

## **MINUTES**

### **STATE OF NORTH CAROLINA COUNTY OF HENDERSON**

**BOARD OF COMMISSIONERS  
MONDAY, APRIL 7, 2025**

The Henderson County Board of Commissioners met for a regularly scheduled meeting at 5:30 p.m. in the Commissioners' Meeting Room of the Historic Courthouse on Main Street, Hendersonville.

Present were: Chairman William Lapsley, Vice-Chair J. Michael Edney, Commissioner Rebecca McCall, Commissioner Sheila Franklin, Commissioner Jay Egolf, County Manager John Mitchell, Assistant County Manager Chris Todd, Financial Services Director Samantha Reynolds, Emergency Services Director Jimmy Brissie, County Attorney Russ Burrell, and Clerk to the Board Denisa Lauffer.

Also present were County Engineer Marcus Jones, Chief Communications Officer Mike Morgan, Public Information Officer Kathryn Finotti, A/V Technician Oscar Guerrero, Finance Director Randy Cox, Tax Administrator Harry Rising, Public Health Director David Jenkins, Strategic Behavioral Health Director Jodi Grabowski, Planning Director Autumn Radcliff, Zoning Administrator Matt Champion, Parks and Recreation Director Bruce Gilliam, Human Resources Director Karen Ensley, Lead for North Carolina Fellow Nora Sjue, Planner Liz Hansen, Capital Projects Manager Bryan Rhodes, Deputy DSS Director Debbie Dunn, and Local Public Health Administrator Camden Stewart, Deputies Karstan Woods and Kayla Brezillac provided security.

### **CALL TO ORDER/WELCOME**

Chairman Lapsley called the meeting to order and welcomed everyone.

### **INVOCATION**

Pastor Chris Pace with the Fruitland Baptist Church provided the invocation.

### **PLEDGE OF ALLEGIANCE**

Chairman Lapsley led the Pledge of Allegiance to the American Flag.

### **RESOLUTIONS AND RECOGNITIONS**

#### **2025.039 Resolution – National Public Health Week**

The Henderson County Board of Commissioners was requested to adopt the proposed Resolution for National Public Health Week in Henderson County from April 7 to 13, 2025.

Commissioner Egolf read the Resolution aloud.

### **RESOLUTION OF NATIONAL PUBLIC HEALTH WEEK IN HENDERSON COUNTY**

**WHEREAS**, the week of April 7 - 13, 2025, is National Public Health Week;

**WHEREAS**, this year is the 30th anniversary of celebrating National Public Health Week, and in the past 30 years significant strides have been made in public health, including the following public health successes:

Approved:

- Significant progress in controlling infectious diseases include a 30% reduction from 2001 to 2010 in reported U.S. tuberculosis cases, a 58% decline from 2001 to 2009 in associated bloodstream infections, and the capacity to identify contaminated foods rapidly and accurately to prevent further spread;
- Smoking rates, which were as high as 25.5% among U.S. adults in 1994, have now fallen to 11.4 % due to comprehensive smoke-free policies, public awareness campaigns, and taxation of tobacco products;
- Childhood mortality, which was at a rate of 13.8 deaths per 1,000 live births in 1994, has now fallen to 5.4 deaths per 1,000 live births due to vaccines, better healthcare access and nutrition;
- Mental health awareness and treatment, with 40% of people with mental health conditions being untreated in 1994, has progressed with increased awareness, parity laws and integration into primary care, which have expanded access to mental health services and reduced treatment gaps;
- Lead poisoning, with 4.4% of U.S. children having elevated blood lead levels in 1994, has now fallen to less than 0.5% due to policies banning leaded gasoline and reducing lead in paint, pipes, and water systems.

**WHEREAS**, public health professionals help communities prevent, prepare for, mitigate, and recover from the impact of health threats including disease outbreaks and natural disasters;

**WHEREAS**, public health organizations use National Public Health Week to educate public policymakers, public health professionals and the public on issues that are important to improving the health of the people of the United States;

**WHEREAS**, efforts to adequately support public health and the prevention of disease and injury can promote a health system focused on treating illness to a health system focused on promoting wellness;

**WHEREAS**, Henderson County exceeds both national and state averages for health outcomes, according to County Health Rankings.

**NOW, THEREFORE, BE IT RESOLVED**, that the Henderson County Board of Commissioners do hereby recognize National Public Health Week in Henderson County, and applaud the efforts of public health professionals, community organizations, and individuals in Henderson County working to prevent disease and improve health outcomes.

Adopted this the 7th day of April 2025.

*Motion: Commissioner Egolf made the motion to adopt the Resolution as presented. All voted in favor, and the motion carried.*

Approved:

**2025.040 Resolution of Appreciation – Jerry Henry and Hendersonville Lowe’s Store #0031 staff**

The Board was requested to adopt a Resolution of Appreciation for Jerry Henry, Store Manager, for Lowe’s Store #0031 in Hendersonville, North Carolina, and his staff.

***RESOLUTION OF APPRECIATION***

**JERRY HENRY, STORE MANAGER OF HENDERSONVILLE LOWE’S STORE #0031 AND STAFF**

- WHEREAS,** Jerry Henry, Store Manager of the Lowe’s Store #0031 in Hendersonville, North Carolina, was named 2024 Lowe’s Store Manager of the Year; and
- WHEREAS,** the award recognizes the store’s performance in sales metrics in 2024, as well as positive feedback and engagement scores from the Lowe’s staff at Lowe’s Store #0031; and
- WHEREAS,** although community impact was not a factor for the award, Lowe’s and Henderson County commend Jerry and his staff for their contributions to support the Henderson County community in the wake of the disaster from Hurricane Helene; and
- WHEREAS,** Lowe’s Store #0031, under Jerry’s management, served as a hub for Lowe’s relief efforts in the days immediately following Hurricane Helene; and
- WHEREAS,** Lowe’s Store #0031 donated essential products such as heaters and generators to storm victims who were displaced from their homes; and
- WHEREAS,** Jerry and his team also equipped those supporting relief efforts with other essential supplies, including wire, fire extinguishers, glow sticks and more.

**NOW, THEREFORE, BE IT RESOLVED** that the Henderson County Board of Commissioners expresses their deep admiration for the commitment to provide excellent customer service to our residents. The wisdom and leadership provided by Jerry Henry, Lowe’s Store #0031 Store Manager, and his staff during the recovery from Hurricane Helene demonstrates the community spirit that makes Henderson County a much-desired place to live. On behalf of the citizens and staff of Henderson County, we appreciate and commend Jerry Henry and the employees of Lowe’s Store #0031, Hendersonville, North Carolina for their 2024 Lowe’s Store Manager of the Year award and for being a steadfast community partner.

In witness whereof I have hereunto set my hand and caused the seal of the County of Henderson to be affixed.

Adopted this the 7th day of April 2025.

Approved:

*Motion: Commissioner McCall made the motion to adopt the Resolution as presented. All voted in favor, and the motion carried.*

**2025.041 Service Badge and Sidearm Request –District Captain Alan Corn**

The Henderson County Sheriff's Office requested that Captain Alan Corn receive his service badge and sidearm in recognition of his retirement.

Captain Alan Corn began his career with the Henderson County Sheriff's Office on December 5, 1994, and has held the ranks of Deputy, Corporal, Sergeant, Lieutenant, and District Captain during his 26-year tenure. To honor him and show gratitude, the Sheriff's Office intends to present his service badge and service sidearm to him.

Sheriff Griffin makes this request on behalf of the Henderson County Sheriff's Office pursuant to North Carolina General Statute 20-187.2(a).

**Resolution Honoring Captain Alan Corn****For 26 Years of Law Enforcement Service and Awarding His Badge and Sidearm**

**WHEREAS** Captain Corn joined the Henderson County Sheriff's Office as a Deputy on December 5, 1994, and has held the ranks of Deputy, Corporal, Sergeant, Lieutenant and District Captain.

**WHEREAS** Captain Corn's service and dedication to the Henderson County Sheriff's Office in the field of law enforcement during his 26 total years of service are hereby recognized and commended; and

**WHEREAS** N.C.G.S. 20-187.2 provides that retiring officers of the Henderson County Sheriff's Office may receive, at the time of their retirement, the badge worn or carried by them during their service with the Henderson County; and

**WHEREAS** N.C.G.S. 20-187.2 further provides that the Henderson County Board of Commissioners may, in its discretion, award to a retiring officer the service sidearm of such retiring officer at a price determined by the Board of Commissioners, upon securing a permit as required by N.C.G.S. 14-402 et seq; and

**WHEREAS** Captain Corn served as a member of the Henderson County Sheriff's Office for a period of more than 26 years and has retired from the Henderson County Sheriff's Office on January 31, 2025, and

**NOW, THEREFORE, BE IT RESOLVED** by the Henderson County Board of Commissioners as follows:

1. Sheriff Griffin is hereby authorized in accordance with the provisions of N.C.G.S. 20-187.2 to transfer to Captain Corn the badge worn by him during his service with the Henderson County Sheriff's Office; and

Approved:

2. Sheriff Griffin is hereby authorized in accordance with the provisions of N.C.G.S. 20-187.2 to transfer to Captain Corn his service sidearm at no cost to the officer and upon his securing a permit required by N.C.G.S. 14-402.

**BE IT FURTHER RESOLVED** that the Henderson County Board of Commissioners recognizes and thanks Officer Corn for his dedicated service to Henderson County and its citizens.

Adopted this the 7<sup>th</sup> day of April 2025.

*Motion: Vice-Chair Edney made the motion that the Board allow Sheriff Lowell S. Griffin to present the service badge and sidearm as a token of appreciation to Captain Alan Corn. All voted in favor, and the motion carried.*

### **INFORMAL PUBLIC COMMENT**

1. Joe Elliott expressed his disappointment that local representatives, Senator Moffitt and Representatives Balkcom and Johnson, could not secure full support for Governor Stein's \$1 billion request to aid NC after Hurricane Helene. While the approved \$500 million will help, it falls short, allocating \$10 million of the \$34 million needed for schools to address learning loss and only \$55 million for broader recovery needs.
2. Bill Ramsey emphasized the need for a county aquatic center, noting that only two of the county's four high schools have swim teams because of limited access to proper training facilities.
3. Daniel Andreotta criticized the city's zoning and annexation practices following Hurricane Helene, highlighting the contrast between the county's flexible recovery policies and the city's restrictive regulations. He said he was aware of a citizen who had to wait 138 days for approval to replace a mobile home that was destroyed due to zoning rules in the city's ETJ. He condemned the city's "required voluntary" annexation for utility access, the lack of transparency around growth zones, and the burden of double taxation and strict land use controls. He urged the Board to protect rural areas and called for a roll call vote on a related resolution.
4. John Anderson, a Bat Cave resident, commended county commissioners for swiftly issuing the RFP for rebuilding efforts in the gorge area following Hurricane Helene. He urged the Board to collaborate with neighboring counties as plans are made, emphasizing that the gorge and river are shared resources that transcend county boundaries.
5. Michael Sherrill, a Bat Cave resident, expressed gratitude to the Board and county staff for the special call meeting that was held in Bat Cave in February. He emphasized the importance of rebuilding the gorge with thoughtful, intelligent design and spoke about the DOT plans for the Bat Cave/ Gerton gorge. He envisioned enhancements such as restored riverbanks with spaces for walking, dining, and family gatherings.

Approved:

6. Omar Zafra spoke about the debris from four destroyed manufactured homes along Berkeley and Clear Creek Roads, where three lives were lost during Hurricane Helene. He described the area as a daily reminder of the tragedy, feeling it remains frozen in time and overlooked. Zafra urged the Board to expedite debris removal to aid the community's healing and recovery.
7. Another speaker who did not give his name echoed the comments of the other Bat Cave residents who spoke earlier in the meeting.
8. Annette Feaster expressed appreciation to the Upward Volunteer Fire Department for coming to her aid after a traffic incident left her shaken and scared.

### **DISCUSSION / ADJUSTMENT OF AGENDA**

Chairman Lapsley added Consent Item M – Appointment of Temporary Chair of Board of Equalization and Review.

*Motion: Vice-Chair Edney made the motion to approve the agenda as amended. All voted in favor, and the motion carried.*

### **CONSENT AGENDA**

#### **Approval of Minutes**

Draft minutes were presented for Board review and approval for the following meetings:  
March 19, 2025 – Regularly Scheduled Meeting


*Motion: I move the Board approve the minutes from March 19, 2025*

#### **Tax Collector's Report**

The report from the Tax Collector was provided for the Board's information.

Please find outlined below collections information through March 26, 2025 for 2024 real and personal property bills mailed on July 31, 2024. Vehicles taxes are billed monthly by NC DMV.

##### **Henderson County Annual Bills (Real and Personal Property):**

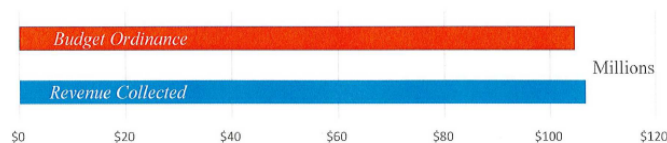
<b>2024 Beginning Charge:</b>	<b>\$101,665,024.57</b>		<b>Unpaid 1.50%</b>  <b>Paid 98.50%</b>
Discoveries & Imm.	\$135,170.17		
Releases & Refunds:	<b>(\$106,393.64)</b>		
<u>Net Charge:</u>	<u>\$101,693,801.10</u>		
Unpaid Taxes:	\$1,527,266.50		
<b>Amount Collected:</b>	<b>\$100,166,534.60</b>		

##### **Henderson County Registered Motor Vehicles (As Collected by NC DMV):**

Net Charge:	\$5,844,341.47	
Unpaid Taxes:	\$127,593.97	97.82%
<b>Amount Collected:</b>	<b>\$5,716,747.50</b>	

##### **Henderson County FY25 Budget Analysis:**

<u>Budget Ordinance</u>		<u>Revenue Collected</u>	
Ad Valorem:	\$103,559,409.00	Ad Valorem:	\$105,883,282.10
Prior Years:	\$1,041,250.00	Prior Years:	\$797,085.73
<b>Budget Total:</b>	<b>\$104,600,659.00</b>	<b>YTD Revenue:</b>	<b>\$106,680,367.83</b>



Approved:

**2025.042 Pending Releases and Refunds**

The assessor reviewed the pending releases and refunds. As a result of that review, the Assessor believes these findings are in order. Supporting documentation is on file in the County Assessor's Office.

These pending release and refund requests are submitted for approval by the Henderson County Board of Commissioners.

<b>Type:</b>	<b>Amount:</b>
Total Taxes Released from the Charge	\$ 1,922.77
Total Refunds as a Result of the Above Releases	\$ 831.02

*Motion: I move the Board approve the Combined Release/Refund Report as presented.*

**County Financial Report and Cash Balance Report – February 2025**

The February 2025 County Financial and Cash Balance Reports were provided for the Board's review and approval.

The following are explanations for departments/programs with higher budgets to actual percentages for the month of February:

- Human Resources - timing of payment of board approved expenditures.
- Elections – timing of payment of board approved expenditures.
- Tax Collector – timing of payment of board approved expenditures.
- Legal – timing of payment of board approved expenditures.
- Emergency Management - timing of payment of board approved expenditures.
- Building Services – timing of payment of board approved expenditures.
- Rescue Squad – payment of 3rd quarter Board appropriations.
- Planning - timing of payment of board approved expenditures.
- Heritage Museum - timing of payment of board approved expenditures.
- Environmental Health - timing of payment of board approved expenditures.
- Mental Health Services - timing of payment of board approved expenditures.
- Juvenile Justice Programs - timing of payment of board approved expenditures.
- Public Education – payment of 8 of 10 annual appropriations made to public school system.

Year-to-date Net Revenues under Expenditures for the Emergency Telephone System (911) Fund are due to utilizing fund balance appropriations for FY25.

Year-to-date Net Revenues under Expenditures for the Public Transit Fund are due to the timing of disbursements in FY25.

Year-to-date Net Revenues under Expenditures for the Misc. Other Governmental Activities Fund are due to the timing of fines and forfeitures disbursements in FY25.

Year-to-date Net Revenues under Expenditures for the Opioid Fund are due to the timing of disbursements in FY25.

Approved:

Year-to-date Net Revenues under Expenditures for the Solid Waste Fund are due to the timing of collection receipts, the suspension of tipping fees related to Helene, construction project expenditures, and disbursements of approved expenditures in FY25.

Year-to-date Net Revenues under Expenditures for the Justice Academy Sewer Fund are due to the timing of collection receipts and disbursements of approved expenditures in FY25.

Year-to-date Net Revenues under Expenditures for the Etowah Community Sewer Fund are due to the timing of collection receipts and disbursements of approved expenditures in FY25.

HENDERSON COUNTY  
FINANCIAL REPORT  
FEBRUARY 2025

GENERAL FUND REVENUES						
	BUDGET	CURRENT MONTH	YEAR TO DATE	% USED	ENCUMBRANCES	TOTAL
General Fund	213,799,359.00	10,238,670.41	149,409,310.80	69.9%	-	149,409,310.80
GENERAL FUND EXPENDITURES						
	BUDGET	CURRENT MONTH	YEAR TO DATE	% USED	ENCUMBRANCES	TOTAL
Governing Body	671,803.00	34,660.17	433,931.42	64.59%	-	433,931.42
Dues/Non Profit Contributions	1,055,544.00	7,827.73	667,900.06	63.28%	155,017.73	822,917.79
County Manager	466,644.00	24,439.44	212,467.23	45.53%	-	212,467.23
Administrative Services	829,103.00	59,625.75	517,413.93	62.41%	-	517,413.93
Human Resources	1,527,684.00	104,346.78	1,021,052.24	66.84%	-	1,021,052.24
Elections	1,241,838.00	29,937.40	881,114.22	70.95%	15,646.77	896,760.99
Finance	1,421,108.00	96,237.15	938,500.86	66.04%	-	938,500.86
County Assessor	2,184,868.00	154,327.91	1,334,622.39	61.08%	25,951.03	1,360,573.42
Tax Collector	593,939.00	38,104.71	399,193.05	67.21%	-	399,193.05
Legal	1,107,787.00	79,820.83	769,999.13	69.51%	-	769,999.13
Register of Deeds	788,480.00	42,549.61	483,456.98	61.32%	19,472.25	502,929.23
Facility Services	6,325,028.00	387,708.92	3,283,422.25	51.91%	399,116.04	3,682,538.29
Garage	461,539.00	39,656.41	252,021.22	54.60%	-	252,021.22
Court Facilities	153,000.00	15,684.68	79,649.28	52.08%	-	79,649.28
Information Technology	6,292,472.00	377,607.42	3,932,344.22	62.49%	394,568.33	4,326,912.55
Sheriff Department	25,971,459.00	1,774,879.16	16,543,814.61	63.70%	404,566.32	16,948,380.93
Detention Facility	7,251,349.00	425,630.19	4,470,617.83	61.65%	243,691.91	4,714,309.74
Emergency Management	970,125.00	80,134.00	718,413.01	74.05%	3,213.50	721,626.51
Fire Services	1,097,642.00	71,754.32	526,152.95	47.93%	47,970.58	574,123.53
Building Services	1,863,208.00	149,991.94	1,278,092.56	68.60%	-	1,278,092.56
Wellness Clinic	1,533,962.00	103,631.71	1,021,448.54	66.59%	43,060.50	1,064,509.04
Emergency Medical Services	13,667,178.00	928,034.90	8,532,148.47	62.43%	73,788.35	8,605,936.82
Animal Services	984,647.00	60,040.06	561,194.39	56.99%	59,271.80	620,466.19
Rescue Squad	782,750.00	(1,895.89)	588,734.21	75.21%	-	588,734.21
Forestry Services	133,168.00	7,701.17	39,486.09	29.65%	-	39,486.09
Soil & Water	863,724.00	32,680.20	399,447.61	46.25%	49,130.00	448,577.61
Planning	1,123,598.00	83,902.66	835,443.88	74.35%	-	835,443.88
Code Enforcement	353,444.00	23,651.70	221,129.85	62.56%	20,000.00	241,129.85
Site Development	234,739.00	16,359.52	153,531.27	65.41%	-	153,531.27
Heritage Museum	100,000.00	8,333.33	74,999.97	75.00%	-	74,999.97
Cooperative Extension	843,323.00	65,411.51	478,951.68	56.79%	-	478,951.68
Project Management	323,173.00	24,910.77	197,430.99	61.09%	-	197,430.99
Economic Development	2,097,190.00	-	325,500.00	15.52%	-	325,500.00
Public Health	14,400,338.00	807,773.99	7,379,836.19	51.25%	370,428.42	7,750,264.61
Environmental Health	1,889,599.00	129,049.56	1,260,976.04	66.73%	-	1,260,976.04
H&CC Block Grant	863,502.00	88,446.75	505,819.25	58.58%	-	505,819.25
Medical Services - Autopsies	95,000.00	7,025.00	33,300.00	35.05%	-	33,300.00
Strategic Behavioral Health	473,611.00	20,499.80	190,639.95	40.25%	-	190,639.95
Mental Health Services	528,612.00	-	396,459.00	75.00%	-	396,459.00
Rural Transportation Assist Program	201,384.00	11,420.40	98,297.33	48.81%	-	98,297.33
Social Services	24,479,236.00	1,706,596.85	15,291,894.40	62.47%	27,544.94	15,319,439.34
Juvenile Justice Programs	306,020.00	27,216.00	259,361.59	84.75%	-	259,361.59
Veterans Services	241,124.00	15,078.34	151,869.91	62.98%	3,750.00	155,619.91
Library	4,328,502.00	314,277.17	2,842,960.56	65.68%	203,973.83	3,046,934.39
Recreation	3,185,348.00	225,683.09	2,086,101.78	65.49%	106,940.50	2,193,042.28
Public Education	42,378,000.00	4,116,966.67	33,602,400.03	79.29%	-	33,602,400.03
Debt Service	22,712,206.00	-	8,368,809.00	36.85%	-	8,368,809.00
Non-Departmental	4,655,510.00	255,857.31	2,289,885.25	49.19%	-	2,289,885.25
Interfund Transfers	7,745,851.00	645,487.59	5,163,900.72	66.67%	-	5,163,900.72
<b>TOTAL</b>	<b>213,799,359.00</b>	<b>13,719,065.58</b>	<b>132,096,167.39</b>		<b>2,667,102.80</b>	<b>134,763,270.19</b>
<b>Net Revenues over (under) Exp.</b>	<b>-</b>	<b>(3,480,395.17)</b>	<b>17,313,143.41</b>			<b>14,646,040.61</b>

Approved:



APPROPRIATIONS DETAIL						
	BUDGET	CURRENT MONTH	YEAR TO DATE	% USED	ENCUMBRANCES	TOTAL
<b>SOCIAL SERVICES</b>						
Staff Operations	19,855,443.00	1,321,295.36	13,099,861.00	66.0%	27,544.94	13,127,405.94
Federal & State Programs	4,523,793.00	387,088.49	2,164,535.68	47.8%	-	2,164,535.68
General Assistance	100,000.00	(1,787.00)	27,497.72	27.5%	-	27,497.72
<b>TOTAL</b>	<b>24,479,236.00</b>	<b>1,706,596.85</b>	<b>15,291,894.40</b>		<b>27,544.94</b>	<b>15,319,439.34</b>
<b>EDUCATION</b>						
Schools Current/Capital Expense	36,628,000.00	3,637,800.00	29,289,900.00	80.0%	-	29,289,900.00
Blue Ridge Community College	5,750,000.00	479,166.67	4,312,500.03	75.0%	-	4,312,500.03
<b>TOTAL</b>	<b>42,378,000.00</b>	<b>4,116,966.67</b>	<b>33,602,400.03</b>		<b>-</b>	<b>33,602,400.03</b>
<b>DEBT SERVICE</b>						
Public Schools	11,506,933.00	-	4,319,436.64	37.5%	-	4,319,436.64
Blue Ridge Community College	3,218,881.00	-	1,692,139.64	52.6%	-	1,692,139.64
Henderson County	7,986,592.00	-	2,357,232.72	29.5%	-	2,357,232.72
<b>TOTAL</b>	<b>22,712,206.00</b>	<b>-</b>	<b>8,368,809.00</b>		<b>-</b>	<b>8,368,809.00</b>
<b>INTERFUND TRANSFERS</b>						
Capital Projects Fund	200,000.00	16,666.67	133,333.36	66.7%	-	16,666.67
Capital Reserve Fund	1,254,919.00	104,576.58	836,612.64	66.7%	-	104,576.58
Fire Districts Fund	60,000.00	5,000.00	40,000.00	66.7%	-	5,000.00
HCPS MRTS	3,603,500.00	300,291.67	2,402,333.36	66.7%	-	300,291.67
BRCC MRTS	2,301,750.00	191,812.50	1,534,500.00	66.7%	-	191,812.50
Solid Waste	325,682.00	27,140.17	217,121.36	66.7%	-	27,140.17
<b>TOTAL</b>	<b>7,745,851.00</b>	<b>645,487.59</b>	<b>5,163,900.72</b>		<b>-</b>	<b>645,487.59</b>
<b>SPECIAL REVENUE FUNDS</b>						
	BUDGET	CURRENT MONTH	YEAR TO DATE	% USED	ENCUMBRANCES	TOTAL
<b>FIRE DISTRICTS FUND</b>						
Revenues:	16,876,915.00	462,046.86	16,593,362.24	98.3%	-	16,593,362.24
Expenditures:	16,876,915.00	2,394,894.73	16,135,462.19	95.6%	-	16,135,462.19
<b>Net Revenues over (under) Exp</b>	<b>-</b>	<b>(1,932,847.87)</b>	<b>457,900.05</b>		<b>-</b>	<b>457,900.05</b>
<b>REVALUATION RESERVE FUND</b>						
Revenues:	1,413,172.00	131,763.87	1,046,919.07	74.0%	-	1,046,919.07
Expenditures:	1,413,172.00	76,873.17	918,155.82	65.0%	2,753.88	920,909.70
<b>Net Revenues over (under) Exp</b>	<b>-</b>	<b>54,890.70</b>	<b>127,763.25</b>		<b>(2,753.88)</b>	<b>125,009.37</b>
<b>EMERGENCY TELEPHONE SYSTEM (911) FUND</b>						
Revenues:	360,945.00	27,631.47	193,014.52	53.5%	-	193,014.52
Expenditures:	360,945.00	33,069.96	218,149.30	60.4%	-	218,149.30
<b>Net Revenues over (under) Exp</b>	<b>-</b>	<b>(5,438.49)</b>	<b>(25,134.78)</b>		<b>-</b>	<b>(25,134.78)</b>
<b>PUBLIC TRANSIT FUND</b>						
Revenues:	1,549,212.00	25,639.56	244,241.25	15.8%	-	244,241.25
Expenditures:	1,549,212.00	74,964.42	563,359.44	36.4%	-	563,359.44
<b>Net Revenues over (under) Exp</b>	<b>-</b>	<b>(49,354.86)</b>	<b>(319,118.19)</b>		<b>-</b>	<b>(319,118.19)</b>
<b>MISC. OTHER GOVERNMENTAL ACTIVITIES</b>						
Revenues:	1,074,000.00	45,967.19	310,075.49	28.9%	-	310,075.49
Expenditures:	1,074,000.00	32,755.24	342,468.44	31.9%	-	342,468.44
<b>Net Revenues over (under) Exp</b>	<b>-</b>	<b>13,211.95</b>	<b>(32,392.95)</b>		<b>-</b>	<b>(32,392.95)</b>
<b>ARPA FUND</b>						
Revenues:	4,532,278.00	87,958.21	674,861.15	14.9%	-	674,861.15
Expenditures:	4,532,278.00	654,815.61	654,815.61	14.4%	-	654,815.61
<b>Net Revenues over (under) Exp</b>	<b>-</b>	<b>(566,857.40)</b>	<b>20,045.54</b>		<b>-</b>	<b>20,045.54</b>
<b>OPIOID FUND</b>						
Revenues:	1,069,563.00	23,091.40	285,650.77	26.7%	-	285,650.77
Expenditures:	1,069,563.00	32,208.34	333,697.75	31.2%	-	333,697.75
<b>Net Revenues over (under) Exp</b>	<b>-</b>	<b>(9,116.94)</b>	<b>(48,046.98)</b>		<b>-</b>	<b>(48,046.98)</b>
<b>HURRICANE HELENE</b>						
Revenues:	50,284,349.00	15,418,648.11	15,746,293.46	31.3%	-	15,746,293.46
Expenditures:	50,284,349.00	1,873,287.49	9,015,810.62	17.9%	40,262,909.58	49,278,720.20
<b>Net Revenues over (under) Exp</b>	<b>-</b>	<b>13,545,360.62</b>	<b>6,730,482.84</b>		<b>(40,262,909.58)</b>	<b>(33,532,426.74)</b>
<b>CAPITAL PROJECTS</b>						
	BUDGET	CURRENT MONTH	PROJECT TO DATE	% USED	ENCUMBRANCES	TOTAL
<b>EDNEYVILLE ELEMENTARY SCHOOL PROJECT (1702)</b>						
Revenues:	26,854,136.00	918.44	27,960,474.42	104.1%	-	27,960,474.42
Expenditures:	26,854,136.00	-	26,959,829.76	100.4%	-	26,959,829.76
<b>Net Revenues over (under) Exp</b>	<b>-</b>	<b>918.44</b>	<b>1,000,644.66</b>		<b>-</b>	<b>1,000,644.66</b>

Approved:

ENTERPRISE FUNDS						
	BUDGET	CURRENT MONTH	YEAR TO DATE	% USED	ENCUMBRANCES	TOTAL
<b>SOLID WASTE LANDFILL FUND</b>						
Revenues:	17,741,959.00	895,549.98	7,020,742.00	39.6%	-	7,020,742.00
Expenditures:	17,741,959.00	1,627,908.78	11,070,514.70	62.4%	4,492,179.09	15,562,693.79
Net Revenues over (under) Exp	-	(732,356.80)	(4,049,772.70)		(4,492,179.09)	(8,541,951.79)
<b>JUSTICE ACADEMY SEWER FUND</b>						
Revenues:	70,008.00	7,819.77	58,984.07	84.3%	-	58,984.07
Expenditures:	70,008.00	2,798.58	70,411.34	100.6%	5,793	76,204.83
Net Revenues over (under) Exp	-	4,823.19	(11,427.27)		(5,793.49)	(17,220.76)
<b>ETOWAH COMMUNITY SEWER FUND</b>						
Revenues:	182,802.00	35,147.58	99,828.78	54.7%		99,828.78
Expenditures:	182,802.00	33,753.94	129,911.37	71.1%	50,975.00	180,886.37
Net Revenues over (under) Exp	-	1,393.64	(30,082.59)		(50,975.00)	(81,057.59)

**HENDERSON COUNTY  
CASH BALANCE REPORT  
FEBRUARY 2025**

<u>Fund(s)</u>	<u>01/31/25 Beg. Cash Balance</u>	<u>Debits Revenues</u>	<u>(Credits) Expenditures</u>	<u>02/28/25 Ending Cash Balance</u>
General	\$ 123,220,505.12	\$ 10,985,919.26	\$ (15,542,088.11)	\$ 118,664,336.27
Special Revenue	39,302,622.81	22,697,566.65	(11,527,775.00)	\$ 50,472,414.46
Capital Projects	14,492,164.88	760,902.57	(1,178,601.73)	\$ 14,074,465.72
Enterprise	(1,439,451.56)	5,102,902.14	(1,643,952.42)	\$ 2,019,498.16
HCPS - Maint. and Repair	8,565,895.40	300,291.67	-	\$ 8,866,187.07
BRCC - Maint. and Repair	3,604,368.72	191,812.50	-	\$ 3,796,181.22
Custodial	3,526,805.58	518,404.75	(3,243,687.29)	\$ 801,523.04
Total	<u>\$ 191,272,910.95</u>	<u>\$ 40,557,799.54</u>	<u>\$ (33,136,104.55)</u>	
Total cash available as of	2/28/2025			<u>\$ 198,694,605.94</u>

*Motion: I move that the Board of Commissioners approve the February 2025 County Financial Report and Cash Balance Report as presented*

**Henderson County Public Schools Financial Reports – February 2025**

The Henderson County Public Schools February 2025 Local Current Expense Fund / Other Restricted Funds Report was provided for the Board's information.

HENDERSON COUNTY PUBLIC SCHOOLS LOCAL CURRENT EXPENSE/OTHER RESTRICTED FUNDS as of February 28, 2025						
	LOCAL CURRENT EXPENSE FUND		OTHER RESTRICTED FUND			
REVENUES:	Budget	YTD Activity	Budget	YTD Activity	Combined Total	Prior YTD
3200 State Sources	-	-	\$ 8,000	\$ 3,244	\$ 3,244	\$ 8,283
3700 Federal Sources-Restricted	-	-	1,539,722	623,127	623,127	382,898
3800 Other Federal-ROTC	-	-	162,000	77,485	77,485	83,889
4100 County Appropriation	35,378,000	28,302,400	-	-	28,302,400	26,302,400
4200 Local -Tuition/Fees	-	-	55,000	41,178	41,178	30,780
4400 Local-Unrestricted	650,000	352,688	128,477	158,510	511,198	499,203
4800 Local-Restricted	-	-	1,105,080	908,640	908,640	1,098,400
4900 Fund Balance Appropriated/Transfer From school	3,573,928	-	401,585	23,623	23,623	32,238
<b>TOTAL FUND REVENUES</b>	<b>\$ 39,601,928</b>	<b>\$ 28,655,088</b>	<b>\$ 3,397,865</b>	<b>\$ 1,835,806</b>	<b>\$ 30,490,894</b>	<b>\$ 28,434,071</b>

Approved:

**EXPENDITURES:****Instructional Services:**

	Budget	YTD Activity	Budget	YTD Activity	Combined Total	Prior YTD
5100 Regular Instructional Services	\$ 10,586,436	\$ 6,124,602	\$ 984,399	\$ 492,825	\$ 6,617,427	\$ 5,478,720
5200 Special Populations Services	1,334,746	690,927	936,772	370,951	1,061,878	978,143
5300 Alternative Programs and Services	472,566	250,781	366,194	306,905	557,885	272,308
5400 School Leadership Services	3,413,720	2,279,501	11,191	11,045	2,290,547	2,084,589
5500 Co-Curricular Services	923,957	519,813	60,000	56,666	576,480	537,180
5800 School-Based Support Services	2,125,995	1,291,217	15,501	-	1,291,217	1,385,434
<b>Total Instructional Services</b>	<b>\$ 18,857,420</b>	<b>\$ 11,156,841</b>	<b>\$ 2,374,058</b>	<b>\$ 1,238,393</b>	<b>\$ 12,395,233</b>	<b>\$ 10,736,374</b>

**System-Wide Support Services:**

6100 Support and Development Services	\$ 476,045	\$ 306,845	\$ 6,500	\$ 8,903	\$ 315,748	\$ 204,244
6200 Special Population Support	83,079	55,841	96,960	19,822	75,463	222,380
6300 Alternative Programs	133,792	87,715	431	431	88,145	70,813
6400 Technology Support Services	1,320,441	826,392	44,139	57,630	884,022	955,357
6500 Operational Support Services	11,883,217	5,537,673	456,782	270,772	5,808,445	5,718,103
6600 Financial and Human Resource Services	2,567,894	2,206,682	110,252	51,803	2,258,485	1,912,322
6700 Accountability Services	214,281	134,384	1,200	1,200	135,584	94,109
6800 System-Wide Pupil Support Services	405,903	264,508	538	538	265,047	274,381
6900 Policy, Leadership and Public Relations	757,913	511,492	14,420	4,059	515,551	487,227
<b>Total System-Wide Support Services</b>	<b>\$ 17,842,545</b>	<b>\$ 9,931,531</b>	<b>\$ 731,251</b>	<b>\$ 414,958</b>	<b>\$ 10,346,489</b>	<b>\$ 9,938,937</b>

**Ancillary Services:**

7100 Community Services	\$ 388	\$ 275,952	\$ 177,881	\$ 112,774	\$ 388,726	\$ 107,034
7200 Nutrition Services	269,327	97,704	6,323	6,323	104,027	121,077
<b>Total Ancillary Services</b>	<b>\$ 269,714</b>	<b>\$ 373,656</b>	<b>\$ 184,204</b>	<b>\$ 119,097</b>	<b>\$ 492,754</b>	<b>\$ 228,111</b>

**Non-Programmed Charges:**

8100 Payments to Other Governments	\$ 2,632,250	\$ 1,650,943	\$ -	\$ -	\$ 1,650,943	\$ 1,404,052
8400 Interfund Transfers	-	-	39,089	36,840	36,840	47,696
8500 Contingency	-	-	33,727	-	-	-
8600 Educational Foundations	-	-	35,535	17,768	17,768	976
<b>Total Non-Programmed Charges</b>	<b>\$ 2,632,250</b>	<b>\$ 1,650,943</b>	<b>\$ 108,351</b>	<b>\$ 54,608</b>	<b>\$ 1,705,551</b>	<b>\$ 1,452,724</b>

<b>TOTAL FUND EXPENDITURES</b>	<b>\$ 39,601,928</b>	<b>\$ 23,112,972</b>	<b>\$ 3,397,865</b>	<b>\$ 1,827,056</b>	<b>\$ 24,940,028</b>	<b>\$ 22,356,145</b>
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*Motion: I move the Board approve the Henderson County Public Schools February 2025 Financial Reports as presented.*

**Notification of Vacancies**

The Notification of Vacancies was provided for the Board's information. They will appear on the next agenda under "Nominations."

- EMS Peer Review Committee – 1 vac.**  
Position # 6 – Physician Park Ridge
- Farmland Preservation Task Force – 5 vacs.**  
Position # 4 – Soil & Water Conservation District  
Position # 6 - NC Cooperative Extension  
Position # 8 - Hendersonville Board of Realtors  
Positions # 10 & 12 – At Large
- Henderson County Historic Courthouse Corporation dba/Heritage Museum – 1 vac.**  
Position # 8 – Regular Position
- Henderson County Planning Board – 3 vacs.**  
Positions # 1, 3, & 9 – Regular Positions
- Historic Resources Commission – 1 vac.**  
Position # 3 - Laurel Park Representative
- Hospital Corporation Board of Directors/UNCH – 1 vac.**  
Position # 9 – Regular Position

Approved:

**2025.043 Surplus and Donation of Laptop – Bullington Gardens, Inc.**

A Resolution was presented declaring one (1) Dell Laptop no longer used by Henderson County as surplus property and requesting the donation of the laptop to Bullington Gardens, Inc., a 501(c)(3) organization, as allowed by N.C.G.S. 160A-280.

*Motion: I motion that the Board approve the resolution declaring the laptop presented as surplus and authorize its donation to Bullington Gardens, Inc. as allowed by N.C.G.S. 160A- 280.*

**RESOLUTION DECLARING PERSONAL PROPERTY AS SURPLUS AND  
AUTHORIZING THE DISPOSITION OF PERSONAL PROPERTY BY DONATION**

**WHEREAS**, Henderson County owns the Dell Laptop itemized on the attached Exhibit B, hereinafter referred to as “surplus property”, that is either obsolete or no longer needed for any governmental use by the County; and

**WHEREAS**, the Henderson County Board of Commissioners is desirous of declaring the Dell Laptop as surplus and transferring it to Bullington Gardens, Inc, a 501(c)(3) organization, via donation as authorized by N.C.G.S. 160A-280 (Exhibit A); and

**WHEREAS**, it is the intent of the County to donate said surplus property.

**NOW THEREFORE BE IT RESOLVED**, by the Henderson County Board of Commissioners as follows:

1. The Dell Laptop itemized on the attached Exhibit B is hereby declared to be surplus property.
2. Henderson County Department of Information Technology is hereby authorized to transfer by donation, the surplus property described above to the Bullington Gardens, Inc.
3. Henderson County makes no express or implied warranties of merchantability of any surplus property, or part thereof, or its fitness for any particular purpose regardless of any oral statements that may be made concerning the surplus property or any part thereof.

**THIS**, the 7<sup>th</sup> day of April 2025

*Motion: I move the Board approve the resolution declaring the laptop presented as surplus and authorize its donation to Bullington Gardens, Inc. as allowed by N.C.G.S. 160A-280.*

Approved:

**2025.044 Resolution – Opioid Settlement Fund Expenditure Amended Authorization**

At the Board’s February 3, 2025, meeting, the Board was presented with an authorization request for Opioid Settlement Funds. This authorization request included funding for an event under our strategy of Prevention, as follows: “Funding supports a community anti-drug coalition partnering with school staff and faith community representatives collaborating on a prevention and community intervention event that will take place in Fall 2025”. This authorization was approved via enactment 2025.018. The MOA strategy in enactment 2025.018 is identified as “Exhibit B, G5”.

The strategy number has since been corrected to better align with Henderson County’s planned activities and options in Exhibit B Report & Recommendations. It is now requested to be recategorized as G9 in the MOA Option B (G9: School-based or youth-focused programs or strategies that have demonstrated effectiveness in preventing drug misuse and seem likely to be effective in preventing the uptake and use of opioids).

The resolution facilitates the change from G5 to G9.

**A RESOLUTION BY THE COUNTY OF HENDERSON  
TO DIRECT THE EXPENDITURE OF OPIOID SETTLEMENT FUNDS**

BOARD OF COMMISSIONERS ENACTMENT 2025.043

WHEREAS Henderson County previously joined national settlement agreements with companies engaged in the manufacturing, distribution, and dispensing of opioids, including settlements with drug distributors Cardinal, McKesson, and AmerisourceBergen, and the drug maker Johnson & Johnson and its subsidiary Janssen Pharmaceuticals; and,

WHEREAS the allocation, use, and reporting of funds stemming from these national settlement agreements and certain bankruptcy resolutions (“Opioid Settlement Funds”) are governed by the Memorandum of Agreement Between the State of North Carolina and Local Governments on Proceeds Relating to the Settlement of Opioid Litigation (“MOA”); and

WHEREAS Henderson County has received Opioid Settlement Funds pursuant to these national settlement agreements and deposited the Opioid Settlement Funds in a separate special revenue fund as required by section D of the MOA; and

WHEREAS section E.6 of the MOA states:

E.6. Process for drawing from special revenue funds.

- a. Budget item or resolution required. Opioid Settlement Funds can be used for a purpose when the Governing Body includes in its budget or passes a separate resolution authorizing the expenditure of a stated amount of Opioid Settlement Funds for that purpose or those purposes during a specified period of time.

Approved:

- b. Budget item or resolution details. The budget or resolution should (i) indicate that it is an authorization for expenditure of opioid settlement funds; (ii) state the specific strategy or strategies the county or municipality intends to fund pursuant to Option A or Option B, using the item letter and/or number in Exhibit A or Exhibit B to identify each funded strategy, and (iii) state the amount dedicated to each strategy for a stated period of time.

NOW, THEREFORE BE IT RESOLVED, in alignment with the MOA, Henderson County accepts the amended Resolution for this authorization that recategorizes the authorized item from MOA Exhibit B, G,5 to G,9.

Adopted this the 7<sup>th</sup> day of April, 2025.

*Motion: I move the Board adopt the amended Resolution for this authorization that recategorizes the authorized item from MOA Exhibit B, G5 to G9.*

**Preliminary Consideration of Offer - Tax-foreclosed property – 158 Poplar Drive**

Marvin Gilmore and Deresa Stroud have offered to purchase Lot 158 in the High Vista Subdivision, constituting 1.14 acres, more or less, located on Poplar Drive near the Buncombe County line in Mills River Township, in Henderson County. This matter is on your agenda for preliminary review and, if desired, preliminary acceptance only. The offer included a total deposit of \$150.00, based on an offer of \$1,000.00.

Henderson County obtained its interest in this property via a tax foreclosure sale in 2016. No taxes have been received on the property since that time.

If the Board agrees to provisionally accept this offer, it will be subject to newspaper advertisement and a ten-day period for upset bids.

If an upset bid is received, a new advertisement is placed, and the process continues until the bidding ends. Once done, or if no upset bids are received, the matter comes back before this board for a final decision on the sale.

*Motion: I move that the Board give provisional acceptance to this offer, subject to upset bids.*

**Preliminary Consideration of Offer - Tax-foreclosed property – 157 Poplar Drive**

Brandon Khan has offered to purchase Lot 157 in the High Vista Subdivision, constituting 0.6 acres, more or less, located on Poplar Drive near the Buncombe County line in Mills River Township, in Henderson County. This matter is on your agenda for preliminary review and, if desired, preliminary acceptance only. The offer included a total deposit of \$150.00, based on an offer of \$800.00.

Henderson County obtained its interest in this property via a tax foreclosure sale in 2016. No taxes have been received on the property since that time.

Approved:

If the Board agrees to provisionally accept this offer, it will be subject to newspaper advertisement and a ten-day period for upset bids.

If an upset bid is received, a new advertisement is placed, and the process continues until the bidding ends. Once done, or if no upset bids are received, the matter comes back before this board for a final decision on the sale.

*Motion: I move that the Board give provisional acceptance to this offer, subject to upset bids.*

#### **2025.045 Fund Balance Appropriation - MRTS**

The Board was requested to approve a Budget Amendment appropriating fund balance from Maintenance, Repair, Technology, and Security (MRTS) for both the Henderson County Public Schools and Blue Ridge Community College. This budget amendment will appropriate funds sufficient for FY25 projects and projects that were budgeted in FY24 but not completed by the close of the fiscal year.

The Board was also requested to approve the appropriation of fund balance for \$600,000 in remaining unspent funding previously allocated for the purchase of Chromebooks during FY2023 and FY2024, as Henderson County Public Schools anticipates making the purchase during FY2025.

*Motion: I move the Board approve the Budget Amendment as presented.*

#### **Project Positions – Disaster Response/County Operations - Extension**

On October 7, 2024, the Henderson County Board of Commissioners voted in favor of a motion to approve 20 project positions for county operations related to the disaster of Hurricane Helene.

These positions were approved due to operational pressures, to ensure the continuity of all county operations, and to support both disaster response and regular county operations. The term of these project positions expired on March 31, 2025.

Staff requested that the board extend the 20 project positions through June 30, 2025, when a reassessment of need will be completed.

*Motion: I move that the Board extend the 20 project positions through June 30, 2025.*

#### **Appointment of Temporary Chair of the Board of Equalization and Review (Add on)**

The Henderson County Board of Equalization and Review is scheduled to convene on April 14, 2025. The appointed chair, Alicia Wallace, cannot attend the April 14 session.

Under N.C. Gen. Stat. §105-322(a), the Board of Commissioners “shall...designate the chairman” of the Board.

*Motion: I move that Marty Allen be appointed as temporary Chair for the April 14, 2025, meeting of the Henderson County Board of Equalization and Review*

Approved:



*Motion: Vice-Chair Edney moved to adopt the consent agenda as presented. All voted in favor, and the motion carried.*

## **PUBLIC HEARING**

*Chairman Lapsley made the motion to go into the public hearing. All voted in favor, and the motion carried.*

### **2025.046 LDC Text Amendment (TX-2025-02) Ecusta Trail Parking**

The Board of Commissioners requested a public hearing for April 7, 2025, to consider commercial parking options along the Ecusta Trail in the unincorporated areas. The Planning Board discussed options to accomplish this with staff and recommended adding a new use for Ecusta Trail Parking that would be permitted in specific zoning districts with SR (Supplemental Requirements) for parcels that were adjacent to the trail at its February 20th meeting.


The Planning Board noted that an Ecusta Overlay District could be incorporated in the LDC rewrite that could expand parking options and other related trail-oriented developments, but the draft amendment could address the parking concern initially for the first six (6) miles of the trail that will be completed summer of 2025.

The Rail Trail Advisory Committee (RTAC) reviewed the draft amendment at its meeting on March 12, 2025, and voted unanimously to send forward a favorable recommendation to the Planning Board and Board of Commissioners. The Planning Board reviewed the proposed text amendment on March 20, 2025, and voted unanimously to send forward a favorable recommendation on the amendment to the Board of Commissioners.

## **PUBLIC NOTICE:**

A public notice for this hearing was submitted to be advertised in the Hendersonville Lightning on Wednesday, March 26<sup>th</sup>, 2025, and Wednesday, April 2<sup>nd</sup>, 2025, to meet the requirements of NCGS §160D-601 (see certification of public notice).





## Overview

- The Board requested a public hearing to consider commercial parking options along the Ecusta Trail in the unincorporated areas
- The public hearing was advertised in accordance with NCGS §160D-601
- The Planning Board recommended adding an additional use to the Table of Permitted Uses that would be allowed by right in specific zoning districts
  - Supplemental Requirements (SR) would be included like setbacks, lighting mitigation, and requiring a site plan, which is standard for similar uses
  - Additional SR specific to the Ecusta Trail are included such as ensuring compliance with the county's adopted Ecusta Trail Encroachment Policy
  - This use would only be applicable to parcels adjacent to the trail





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**LDC Text Amendment #TX-2025-02, Ecusta Trail Parking**

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**Text Amendment Summary:** The Board of Commissioners has requested a public hearing for April 7, 2025, to consider commercial parking options along the Ecusta Trail in the unincorporated areas. The Planning Board discussed options to accomplish this with staff and recommended adding a new use for Ecusta Trail Parking that would be permitted in specific zoning districts with SR (Supplemental Requirements) for parcels that were adjacent to the trail. The Planning Board noted that an Ecusta Overlay District could be incorporated in the LDC rewrite that could expand parking options and other related trail-oriented developments, but the draft amendment could address the parking concern initially for the first six (6) miles of the trail that will be completed summer of 2025.

The Rail Trail Advisory Committee (RTAC) reviewed the draft amendment at its meeting on March 12, 2025, and voted unanimously to recommend. The Planning Board reviewed the draft amendment at its meeting on March 20, 2025, and voted unanimously to recommend the proposed amendment.

**Amendment: Add new use for Ecusta Trail Parking as follows.**

Ecusta Trail Parking use will be added to the Table of Uses and allowed as a permitted use in the RC, CC, LC, I, and OI districts per the supplemental requirements listed below.

**Ecusta Trail Parking SR**

- (1) Site Plan. Major Site Plan required in accordance with §42-330 (Major Site Plan Review).
- (2) Location. Parking areas shall only be located along parcels that are adjacent to the Ecusta Trail.
- (3) Perimeter Setback. Fifteen (15) feet perimeter setback from the parcel boundary is required. Landscaping may be located within the perimeter setback.
- (4) Parking Lot Landscaping. A planting strip of ten (10) feet in width is required along the perimeter of the parking area/lot per §42-172, Planting Strip.
- (5) Lighting. Lighting mitigation is required.
- (6) Parking Area Surface. The parking area shall be graveled or paved. No grass parking areas shall be allowed. Permeable pavement is allowed.
- (7) NCDOT Driveway Permit. A driveway permit from NCDOT is required.
- (8) Trail Access. Ecusta Trail Parking shall provide an approved encroachment per the Ecusta Trail Encroachment Policy or shall provide a plan to access the Ecusta Trail via sidewalks, greenway, or public street access from the parking area to a public trail access location.

**Public Input:**

1. Ken Shelton shared that he was a member of the Rail-Trail Advisory Committee and expressed his appreciation to the Board for its unwavering support of the Ecusta Trail. He noted that the committee had unanimously approved the Land Development Code Amendment, recommending that parking only be allowed in commercial and industrial areas.

*Chairman Lapsley made the motion to go out of the public hearing. All voted in favor, and the motion carried.*

Vice-Chair Edney emphasized the need for parking in both residential and commercial districts.

Approved:

Commissioner McCall proposed sending this back to the Planning Board for their recommendation before making a decision. Commissioner Franklin did not favor parking in residential areas. Mr. Edney opposed sending the item back to the planning board.

Following deliberation, the Board agreed to resume the discussion at the first meeting in May.

*Motion: Vice-Chair Edney made the motion to table the discussion until the Board's May 5, 2025, meeting. All voted in favor, and the motion carried.*

### **2025.047 Public Hearing – Rezoning Application #R-2025-02, Fireside Golf, Residential One (R1) to Local Commercial (LC)**

*Chairman Lapsley made the motion to go into the public hearing. All voted in favor, and the motion carried.*

Rezoning Application R-2025-02, submitted on February 19, 2025, requests that the County rezone approximately 25.67 acres of land from the Residential One (R1) zoning district to the Local commercial (LC) zoning district. The zoning map amendment application is for all of PIN: 9660-39-3429 with access from Brookside Camp Road (SR 1528). The property owner is Brookside Camp Holdings, LLC and the applicant is Madison McMahan.

The Technical Review Committee reviewed the application on March 18, 2025, and made a motion to forward it to the Planning Board for their review and recommendation. The Planning Board reviewed this application at their March 20, 2025, meeting and voted unanimously to forward it to the Board of Commissioners with a favorable recommendation.

### **PUBLIC NOTICE:**

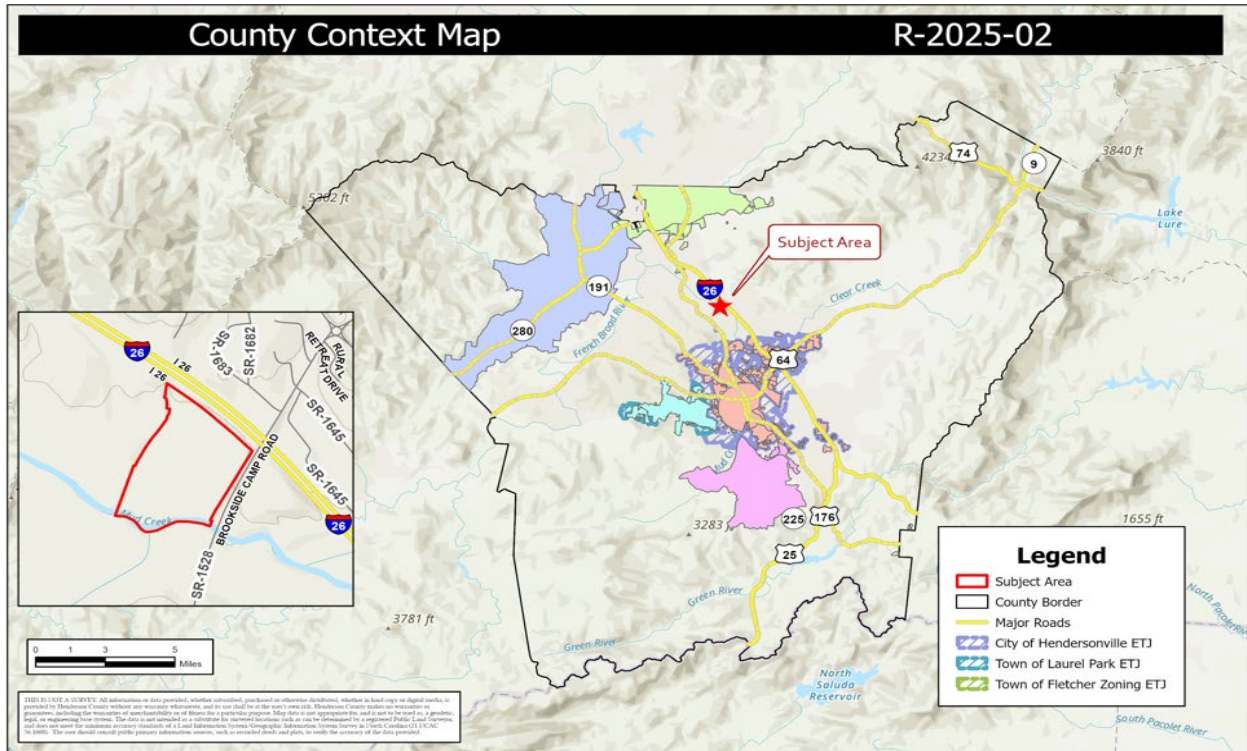
Before taking action on the application, the Board of Commissioners must hold a public hearing. In accordance with §42-303 and §42-346 (C) of the Henderson County Land Development Code and State Law. Notice of the April 7, 2025, public hearing regarding rezoning application #R-2025-02 was published in the Hendersonville Lightning on March 26, 2025, and April 2, 2025. The Planning Department sent notices of the hearing via first-class mail to the owners of properties within 400 feet of the Subject Area on March 21, 2025, and posted signs advertising the hearing on March 21, 2025.

## **APPLICATION BACKGROUND**

- Rezoning Application #R-2025-02, submitted on February 19, 2025, requests that the County rezone approximately 25.67 acres of land from the Residential One (R1) zoning district to the Local Commercial (LC) zoning district.
- The zoning map amendment application is for all of PIN # 9660-39-3429 with access from Brookside Camp Road (SR 1528)
- The property owner is Brookside Camp Holding LLC, and the applicant is Madison McMahan.
- The Technical Review committee reviewed this application at its March 18, 2025, meeting.
- The Planning Board reviewed this application at their March 20, 2025, meeting and voted unanimously to forward it to the Board of Commissioners with a favorable recommendation.

Approved:





Property Owner(s): Brookside Camp Holding LLC  
 Total Acreage: 25.67  
 Residential One (R1) to Local Commercial (LC)



Property Owner(s): Brookside Camp Holding LLC  
 Total Acreage: 25.67  
 Residential One (R1) to Local Commercial (LC)



Approved:



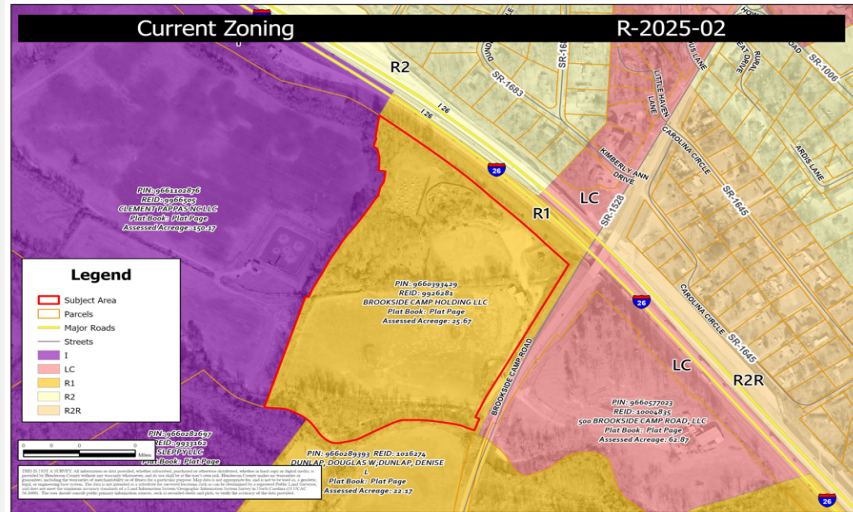
**Residential One (R1):** The purpose of Residential District One (R1) is to foster orderly growth where the principal use of land is residential. The intent of this district is to allow for medium to high-density residential development consistent with the recommendations of the Comprehensive Plan.

**Local Commercial (LC):** The purpose of the Local Commercial District (LC) is to foster orderly growth where the principal use of land is commercial and residential. The intent of this district is to allow for commercial development uses and residential development that: (1) includes a variety of retail sales and services, public and private administrations, offices and all other uses done primarily for sale or profit on a local or neighborhood scale; (2) is compatible with adjacent development and the surrounding community; and (3) will minimize congestion and sprawl.

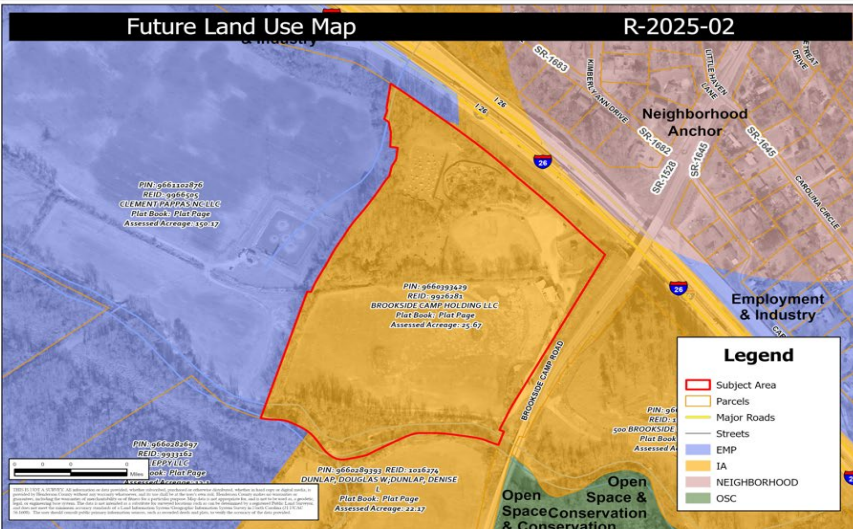
**Infill Area:** Infill Area consists of residentially focused areas that include a mix of housing types inside subdivisions and planned developments. These areas should have an improved transportation network and accommodate a variety of home options. Universal design that allows aging-in-place should be encouraged where appropriate.

- Where: Found near existing municipalities and existing development. Inside the defined Utility Service Area.
  - The subject area is near the intersection of Brookside Camp Rd (SR 1528) and I-26.
- Density: The maximum allowable density range is four to eight units per acre (gross density).
- Uses: A mix of types, including single-family, townhomes, and apartments where appropriate.
- Utility Access: Served by utilities.

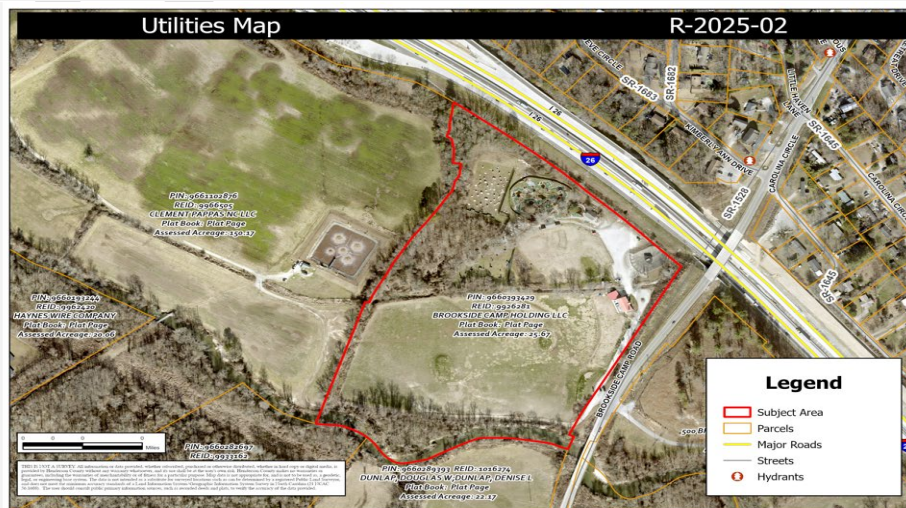
The subject area is not connected to any utilities.



Property Owner(s): Brookside Camp Holding LLC  
Total Acreage: 25.67  
Residential One (R1) to Local Commercial (LC)



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COMPREHENSIVE PLAN  
STATEMENT

**Plan Goal 6: Stimulate innovative economic development initiatives, entrepreneurship, and local businesses.**

- Rec 6.1: Increase high-wage employment and foster growth in the local tax base.
- C: Consider small scale business development in the Neighborhood Anchors to promote local spending.
- Rec 6.3: Advance small businesses and entrepreneurs.
- A: Encourage development of office, retail, and light industrial space through land use and zoning decisions

Public Input: There was none.

*Chairman Lapsley made the motion to go out of the public hearing. All voted in favor, and the motion carried.*

*Motion: Vice-Chair Edney moved that the Board approve rezoning application #R-2025-02 to rezone the Subject Area to the Local Commercial (LC) zoning district based on the recommendations of the 2045 Comprehensive Plan and the attached Comprehensive Plan Statement. All voted in favor, and the motion carried.*

#### **2025.048 Conditional Rezoning Application #R-2025-01-CD, The Cottages at Sugarloaf Meadows**

*Chairman Lapsley made the motion to go in to the public hearing. All voted in favor, and the motion carried. All voted in favor, and the motion carried.*

Rezoning Application #R-2025-01-CD was initiated on February 14, 2025, and requested that the County conditionally rezone approximately 31.46 acres of land from Residential Two Rural (R2R) to a Conditional District (CD-2025-01). The project contains all of PINs 9589-35-2768 and 9589-26-9624 that have direct access to Sugarloaf Rd (SR1734). The Cottages at Sugarloaf Meadows, LLC, and Claire McConnell are the current property owners. The applicant is the Cottages at Sugarloaf Meadows, LLC, and Tyler Wagner is the appointed agent.

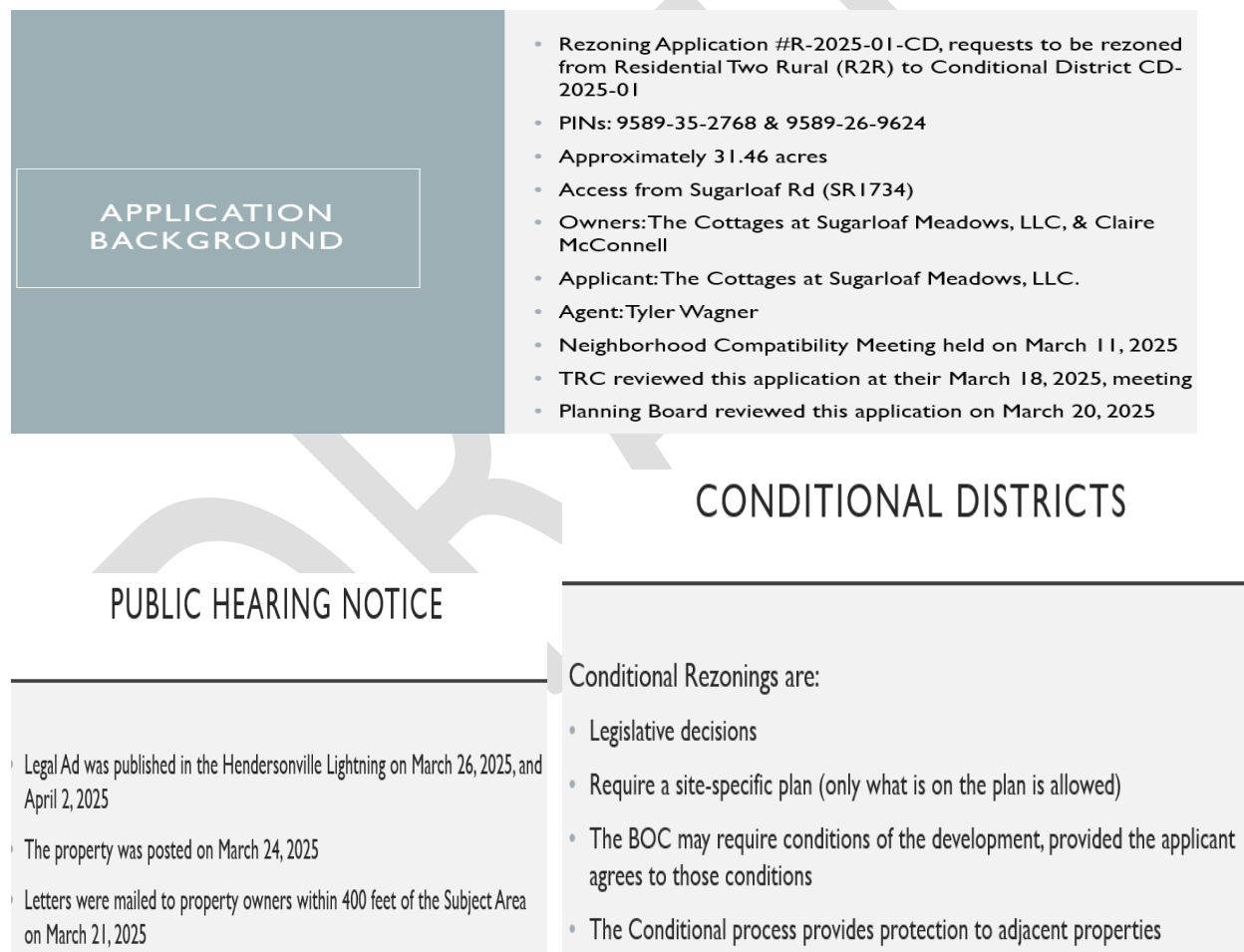
The applicant was proposing to develop a single-family residential subdivision for 50 homes. As a part of this project, the applicant requested the parcel to be rezoned to a Conditional Zoning District (CD-2025-01). Conditional rezonings allow the Board of Commissioners to place conditions on the property to address community concerns and make the proposed development compatible with adjacent uses. As required by the LDC, a neighborhood compatibility meeting was held on Tuesday, March 11, 2025, in the King Street Meeting Room. A copy of the meeting report was attached.

Approved:

The Technical Review Committee (TRC) reviewed this application on March 18, 2025, and made a motion to forward it to the Planning Board with the conditions discussed. The Planning Board reviewed this application on March 20, 2025, and voted unanimously to forward a favorable recommendation to the Board of Commissioners with the conditions discussed. A copy of the conditions was included as an attachment.

## PUBLIC NOTICE:

Before taking action on the application, the Board of Commissioners must hold a public hearing. In accordance with §42-303 and §42-346 (C) of the Henderson County Land Development Code and State Law. Notice of the April 7, 2025, public hearing regarding rezoning application #R-2025-01-CD was published in the Hendersonville Lightning on March 26<sup>th</sup>, 2025, and April 2<sup>nd</sup>, 2025. The Planning Department sent notices of the hearing via first-class mail to the owners of properties within 400 feet of the Subject Area on March 21, 2025, and posted signs advertising the hearing on March 24, 2025.







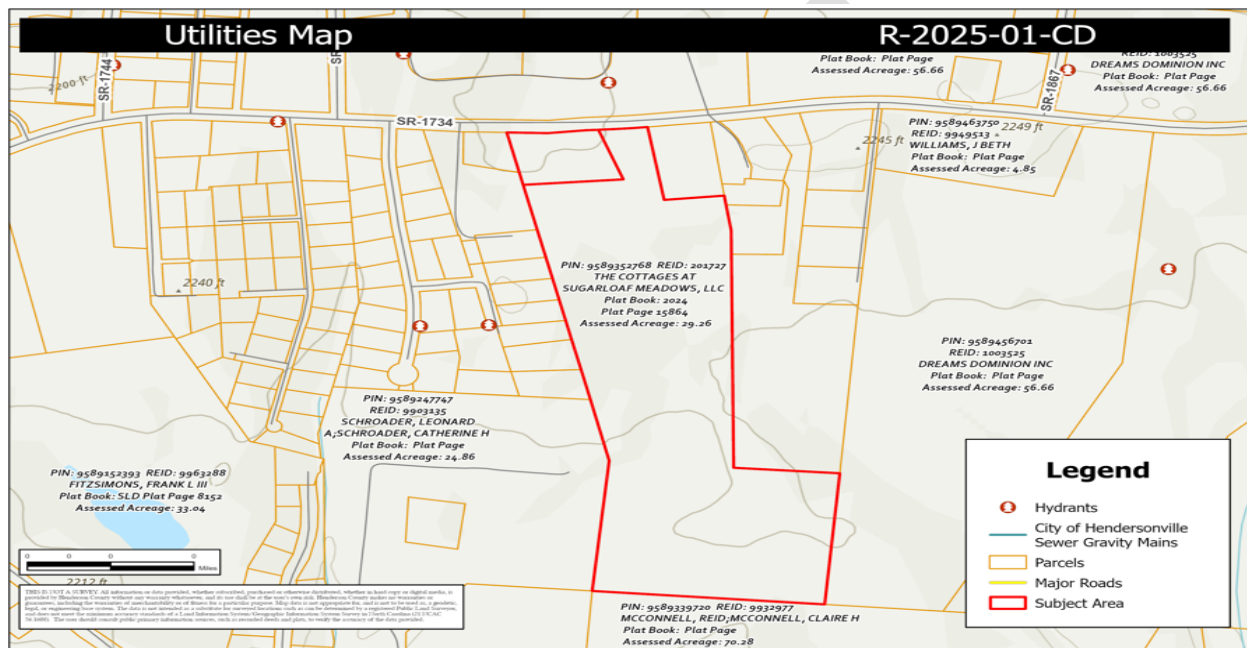




## 2045 COMPREHENSIVE PLAN

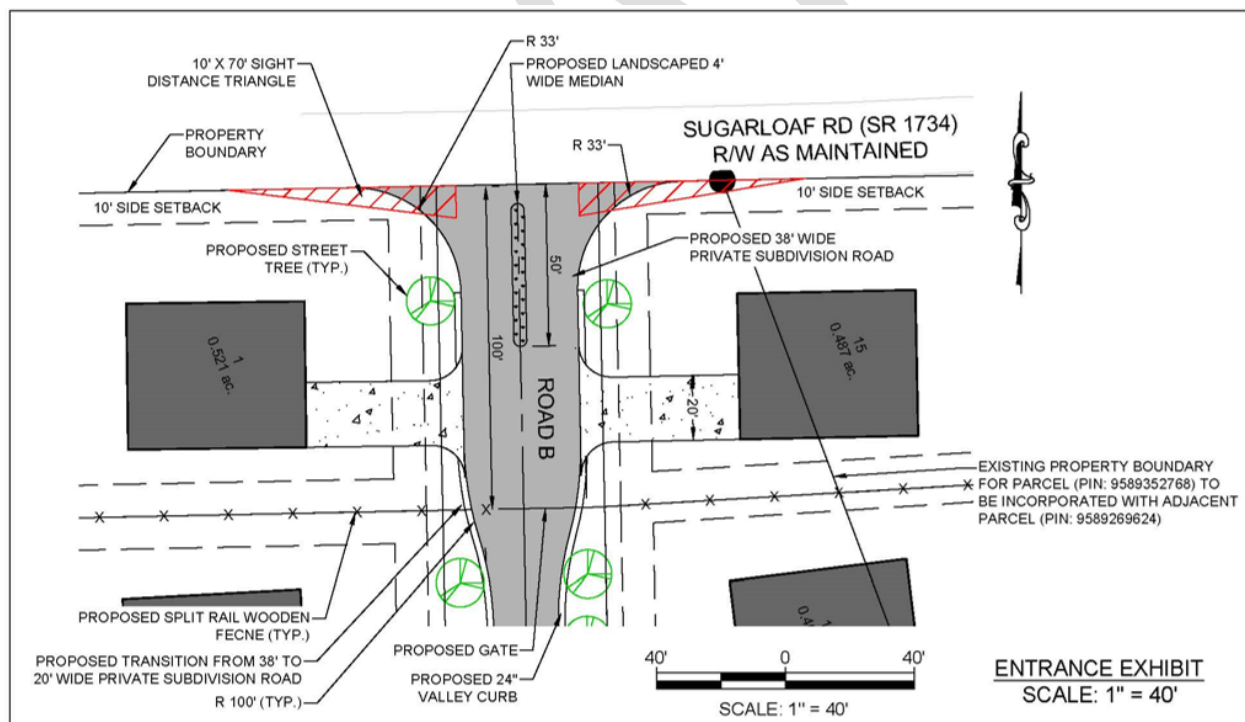
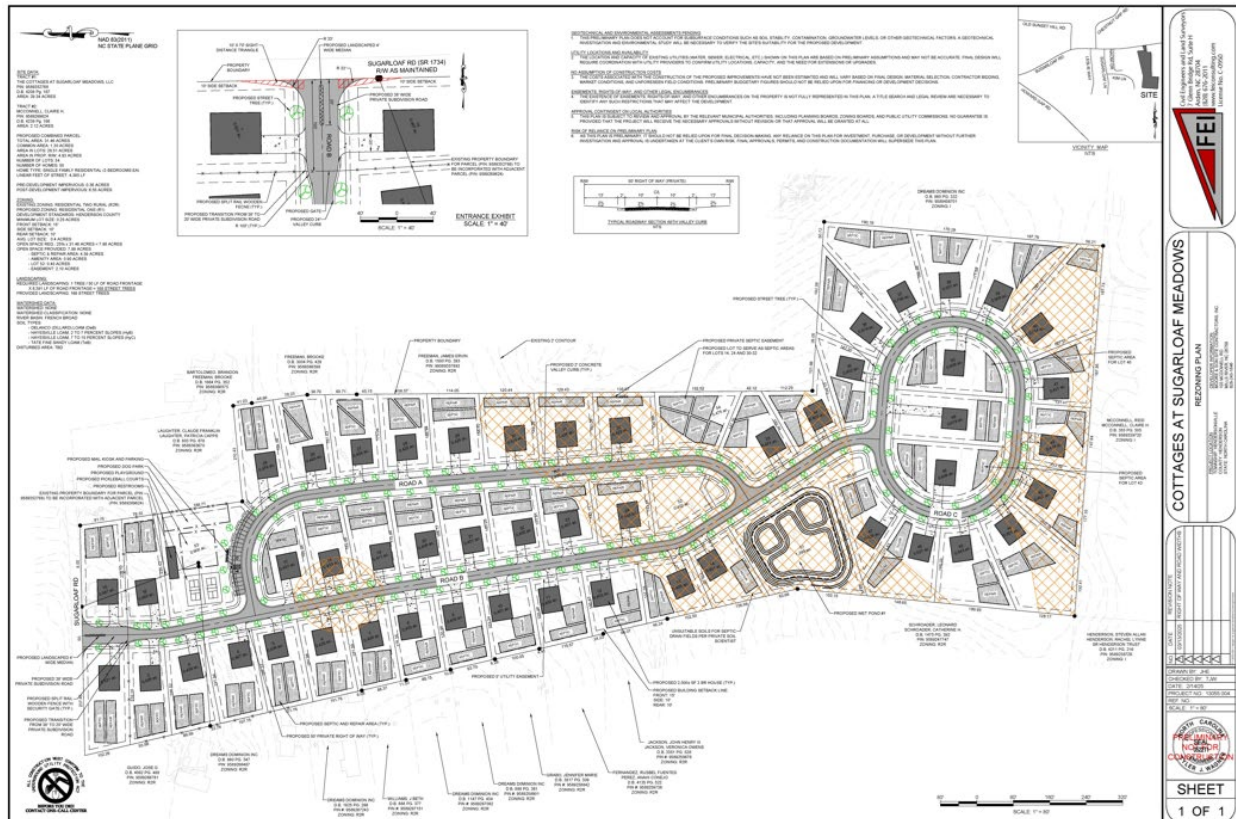
### Plan Outcomes & Goals

- More housing supply with a greater variety of housing types in the County to accommodate a broader range of residents.
- Outcome 3 of the plan emphasizes the need to improve housing availability.
- Goal 7 of the plan states to “diversify housing choices and increase availability.”
  - REC 7.2: Encourage development of housing.
  - REC 7.4: Locate workforce housing near jobs.

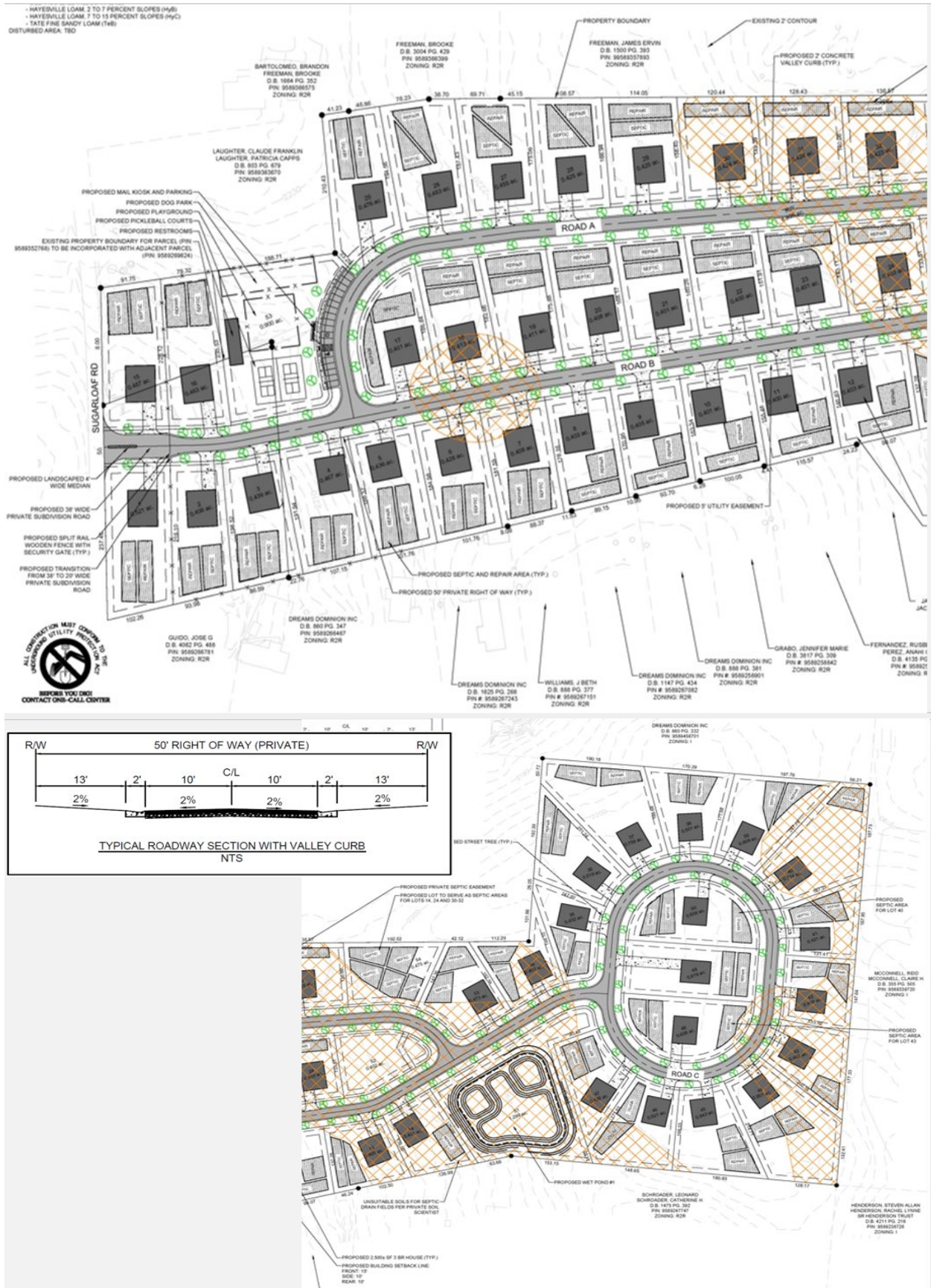


## PROJECT SUMMARY

- 31.46 ac
- 50 Single-Family homes
  - 2-story, 3 bedroom
  - 0.4 ac avg lot size
- Utilities:
  - City of Hendersonville Water
  - Individual septic systems for each home
- Amenities
  - Pickleball courts
  - Dog park
  - Playground
  - Restroom facilities
  - 20 parking spaces, 1 ADA space
- 4,365 LF of private roadway
  - 50' ROW
  - 20' wide drive aisles
  - Valley curb
  - Gated entry
  - Open Space: 7.85 ac
  - Common Space: 1.33 ac







## REVIEW PROCESS

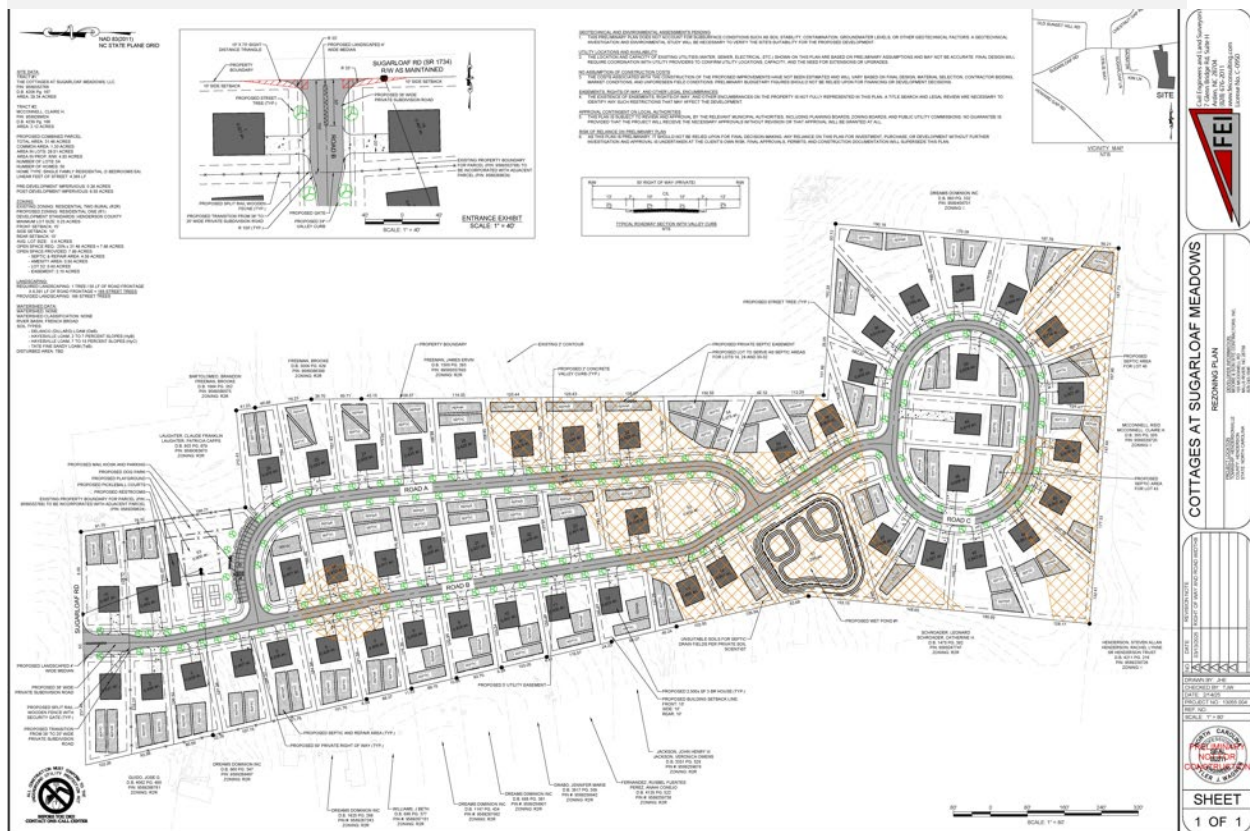
A Neighborhood Compatibility Meeting was held March 11, 2025.

TRC reviewed the application on March 18, 2025.

The Planning Board reviewed the application on March 20, 2025, and voted unanimously to recommend approval and to recommend that the Infill Character Area be applied to the FULM if approved by the BOC.

The conditions list is included as an attachment and states.

A 2045 Comprehensive Plan Statement is included as an attachment.



Public Input:

1. Mary Kwasniewski expressed concern about the lack of road and utility infrastructure for the proposed development's size.
2. Steven Gale stated that development had gotten out of hand in Henderson County.

*Chairman Lapsley moved to end the public hearing. All voted in favor, and the motion carried.*

Approved:



*Motion: Vice-Chair Edney made the motion that the Board continue the hearing for rezoning application #R-2025-01-CD to rezone Subject Area to a Conditional District (CS-2025-01) to the Board's mid-month meeting on April 16, 2025, at 9:30 a.m. All voted in favor, and the motion carried.*

## **DISCUSSION**

### **Hurricane Helene Update**

Staff provided the Board with the most current information about Hurricane Helene in Henderson County.

### **Financial Impacts**

# Hurricane Helene Update

Financial Impacts – 4.7.2025

## FY2025 Impacts

Revenues	Expenses
◊ Waived Fees Total: \$856,129.45	◊ Personnel Costs: \$3,141,855.04
◊ Sales Tax Deficit: \$0	◊ Debris Management/Monitoring: \$9,499,981.20
◊ Property Tax Collection Rate: 98.655%	◊ Other Disaster Response: \$2,130,520.65

## Municipality Impacts

Municipality	Incurred to Date	Estimates for Future Expenses	Notes
Village of Flat Rock	\$137,110	Not yet estimated	Flat Rock Park
Town of Fletcher	\$297,200	\$1,000,000 - \$1,200,000	Various park projects
City of Hendersonville	\$2,984,000	\$163,000,000	Roads and bridges, buildings and equipment, utilities, and park projects
Town of Laurel Park	\$250,000	\$10,000,000 - \$15,000,000	Roads and drainage infrastructure repairs
Town of Mills River	\$32,131	\$305,000	Mills River Park

Approved:

## FEMA Applications

### Completed:

- ◆ Expedited Funding Application - \$15,224,300.00
- ◆ Emergency Debris Removal - \$1,139,018.50

### Submitted:

- ◆ United Way - \$90,240.35 - Pending PDMG Application Review
- ◆ Leases (DRC and Distribution Warehouse) - \$930,000 - Pending PDMG Application Review

## FEMA Applications – In process

### Pending Application Completion:

- ◆ PPDR - Debris Removal - \$1,461,114
- ◆ Personnel Costs thru December 2024 - \$2,724,515.95

### Pending Initial Project Development:

- ◆ Radio Tower Access Roads - \$20,000
- ◆ Mill Pond Creek Educational Drainage Project - \$400,000
- ◆ Jackson Park Field and Light Damage - \$200,000

## Summary to Date

### Revenues:

FEMA Funding Received	\$ 15,224,300.00
Donations, Unassigned	104,628.30
Insurance Proceeds	494,462.86
Reimbursements	5,384.00
	<hr/>
	\$ 15,828,775.16

### Expenditures:

Personnel	\$ 3,141,855.04
Debris Management/Monitoring	9,499,981.20
Other Disaster Response	2,130,520.65
	<hr/>
	\$ 14,772,356.89

Net	\$ 1,056,418.27
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Approved:

## Anticipated Exposure

◇ Revenue Loss	\$ 3,184,014
◇ Expenditures	<u>\$ 58,332,391</u>
◇ Total Exposure	\$ 61,516,405

- Exposure includes identified waterway debris removal projects. Estimates for private property and additional waterway debris removal are pending and not included in the totals.

### Debris Update

#### Helene Debris Removal Update

- Roadway Debris: 493,782 cy
- Tree Cuts (leaners & hangers): 15,500 cuts
- Private Property Debris: 7,705 cy
- Waterway Debris: 1,487 cy
- Total: 502,974 cy

### Housing Update

Chris Todd provided a brief update stating that 26 households are currently in direct housing. Today was the last day to apply, so new intakes into the system will end today. Twelve households remain in transitional solution housing.

### Black Cove Fire Update

Jimmy Brissie shared an update on wildfires in the county.



### Timeline

- Initial fire started on March 19<sup>th</sup> in the Green River Cove area of Polk County
- Henderson County FDs and Fire Marshal's Office started providing support as structures were threatened along Big Hungry Road in Polk County
- A second fire started off Holbert Cove Road in Saluda further taxing resources

Approved:



Mr. Brissie shared a series of maps depicting the daily progression of the fires.

**Black Cove Fire Complex Progression**

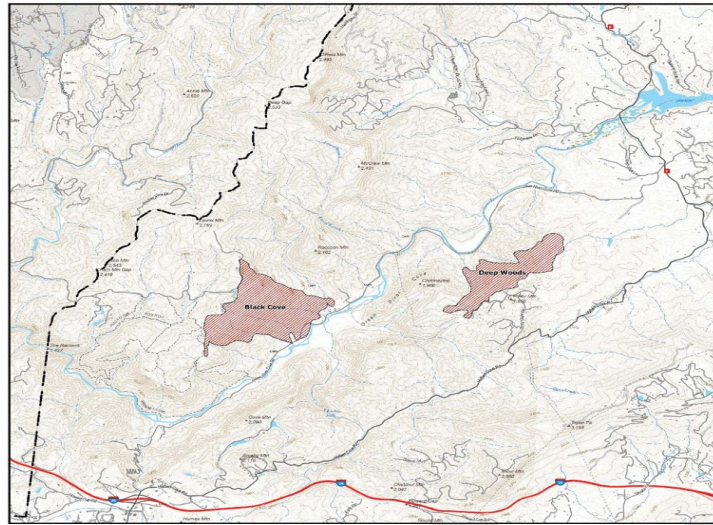


March 20

Fish Hook 0 Acres  
Black Cove 563 Acres  
Deep Woods 319 Acres



0 0.5 1 Miles  
NAD 1983 StatePlane North Carolina FIPS 3200 (50 Feet)  
Data Source: NCHS, Henderson Co  
4/2/2025



**Black Cove Fire Complex Progression**

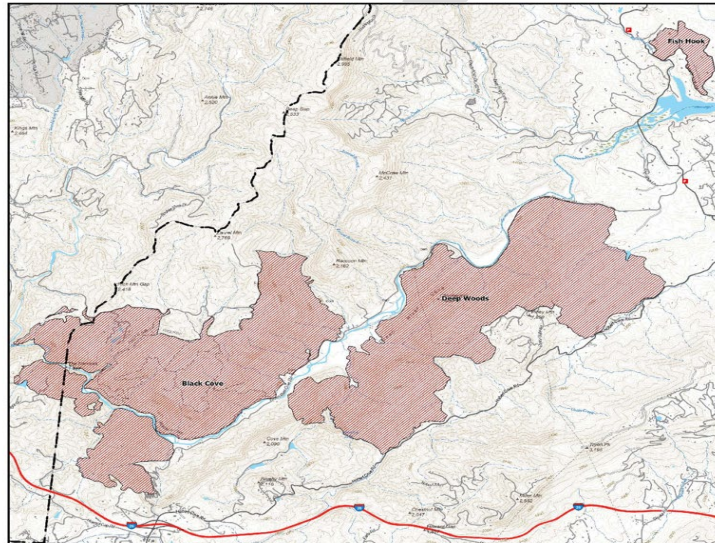


March 27

Fish Hook 199 Acres  
Black Cove 3267 Acres  
Deep Woods 3398 Acres



0 0.5 1 Miles  
NAD 1983 StatePlane North Carolina FIPS 3200 (50 Feet)  
Data Source: NCHS, Henderson Co  
4/2/2025



**Black Cove Fire Complex Progression**

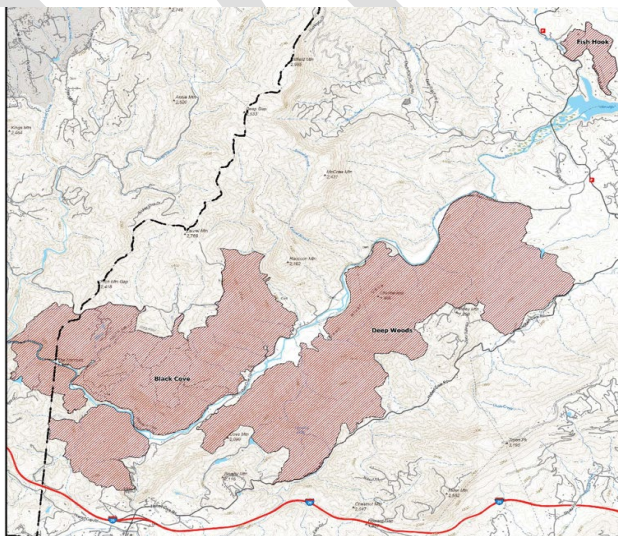


March 29

Fish Hook 199 Acres  
Black Cove 3500 Acres  
Deep Woods 3971 Acres



0 0.5 1 Miles  
NAD 1983 StatePlane North Carolina FIPS 3200 (50 Feet)  
Data Source: NCHS, Henderson Co  
4/2/2025



Impacted 371 Acres  
in Henderson Co.

Approved:



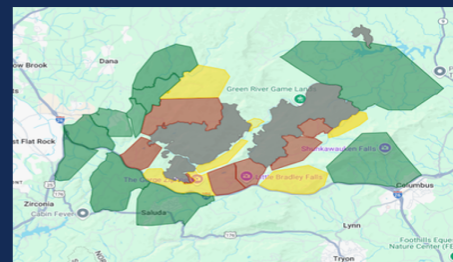


## Black Cove - *at a glance*

- According to the NCFS: NC ranks #3 in the US for “Wildland / Urban Interface”.
- Resources included Fire Departments in Henderson County.
- Over 600 firefighters were mobilized for the fire from as far away as the pacific northwest.
- No structures lost in Henderson County.
- NCFS IMT demobilized on 4/4/25.

## Successes

- Lessons learned from previous fires have been built upon for a more coordinated response.
- Coordinated messaging between NC Forest Service, Polk County, and Henderson County enhanced public awareness.
- The Henderson County Fire Marshal's Office and Henderson County FDs conduct annual training and tabletops with the NC Forest Service to plan for large wildfires.
- Following the Poplar Drive Fire, specific action items were developed, which resulted in positive outcomes during the Black Cove Fire Complex.
- The Board of Commissioners continues to support strategic investment in public safety, which enhances our community's level of preparedness.



## Opportunities

- **Disasters begin and end at the local level.**
- Henderson County can grow and strengthen our local County Incident Management Team. During a widespread regional event, traditional immediate assistance may be unavailable.
- Local communities should increase messaging to homeowners to increase awareness of wildland-urban interface and how homeowners can better prepare their property for resilience.
- The damages from Helene will impact WNC wildfires for years.



## Municipal Fire Inspections

Jimmy Brissie provided the Board with information about municipal fire inspections.

# Fire Inspections and NCGS 160D-1102

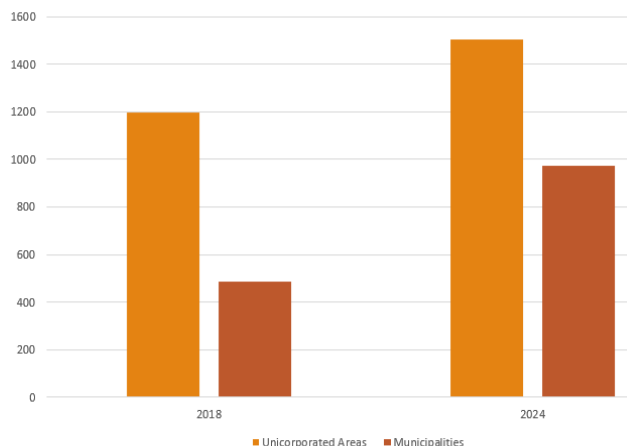
- Every local government shall perform the duties and responsibilities set forth in G.S. 160D-1104 either by
  - I. creating its own inspection department,
  - II. creating a joint inspection department in cooperation with one or more other units of local government, pursuant to Part 1 of Article 20 of Chapter 160A of the General Statutes,
  - III. contracting with another unit of local government for the provision of inspection services pursuant to Part 1 of Article 20 of Chapter 160A of the General Statutes, or
  - IV. arranging for the county in which a city is located to perform inspection services within the city's jurisdiction as authorized by G.S. 160D-1104 and G.S. 160D-202.

## Fire Inspections

- Types of inspections completed include:
  - Plan reviews
  - New construction
  - Annual inspections
  - Special events
- Henderson County has performed fire inspections in the County since the office was formed in the 1990s. Over the years the County has assumed responsibility for municipal fire inspections in:
  - Flat Rock
  - Laurel Park
  - Town of Fletcher (mid 2000s)
  - Town of Mills River (2018)
- Since 2017 the County has performed all municipal fire inspections from general fund allocations.

## Fire Inspections

- During 2018, 29% of the 1,682 inspections completed were within the municipal zones.
- In 2024, 43% of the 1,621 inspections completed were within the municipal zones.
- Since 2018 we have seen a growth of 25% in occupancies in the unincorporated areas.
  - For the same period municipal fire inspections increased by 101%.



Approved:

## Service Delivery Needs



- Fire Marshal staff not only perform fire inspections they also perform additional duties such as:
  - Fire investigations
  - Fire safety education
  - Large incident response
  - Training center coordination
  - Emergency management support
- To meet increasing growth the County will need to add an additional Assistant Fire Marshal next fiscal year:
  - Estimated costs are **\$91,347** annually and
  - Startup costs of **\$113,597** for the first year

## Funding Options

Several options to fund the additional position are available including:

- General fund allocations
- Partial funding by new construction permits
- Cost sharing with the municipalities based on occupancy

Example:	A \$100 fee per occupancy could generate the following:	
	Town of Fletcher	\$42,800
	Town of Mills River	\$31,700
	Village of Flat Rock	\$ 5,900
	Town of Laurel Park	\$ 5,100

Brissie estimated that municipal fire inspections cost the county approximately \$500,000 annually. He noted that county staff could not keep up with the growth, and the goal was to add an assistant fire marshal position next year.

### NOMINATIONS AND APPOINTMENTS

1. Agriculture Advisory Board – 1 vac.

*Commissioner McCall made the motion to nominate Wayne Pittillo for appointment to position #5. All voted in favor, and the motion carried.*

2. Hendersonville City Zoning Board of Adjustment - 1 vac.

There were no nominations, and this was rolled to the next meeting.

3. Hendersonville Planning Board - 1 vac.

*Commissioner McCall made the motion to nominate Lauren Rippy for appointment to position #1. All voted in favor, and the motion carried.*

Approved:

4. Laurel Park Zoning Board of Adjustment – 1 vac.

There were no nominations, and this was rolled to the next meeting.

5. Nursing/Adult Care Home Community Advisory Committee – 11 vacs.

There were no nominations, and this was rolled to the next meeting.

### COMMISSIONER UPDATES

Chairman Lapsley noted that the resolution the Board approved regarding down-zoning had been sent to legislatures in Raleigh.

### COUNTY MANAGER UPDATES

John Mitchell shared recent updates.

*Motion: Vice-Chair Edney made the motion to go into Closed Session pursuant to NCGS 143.318.11(a)(3). All voted in favor, and the motion carried.*

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Denisa Lauffer, Clerk to the Board

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William G. Lapsley, Chairman

Approved: