

**MEETING MINUTES**  
**Henderson County Technical Review Committee**  
**June 16, 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  
Matt Champion, Zoning Administrator  
Deb Johnston, Site Development  
Crystal Lyda, Building Services Director  
Glen Gillette, Deputy Fire Marshal  
Marcus Jones, County Engineer  
Toby Linville, Floodplain Administrator  
Elias Hord & Nick Dorato NCDOT

TRC Members Absent:

Seth Swift, Environmental Health Supervisor  
Adela Gutierrez-Ramirez, City of Hendersonville Engineering  
Christopher Todd, Assistant County Manager  
Samuel Gettleman, MSD

Meeting Called to Order

Autumn Radcliff opened the meeting at 2:00 pm.

Approval of June 2, 2026 Meeting Summary

Autumn Radcliff asked for any changes to the June 2nd meeting summary. Marcus Jones moved to approve the summary as presented. Crystal Lyda seconded the motion. All members voted in favor.

Barnwell RV Park MSP Revision

Matt Champion read the staff report for the major site plan. There was no one present to speak about the project. The applicant is planning to add an additional eight (8) sites to the existing Recreational Vehicle Park. The major site plan shows the new sites located along the existing Living Simple Ln. The spaces are currently shown on Map D as being located within the 100-year flood hazard area. According to the major site plan, the area will be filled and no longer located within the 100-year flood hazard area. Each space is shown as a minimum of 2,000SQFT with access to community septic and well. Total area of disturbance for the new sites is shown as 0.93 acres and total area of impervious surfaces post development is shown as 14,219SQFT.

The TRC recommended the following conditions.

- Deb Johnston said no erosion control permit is required but a stormwater permit would be required.
- Crystal Lyda said electrical and plumbing permits are required for the RV spaces.
- Seth Swift said Environmental Health will process the EOP.
- Toby Linville said a floodplain fill permit is required.
- Elias Hord said NCDOT requires a driveway permit with drainage plan and any required encroachments. He said SR 1289 could be considered for abandonment.

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

Bentley Commercial New Hope Rd MSP

Matt Champion read the staff report for the project. Jared DeRidder represented the project. The applicant proposes to develop the subject area for warehousing. The major site plan shows two (2) new 12,000SQFT structures for a total of 24,000SQFT with an area dedicated to outdoor storage. The outdoor storage area also includes a portion of covered storage that will be entirely fenced in with gates for access to Bentley Blvd and New Hope Rd. The subject area will be accessed from Bentley Blvd, private 45' right-of-way, and New Hope Rd (SR1755). The area surrounding the two (2) proposed structures will be asphalt with a total of 41 parking spaces including two (2) ADA accessible spaces. Total area of disturbance is shown as 3.8 acres and total impervious surfaces post development is shown as 1.53 acres. A 0.33-acre tract around the existing residential dwelling on the subject area will be subdivided off at a future date.

The TRC recommended the following conditions:

- Deb Johnston said Erosion Control and Stormwater permits are required.
- Glen Gillette said that the gravel area behind the building should be all weather access for fire apparatus. He said it should be adequate because it would also serve dumpster access.
- Nick Dorato said NCDOT will require a driveway permit and encroachment agreements. He said he wanted to meet further to look at driveway alignment with Airport Rd.
- Marcus Jones noted that if there were substantial changes to the site plan due to driveway alignment the major site plan must be revised before the TRC.

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

#### Oakspire Preserve 10-2025-M Revised Master and Development Plan

Matt Champion read the staff report for the revised master and development plan. Matthew Rice represented the project. The applicant, Gram Enterprises, LLC, is seeking approval of a Revised Combined Master Plan Development Plan. The Revised Combined Master and Development Plan proposes a total of 14 total lots for single-family residential structures. The subject area is currently vacant. The Revised Combined Master and Development Plan includes a total of approximately 25 acres. The subject area already has access to an existing 45' private right-of-way that was recorded on Plat Slide 5552. The proposal shows a total of 4,515LF of new private driveway easement to serve the development. The smallest lot is shown as 66,561SQFT (1.528 acres) with an overall density of 0.56 units per acre. All the proposed lots included in this proposal will be served by private water and private septic.

The TRC recommended the following conditions:

- Deb Johnston said the Erosion Control permit should be revised and a stormwater permit application is required.
- Glen Gillette said the proposed road widths are narrow for fire apparatus and any additional possible dry hydrants in the area would help with water supply.
- Elias Hord said NCDOT would evaluate a driveway permit.

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

#### TX-2026-01 Data Center

Autumn Radcliff read the staff report for the text amendment. Crystal Lyda recommended limiting the definition of 4000sqft to total square footage to eliminate the possibility of multiple small buildings.

Glen Gillette moved to forward the text amendment to Planning Board on 6-18-26 with the addition of total square footage. Crystal Lyda seconded the motion. All members voted in favor.

The meeting was adjourned at 2:34 pm.

*Autumn Radcliff*

Autumn Radcliff

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