion. All members voted in favor.

The meeting was adjourned at 2:26 pm.

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*Autumn Radcliff*, Autumn Radcliff