

MEETING MINUTES
Henderson County Technical Review Committee
March 3, 2026

The Henderson County Technical Review Committee met at 2:01 p.m. at 100 N King St.

TRC Members Present:

Autumn Radcliff, Planning Director
Crystal Lyda, Building Services Director
Elias Hord, Nick Dorato NCDOT
Seth Swift, Environmental Health Supervisor
Glen Gillette, Deputy Fire Marshal
Marcus Jones, County Engineer
Deb Johnston, Site Development
Adela Gutierrez-Ramirez, City of Hendersonville Engineering
Matt Champion, Zoning Administrator
Toby Linville, Floodplain Administrator

TRC Members Absent:

Christopher Todd, Assistant County Manager
Samuel Gettleman, MSD

Meeting Called to Order

Autumn Radcliff opened the meeting at 2:01 pm.

Approval of February 17th Meeting Summary

Autumn Radcliff asked for any changes to the February 17th meeting summary. Marcus Jones moved to approve the summary as presented. Glen Gillette seconded the motion. All members voted in favor.

Revised MSP Fletcher Logistics Phase 1

Matt Champion read the staff report for the revised major site plan. Michael Anderson has submitted a revised major site plan for Phase 1 Fletcher Logistics warehousing and storage at 5045 Hendersonville Rd. The original major site plan showed the addition of one 34,000SQFT warehouse to be added in Phase 1. The revised major site plan now shows a 66,000SQFT warehouse to be added in Phase 1 and an 8,213SQFT warehouse to replace the existing structure at 5045 Hendersonville Rd. Additionally, the applicant is showing a 1,698SQFT office structure. The revised Phase 1 now incorporates the property located at 4989 Hendersonville Rd. The revised Phase 1 plan shows a new 12,640SQFT structure for automotive and equipment repair. The revised major site plan submission shows the master plan for the entire site, but at this moment, the applicant is only seeking approval for the Phase 1. The new structures will be a single-story with a maximum height of 22'. The major site plan also shows the new 66,000SQFT structure to be split into two separate suites with an office space located in each half. The revised major site plan shows two access points along Rockwell Dr and one entrance off Hendersonville Rd. Phase 1 also includes reworking the existing parking around all the proposed structures. Total parking in Phase 1 is shown as 14 ADA spaces, 122 vehicular spaces, and 123 dock spaces. The new structure will be surrounded by asphalt as well as the building at 5045 Hendersonville Rd. Phase 1 shows a total of 12.6 acres of disturbance and impervious surfaces post development as 13.63 acres or 75%.

Anderson said he would soon submit the NCDOT traffic impact analysis and stormwater plan. He said he previously submitted a water availability request. He confirmed that the property is in MSDs district.

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

Johnson Ecusta Parking Lot MSP

Matt Champion read the staff report on the project. Warren Johnson represented Johnson Building Supply. The applicant proposes to develop the subject area for a paid parking lot for the benefit of Ecusta Trail users. The major site plan shows a 1-acre area for paid parking that does not contain any proposed structures. The major site plan shows a total of 57 paid parking spaces on a gravel lot. The subject area will be accessed by a new driveway cut off McKinney Rd (SR 1203). The applicant will be required to obtain an Ecusta Trail encroachment agreement.

The TRC recommended the following conditions:

- Marcus Jones said an encroachment agreement with the Ecusta Trail will be required.
- Nick Dorato said an NCDOT driveway permit will be required.
- Crystal Lyda said 3 ADA handicapped parking spaces will be required with 1 being van accessible.

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

Fruitland Baptist Church Addition MSP

Matt Champion read the staff report on the project. Duane Ensor with Pharos Land Design represented the application. The applicant proposes a 7,920SQFT for a new fellowship hall that will include space for classrooms, a kitchen, and events for gatherings. The major site plan shows the existing driveway cut off Gilliam Rd (SR1577) to serve the new structure. The major site plan shows a total of 5 parking spaces. The size of the structure requires 16 parking spaces but there is enough existing parking on the subject area south of the new building to accommodate the parking requirement. The major site plan also shows 5' sidewalks around the structure that connect to the existing Fruitland Baptist Church worship structure. The proposed dumpster location crosses a property line and would require a small lot line adjustment to meet the 5' accessory structure setback. The existing storage structure and playground equipment on the subject area will be removed. Total area of disturbance is shown as 0.85 acres.

Ensor noted that they may add a new septic system as they are working with Environmental Health. He said an encroachment agreement for the new water line has been submitted. He has submitted a water availability request with the City of Hendersonville. He confirmed that the church will remain on the existing well.

The TRC recommended the following conditions:

- Crystal Lyda recommended adding 1 ADA Van Accessible space near the entrance to the new building.

Ride Rock Creek Special Events

Matt Champion read the staff report for the upcoming special events. Laura Rice, on behalf of USA Cycling has applied for a special event permit with an anticipated daily attendance of 500 participants. The event will be on March 13, 2026, through March 15, 2026. The public safety plan indicates that 5 paid staff and 20 volunteers will serve the event. The event promoter has hired an on-site medical staff, DIRT Medical, to oversee the event.

Clay Harper and Callie Horwath on behalf of USA Cycling has applied for a special event permit with an anticipated daily attendance of 600 participants but only 500 participants at any given time. The event is to be held on March 26, 2026, through March 29, 2026. The public safety plan indicates that 10 paid staff and 100 volunteers will attend the event. The event promoter has hired an on-site medical staff, DIRT Medical, to oversee the event.

David Kahn has submitted a special event permit with an anticipated daily attendance of 500 participants. The event is called "Strait Acres" on July 10, 2026, through July 12, 2026. The public safety plan indicates that 10 paid staff and 100 volunteers will attend the event. The event promoter has hired an on-site medical staff, DIRT Medical, to oversee the event.

Tim McFalls recommended an ambulance on standby because of the rural location and response time. If traffic congestion becomes an issue Nick Dorato recommends traffic control. Autumn Radcliff recommended all weather parking if mud is an issue on the roadway.

The meeting was adjourned at 2:40 pm.

Autumn Radcliff

Autumn Radcliff
