

MEETING MINUTES
Henderson County Technical Review Committee
July 7, 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 NCDOT
Seth Swift, Environmental Health Supervisor

TRC Members Absent:

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 16, 2026, Meeting Summary

Autumn Radcliff asked for any changes to the June 16th meeting summary. Crystal Lyda moved to approve the summary as presented. Marcus Jones seconded the motion. All members voted in favor.

Bentley Commercial New Hope Rd MSP

Matt Champion read the staff report on the project. Jared DeRidder represented the project. The applicant proposes to develop the subject area for warehousing. This major site plan was approved March 16th but there was a redesign of the NCDOT driveway permit. The applicant still 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 proposed new structures will only have access to Bentley Blvd, private 45' right-of-way. The original major site plan showed a second entrance off New Hope Rd (SR1755) but that has been removed. The original dumpster location has been relocated south of the new structures where the second access was originally proposed. 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.

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

Diaz Convenience Store MSP

Matt Champion read the staff report for the major site plan. Javier Diaz represented the project. The applicant is proposing to develop the subject area with a new 7,200SQFT single-story structure for a convenience/grocery store. The new structure will include 16 total parking spaces including 1 ADA accessible parking space. The major site plan shows an area for truck loading and unloading. The primary access to the site will be off Ridge

Rd (SR 1783) through an existing curb cut that will be improved. The existing patio area and sand volleyball court will be removed for the proposed structure. The personal storage shed in the back of the subject area will remain. The major site plan shows total area of disturbance as 26,615SQFT and total area of impervious surfaces post development as 21,675SQFT.

The TRC recommended the following conditions:

- Matt Champion noted the property would be assigned a Ridge Rd address instead of Sugarloaf.
- Diaz asked if they could access Sugarloaf Rd.
- Elias Hord said they could discuss that during driveway permitting but would be difficult due to guardrail.
- Set Swift said the septic easement would have to be larger to include the repair area, cooking or meat cutting would be high yield septic uses that would increase the size of the system, the existing septic would require change of system or Operations Permit for completion, the existing well permit must be completed.
- Crystal Lyda said a hard surface, van-accessible handicapped space must be provided.
- Deb Johnston said no Erosion Control or Stormwater Permits would be required because disturbance is less than 1 acre.

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

The meeting was adjourned at 2:14 pm.

Autumn Radcliff

Autumn Radcliff
