

**MEETING MINUTES**  
**Henderson County Technical Review Committee**  
**May 5, 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  
Seth Swift, Environmental Health Supervisor  
Glen Gillette, Deputy Fire Marshal  
Marcus Jones, County Engineer  
Deb Johnston, Site Development  
Matt Champion, Zoning Administrator  
Adela Gutierrez-Ramirez, City of Hendersonville Engineering  
Toby Linville, Floodplain Administrator

TRC Members Absent:

Christopher Todd, Assistant County Manager  
Elias Hord, NCDOT  
Samuel Gettleman, MSD

Meeting Called to Order

Autumn Radcliff opened the meeting at 2:01 pm.

Approval of April 7, 2026 Meeting Summary

Autumn Radcliff asked for any changes to the April 7<sup>th</sup> meeting summary. Deb Johnston moved to approve the summary as presented. Crystal Lyda seconded the motion. All members voted in favor.

Brickton Industrial Park Major Commercial Subdivision 02-2026-M

Carlos Martinez read the staff report for the major subdivision. Jordan Skellie with Fletcher IOS, Erik Horton with Blue Line Consulting and John Caragiulo with Trans-Tech presented the project. The subdivision request, for application #05-2026-M, is for PIN: 9652-52-3734 that is owned by FLETCHER IOS LLC. The subject area is located on Old Hendersonville Rd (SR 1536). The applicant has requested that the 15.99-acre tract of the property be subdivided into 3 lots. The property is not in the present use value program and is not considered agriculture. The property current use is considered industrial.

The TRC recommended the following conditions:

- Glen Gillette said additional hydrants will be required. The previous fire flow calculation that was performed on the property was shown as a flow from Banner Farm Rd. He said a new fire flow test should be done before beginning.
- Adela Gutierrez-Ramirez said that fire flow would be determined during the availability process.

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

SUP-26-01 Trans-Tech Inc Trade School

Matt Champion read the staff report on the project. The applicant is proposing to develop to the subject area for a truck-driving school. The major site plan shows a new 1,493SQFT modular office building with 3 concrete parking spaces. 1 of the proposed parking spaces will be ADA van accessible. The major site plan also shows an area for tractor trailer parking. The rest of the subject area, excluding the Class III screening and remaining vegetation along Old Hendersonville Rd, will be SUP-26-01 graveled. The subject area will be accessed

through the 30' private right-of-way over Guaranteed Way. The subject area will not have access to Old Hendersonville Rd or Brickton Dr. The major site plan shows a total area of impervious surfaces as 1.25 acres or 79.97%.

The TRC recommended the following conditions:

- Glen Gillette reiterated the previous hydrant comments.
- Deb Johnston said that the Erosion Control and Stormwater permits were previously approved but should be updated for the new project.
- Adela Guterrez-Ramirez said that no engineering will be required for the meter.
- Elias Hord e-mailed that a NCDOT Driveway Permit and TIA scoping document would be required.

Marcus Jones moved to forward the special use permit application to ZBA on 5/27/26. Seth Swift seconded the motion. All members voted in favor.

The meeting was adjourned at 2:15 pm.

*Autumn Radcliff*

Autumn Radcliff

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