

March 18, 2026

Minutes

**STATE OF NORTH CAROLINA
COUNTY OF HENDERSON**

**BOARD OF COMMISSIONERS
WEDNESDAY, MARCH 18, 2026**

The Henderson County Board of Commissioners met for a regularly scheduled meeting at 9:30 a.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, County Manager John Mitchell, Assistant County Manager Chris Todd, Emergency Services Director Jimmy Brissie, Financial Services Director Samantha Reynolds, County Attorney Russ Burrell, and Clerk to the Board Denisa Lauffer.

Absent was: Commissioner Jay Egolf

Also present were: Chief Communications Officer Mike Morgan, PIO Kathryn Finotti, Infrastructure Manager Mike McKinney, Library Director Trina Rushing, DSS Director Lorie Horne, Capital Projects Manager Bryan Rhodes, Tax Assessor Kevin Hensley, Planning Director Autumn Radcliff, Assistant Planning Director Janna Bianculli, Code Enforcement Director Matt Champion, Planner Carlos Martinez, Social Media Coordinator Tiffany Lucey, Grants Administrator Emily Schwartz, Finance Director Randal Cox, Strategic Behavioral Health Director Jodi Grabowski, Lead for NC Fellow Abby Buxton, Local Public Health Administrator Camden Stewart, EMS Manager Mike Barnett, and Strategic Behavioral Health Director Jodi Grabowski. Deputy Kayla Brezillac provided security.

CALL TO ORDER/WELCOME

Commissioner Lapsley called the meeting to order and welcomed all in attendance.

INVOCATION

John Mitchell provided the invocation.

PLEDGE OF ALLEGIANCE

Commissioner McCall led the Pledge of Allegiance to the American Flag.

RESOLUTIONS AND RECOGNITIONS

2026.015 Resolution of Appreciation – Kevin Waldrup

The Board of Commissioners was requested to adopt a Resolution of Appreciation for retired Fire Marshal Kevin Waldrup.

Mr. Waldrup was recognized for his service by NC House Representative Jennifer Balkcom. Mr. Waldrup was also awarded the prestigious Order of the Long Leaf Pine from the State of North Carolina.

Chairman Lapsley made the motion to adopt the Resolution as presented. All voted in favor, and the motion carried.

PUBLIC COMMENT

1. Katie Winkler spoke regarding the Fletcher Library and the need for an adequate facility to meet the community's needs, noting that the current space is no longer effectively serving its citizens

Approved:

DISCUSSION/ADJUSTMENT OF AGENDA

Commissioner Edney noted that the amount for Consent Item C – Judicial Complex Addition and Renovation – Detention Project Change Orders had been updated since the agenda item was originally published. The corrected amount has been reflected and is attached to these minutes.

Chairman Lapsley made a motion to approve the agenda as presented. 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 meeting:
March 2, 2026

Motion: I move the Board approve the minutes from March 2, 2026.

Tax Collector’s Report

The following report from the office of the Tax Collector was provided for the Board’s information.

Please find outlined below collections information through March 3, 2026 for 2025 real and personal property bills mailed on July 31, 2025. Vehicles taxes are billed monthly by NC DMV.

Henderson County Annual Bills (Real and Personal Property):

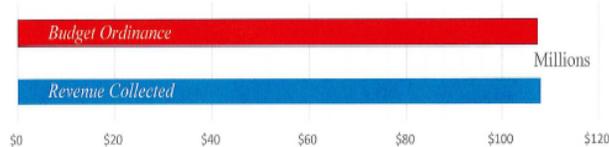
2025 Beginning Charge:	\$103,844,885.28	
Discoveries & Imm.	\$261,381.42	
Releases & Refunds:	(\$148,786.30)	
<u>Net Charge:</u>	<u>\$103,957,480.40</u>	
Unpaid Taxes:	\$2,172,820.28	
Amount Collected:	\$101,784,660.12	Paid 97.91%

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

Net Charge:	\$5,499,652.11	
Unpaid Taxes:	\$17,044.52	99.69%
Amount Collected:	\$5,482,607.59	

Henderson County FY26 Budget Analysis:

	<u>Budget Ordinance</u>	<u>Revenue Collected</u>
Ad Valorem:	\$106,227,288.00	Ad Valorem: \$107,267,267.71
Prior Years:	\$1,030,500.00	Prior Years: \$622,885.94
Budget Total:	\$107,257,788.00	YTD Revenue: \$107,890,153.65



2026.016 Judicial Complex Addition and Renovation – Detention Project Change Orders

The Board was requested to approve Change Orders #4, #6, and #10 from Haskell/Cooper for the JCAR: Detention Project. The total value of these Change Orders are \$1,631,280.26, with that amount to be covered by the Owner’s Contingency. As this cost is part of the Owner’s Contingency, these change orders will have no impact on the project budget, and no additional funds are being requested.

Change Order #4 is due to a cost change after the issuance of the Addendum #2 drawings to the

Approved:

Construction Documents (CD) set. Addendum #2 contains revisions to the CD drawings based on coordination and Division of Health Service Regulation (DHSR) comments. The Change Order amount requested by Haskell/Cooper is \$311,106.10.

Change Order #6 is due to a cost change after the issuance of Addendum #3. Addendum #3 contains revisions to the CD drawings and information supplemental to the Bid Documents following DHSR review and comments. The Change Order amount requested by Haskell/Cooper is \$1,171,906.35.

Change Order #10 is due to a cost change after the issuance of Modification #002 Design Revisions. Modification #002 contains revisions to the Guaranteed Maximum Price set of documents based on subcontractor coordination items, DHSR comments, Request for Information responses, and owner requests. The Change Order amount requested by Haskell/Cooper is \$148,267.81

Motion: I move the Henderson County Board of Commissioners approve Change Orders #4, #6, and #10 issued by Haskell/Cooper for the JCAR: Detention Project in the amount of \$1,631,280.26 with that amount to be covered by the Owner's Contingency.

2026.017 UNC Health Pardee Medical Office Buildings – Design and Preconstruction Reallocation

Per the Board's direction to move forward with two medical office building sites for UNC Health Pardee/Henderson County Hospital Corporation, the remaining design and preconstruction scopes of work must be reallocated from the four original sites to two – Spartanburg Highway and Mills River. Letters from LS3P Architects and Vannoy Construction, provided as part of this agenda item, reflected the reallocation of the contracted amounts and scopes of work for the two existing projects.

Motion: I move the Board approve the contract reallocation letters from LS3P Architects and Vannoy Construction for the remaining design and preconstruction scopes of work associated with the two approved medical office building sites.

Vaya Health – Quarterly Fiscal Monitoring Report (FMR) for the quarter ended December 31, 2026

N.C.G.S. 122C-117(c) requires the staff of the local area mental health authority to provide the County Finance Officer with the quarterly Fiscal Monitoring Report (FMR) within 30 days of the end of the quarter. The County Finance Officer is then required to provide the FMR to the Board of Commissioners at the next regularly scheduled meeting of the board. The FMR for Vaya Health was received by the County Finance Officer on February 24, 2026.

Motion: I move that the Board of Commissioners approve the Vaya Health Fiscal Monitoring Report for the quarter ended December 31, 2025.

2026.018 Department of Public Health – Scanning Project- AA 122 Hurricane Helene Essential Functions Support Funds

The Henderson County Department of Public Health requested approval to use \$289,678 of AA 122 Hurricane Helene Essential Functions Support Funds for the comprehensive scanning, purging, and indexing of the department's remaining legacy medical records. Selection of the

Approved:

project vendor was conducted in full compliance with the Henderson County Purchasing Policy to ensure fair and open competition.

Motion: I move to approve the use of \$289,678 in AA 122 Hurricane Helene Essential Functions Support Funds for the Public Health legacy records project and the associated budget amendment.

2026.019 Revised Sewer Easement

This matter involves a sewer easement along the extreme northern boundary of the Jackson Park property near M. L. King Boulevard. The Board previously granted this easement to serve the newly constructed Creekstone Holdings property; however, during construction, it was determined that a slight relocation of the easement was necessary.

Parks and Recreation staff have inspected the site and the proposed relocation and have determined that the change will have no material impact on the operations or use of Jackson Park.

Motion: I move that the Board approve the proposed revised sewer easement to the City of Hendersonville and direct the Chair and staff to execute and deliver the same.

2026.020 Asheville Regional Housing Consortium New Members

The Town of Mars Hill and the Town of Marshall requested an appointment to the Asheville Regional Housing Consortium (ARHC). Per the Department of Housing and Urban Development (HUD) requirements for the Consortium, new members may be added only if all current Cooperative Units of the Consortium, including Henderson County, unanimously approve the appointment. Each Cooperative Unit of the consortium must complete two actions to formally add these two municipalities: 1) adopt the resolution to appoint Mars Hill and Marshall, and 2) the BOC Chair must sign the updated Joint Cooperation Agreement.

Motion: I move the Board approve the proposed Resolution and authorize the Chairman to sign the updated Asheville Consortium Joint Cooperative Agreement.

2026.021 Annual Audit Contract

Staff requested the Board approve the annual audit contract as required by N.C. General Statute 159-34(a) with Cherry Bekaert LLP for the current Fiscal Year 2026. This will be the fifth year Cherry Bekaert has audited the County. They have the qualifications, experience, and manpower to conduct an audit for a county of our size.

Motion: I move the Board approve the annual audit contract as required by N.C.G.S. 159-34(a) with Cherry Bekaert LLP for the fiscal year ending June 30, 2026.

Juvenile Crime Prevention Council Appointment

Staff requested that the Board appoint Commissioner Sheila Franklin to serve as the Commissioner Representative for the Juvenile Crime Prevention Council for the remainder of the 2026 term.

Motion: I move that the Board appoint Commissioner Sheila Franklin to Seat #12 as the Commissioner Representative for the Juvenile Crime Prevention Council for the remainder of the 2026 term.

Approved:

Construction Administration Proposal – Ecusta Trail Amenities

On October 29th, 2025, staff released a Request for Qualifications for a consultant to assist staff in the Construction Administration of the Ecusta Trail Amenities Package. On Thursday, November 13th, 2025, staff received one proposal from Watermark Landscape Architecture. On December 1, 2025, the Henderson County Board of Commissioners approved the selection of Watermark Landscape Architecture for the Construction Administration of the Ecusta Trail Amenities Package and directed staff to negotiate an agreement.

Motion: I move that the Board approve the proposal from Watermark Landscape Architecture for Professional Design Services for the Ecusta Trail Amenities Package.

Bid Award for Purchase of Detention Vehicle

The Board was requested to approve the low bid of \$72,989 and authorize the Sheriff to proceed with the purchase of a vehicle for Detention. Bidding was conducted between December 10, 2025, and January 5, 2026.

The vehicle was approved as part of the FY2026 budget. \$107,727 was included in the FY2026 Budget for the purchase of this vehicle.

Motion: I move the Board accept the low bid from One Nation Distribution LLC for \$72,989 and authorize the Sheriff to proceed with the purchase.

2026.022 Modification of Agreement

In financing the purchase of the property that developed into the industrial subdivision in which the Jabil factory is now located, the County and the City of Hendersonville each lent to the Economic Investment Fund of Henderson County under a three-party agreement.

The Fund and the County agree to modify the terms of the promissory note and the three-party agreement so that the Fund would repay its obligation to the County immediately, without interest.

Motion: I move that the Board adopt the proposed modification

Henderson County Shooting Range Taskforce

Chairman Lapsley requested the Board create and appoint a task force to evaluate the current Land Development Code (LDC) requirements for shooting ranges newly located within Henderson County. The Board has received public comment regarding concerns with locations and standards in the LDC for ranges in the county's jurisdiction. The LDC currently allows both indoor and outdoor commercial shooting ranges as a permitted use in all zoning districts.

Motion: I move that the Board create a taskforce to review LDC requirements for shooting ranges, and I move to adopt the associated taskforce bylaws.

Referendum Survey – Farmland Preservation

At the request of Chairman Lapsley, staff requested the Trust for Public Land to assess public interest in pursuing a referendum to fund a countywide farmland preservation program.

Approved:

The Board requested technical advice and assistance from the Trust for Public Land (TPL) and The Nature Conservancy in connection with their efforts to examine the potential for creating a dedicated conservation funding source in Henderson County.

As part of their advice and assistance, the County understands TPL may provide feasibility research, conduct a public opinion survey, and develop strategies for the County's consideration in creating dedicated, ongoing sources of public funds for land conservation and parks.

The County is interested not only in the data that TLP can provide but also in TLP's opinions and recommendations on public funding options available to the County, including understanding the public's priorities and attitudes regarding land and water conservation, farmland preservation, outdoor recreation, and the protection of natural areas.

Motion: I move the Board to direct staff to work with the Trust for Public Land to assess public interest in pursuing a referendum to fund a countywide farmland preservation program.

Final Approval of Ferncliff Land Arrangements

After over three years of negotiations, the parties were ready to move forward with the final closing of the real property exchange in and adjoining the Ferncliff Industrial Park between the County and the Greater Asheville Regional Airport Authority. As the Board will recall, and without going into all the other negotiations that are part of this transaction, which the Board has previously approved, the Authority was receiving some property previously owned by the County, and the County was receiving some property previously owned by the Authority. The values of the swapped parcels are substantially equivalent, and the transaction itself has been approved by the Federal Aviation Administration, as required by law. The parcel received by the County will be combined with another parcel it already owns and marketed for industrial purposes.

Motion: I move that the Board grant final approval of the transaction involving the swap of parcels originally within and adjacent to Ferncliff Industrial Park and authorize and direct the Chair and staff to take all actions needed to close the transaction.

Vice-Chair Edney made the motion to adopt the consent agenda with the revisions discussed. All voted in favor, and the motion carried.

PUBLIC HEARINGS

Chairman Lapsley made the motion to go into the Public Hearing. All voted in favor, and the motion carried.

2026.023 Public Hearing on Draft Hickory Nut Gorge (HNG) Recovery Plan

On May 5th, 2025, the Board selected Equinox to assist staff in creating a recovery plan for the Hickory Nut Gorge (HNG) area, which included Gerton, Bat Cave, and a portion of Edneyville along US 64, within six months. The Board also selected an advisory group to work with the consultant and staff on the draft plan.

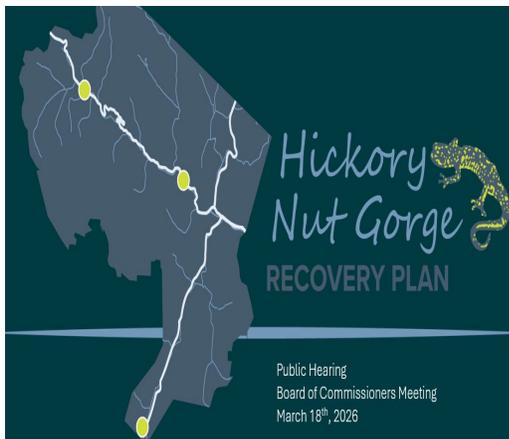
A community survey was conducted, and two community meetings were held at the Bat Cave Baptist Church. The survey and the first community meeting gathered input to guide the formation of the

Approved:

plan. Residents provided over 200 input points on activity maps, which helped develop the plan themes and create draft recommendations. At the second community meeting, residents were updated about the plan process and were asked to review and prioritize the draft recommendations. The recommendations represented the communities’ desires, and the plan identified funding sources, estimated cost ranges for projects, and named key partners for each project.

The plan looks 5 to 10 years (and beyond) into the future and represents the community’s wishes, understanding that not all recommendations may be implemented due to grant funding and other constraints. The Board has been provided a copy of the HNG Recovery Plan. An Executive Summary of the draft plan was provided as an attachment, and the entire plan can be viewed at www.HNGPlan.org.

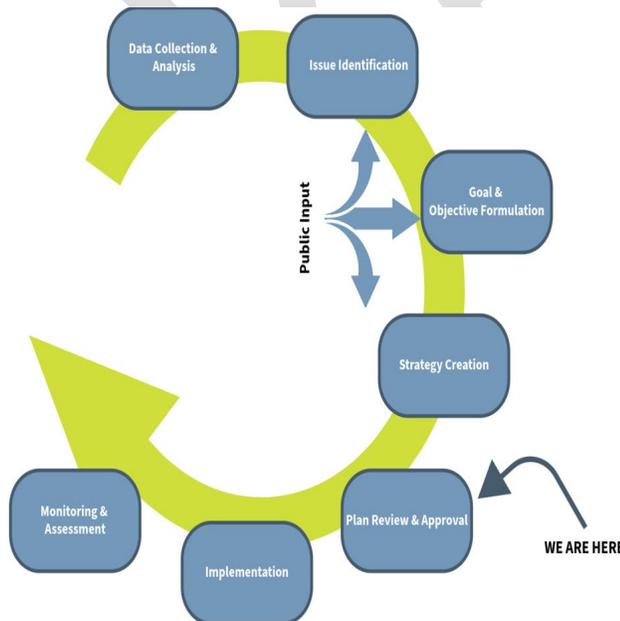
On December 8th, 2025, the selected advisory group (HNG Community Group) voted unanimously to recommend the plan approval, and on February 19th, 2026, the Planning Board voted unanimously to send forward a favorable recommendation on the adoption of the draft plan.



PLAN OVERVIEW

- The Hickory Nut Gorge Recovery Plan is a plan looking 5 – 10 years (and beyond) into the future
- Recovery includes restoring what can be restored, planning for future flooding events, and envisioning an improved built environment based on public input
- This plan was drafted using public input from HNG Community Group, the two community meetings, and the survey.
- The plan’s steering committee voted unanimously to recommend approval by the Planning Board

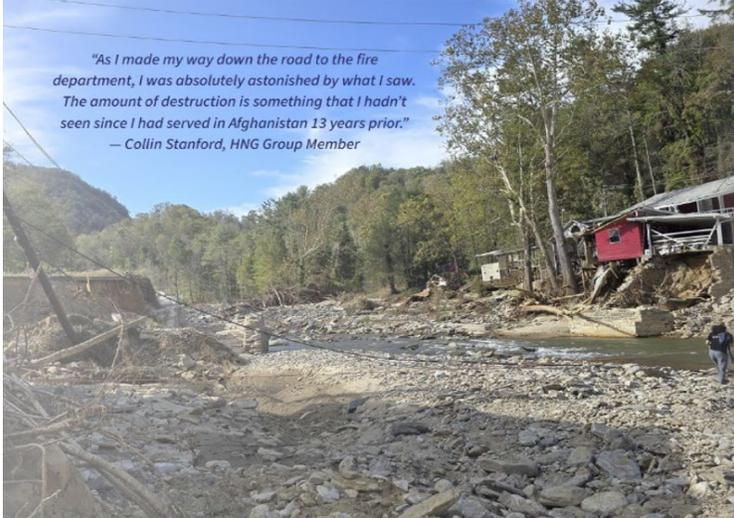
Community Plan Process



BACKGROUND

- May 5, 2025 – BOC selected Equinox for the project
- June 2, 2025 – BOC appointed nine members of the public to an advisory committee for the plan (met six times)
- July 30, 2025 – Survey was opened for community input; received 180 responses, with 70% of respondents identifying as full-time residents
- August 19, 2025 – Staff held a community input meeting - there were over 100 attendees

Approved:



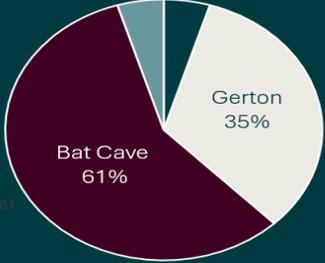
*"As I made my way down the road to the fire department, I was absolutely astonished by what I saw. The amount of destruction is something that I hadn't seen since I had served in Afghanistan 13 years prior."
 — Collin Stanford, HNG Group Member*

BACKGROUND

- September 2, 2025 – Staff gave an update to the BOC regarding plan progress
- November 6, 2025 – Staff held another community input meeting for folks to give feedback on draft plan recommendations
- December 8, 2025 – HNG Community Group voted unanimously to recommend plan approval
- January 15, 2026-Planning Board had its first review of the draft plan
- February 19, 2026 – Planning Board voted unanimously to recommend the draft plan

180 Responses	
70% Full-time residents	16% Part-time residents
10% Business owners	49% Property owners
14% work or volunteer locally	

% Responses by Community Association



■ Edneyville
 ■ Gerton
 ■ Batcave
 ■ Outside of Study Area

Most respondents identified as living in Bat Cave, with Gerton being the second most identified group.

SURVEY SUMMARY

PUBLIC INPUT MEETING #1

- Meeting was held in late August
- Over 100 attendees
- Received over 200 input points on activity maps

Comments Focused on:

- Rebuilding infrastructure to be more resilient
- Finishing the trail connections in Florence Preserve
- Creating river access in Bat Cave
- Implementing new, safe recreation opportunities in low-lying areas

PLAN ORGANIZATION

PLAN IS ORGANIZED INTO FOUR CHAPTERS:

- Introduction – answers why we should plan and have a plan timeline

Approved:

- Assessment & Analysis – includes detailed maps of the gorge before and after the storm
- Community Input – two public meetings and survey results
- Recommendations – specific, actionable items to work toward recovery

PLAN ORGANIZATION

- Recommendations are organized into 8 themes. A table for each theme summarizes the projects needed to achieve the recommendations.
- Potential costs are high-level estimates. A feasibility study is required to evaluate exact costs.

Project Name	Brief Description of Project	Priority	Potential Key Stakeholders	Potential Partners	Potential Cost
<i>Projects Sub-Group by Type (i.e. Roads & Bridges)</i>					
<i>Individual project recommendations within the theme, grouped by project type.</i>	<i>There is a table for each of the 8 themes. A more detailed description of each project will follow the tables.</i>	<i>High, medium, or low, determined by community input.</i>	<i>These are the people / agencies responsible for implementing the project.</i>	<i>These are the people / agencies who are good resources.</i>	<i>Cost estimate to implement the project. Implementation will depend on funding availability.</i>

PLAN THEMES

RECOMMENDATIONS

- There were over 46 recommended projects based on input from the first public meeting and survey results, as well as following discussions with the HNG Community Group, Henderson County staff (EM, Planning, etc.), and the project consultants.
- The recommendations are organized by the 8 recovery themes and arranged from highest priority to lowest priority within each theme.
- The prioritized recommendations are listed as high-level summarizations of multiple projects that make up each individual recommendation.

Approved:

PRIORITY PROJECTS

- Tier One Priority Projects are the top priority projects that both the HNG Group and the public voted as most important
- Tier Two Priority Projects are those that were identified independently as most important by the HNG Group or by the public

Tier One Priority Projects

Ranking	Project	Theme
1	Strengthen Support For Volunteer Fire Department	 Emergency Preparedness
2	Integrated Forest Recovery & Hazard Fuel Reduction	 Emergency Preparedness
3	Bat Cave Recreation Corridor	 Recreation
4	Restore Stream Channel & Floodplain Along The Rocky Broad	 Environment
5	Convenience & Recycling Center	 Infrastructure
6	Hickory Nut Gorge Regional Recreation Plan	 Recreation
7	Bearwallow Mountain Road Paving & Drainage Project	 Infrastructure

RECOMMENDED ACTIONS

PROJECT NAME	BRIEF DESCRIPTION OF PROJECT	PRIORITY (High, Medium, Low)	POTENTIAL KEY STAKEHOLDER	POTENTIAL PARTNERS	POTENTIAL COST
RIVER CORRIDOR REPAIR					
Restore stream channel and floodplain along Hickory Creek	The restoration of the stream corridor to remove deposition, increasing channel stability, re-vegetate the floodplain, and increase recreation and emergency access.	High	Henderson County & USACE	MountainTrue & USFWS	\$\$\$\$\$
Restore stream channel and floodplain along the Rocky Broad River	The restoration of the stream corridor to remove deposition, increasing channel stability, re-vegetate the floodplain, and increase recreation and emergency access.	High	Henderson County & USACE	MountainTrue & USFWS	\$\$\$\$\$

NEXT STEPS

- On February 19th, the Planning Board unanimously voted to recommend that the Commissioners adopt the draft plan.
- The Board of Commissioners must hold a public hearing before adopting the draft plan.
- Adoption of the plan by the Commissioners does not mean that all recommendations will be implemented. Many recommendations will require further study and consideration at the Board’s discretion.

Public Comment:

1. Harvey Nix emphasized the importance of roadway restoration, reducing forest fuel loads to mitigate wildfire risk, supporting fire departments, and restoring rivers and streams. He also suggested continuing the Community Partners Group.

Approved:

2. John Anderson thanked the Board for its foresight and noted the plan reflects extensive public input and collaboration. He highlighted ongoing needs, including road and bridge repairs and clearing access routes, expressed concern about funding for volunteer fire departments, and stated that adoption of the plan does not commit immediate expenditures. He urged approval.
3. Michael Sherrill emphasized the need for County leadership to secure funding, described ongoing challenges for residents and businesses, and noted that recovery may take several more years. He supported moving forward with the plan.
4. Mary Jaeger-Gale requested approval of the plan.
5. Ann Allbright urged approval and expressed concern regarding potential health impacts of recovery efforts.

Chairman Lapsley made the motion to go out of the Public Hearing. All voted in favor, and the motion carried.

Commissioner McCall made a motion that the Board adopt the Draft Hickory Nut Gorge (HNG) Recovery Plan as discussed. All voted in favor, and the motion carried.

2026.024 Project Baze Development Incentives

Chairman Lapsley made the motion to go into the Public Hearing. All voted in favor, and the motion carried.

A public hearing was scheduled for March 18, 2026, at 9:30 a.m. to consider the economic development incentives for Project Blaze.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN pursuant to N.C. Gen. Stat. §158-7.1 that the Henderson County Board of Commissioners will hold a public hearing at a special meeting on March 18, 2026, at 9:30 a.m., or as soon thereafter as the Board can consider the request of “Project Blaze Company”, for economic development incentives. The company has requested to remain anonymous at this time due to competitive pressures.

Project Blaze Company is a manufacturing concern for vehicle equipment located in the United States (and Henderson County), contemplating a new site with new employees in Henderson County.

Under the proposed project, the public benefit to be derived from the capital project is a total taxable capital investment by Project Blaze Company of at least \$1,011,649.00 in real property (not including any land acquisition costs) and \$5,185,000.00 in business personal property (equipment). The project would result in the creation of 33 new jobs, with an average wage of \$68,788, which exceeds the average wage in Henderson County for full-time employment, plus other benefits. The contemplated incentives would last for a period of five years. The first year’s contemplated incentive, if granted, would not be more than

Approved:

\$4,091.57, based on the new investment, the number of new employees, and the Board's incentives guidelines. The maximum amount of incentives to be considered in this grant over the five years would be \$87,502.96.

Henderson County will consider granting assistance toward the investment of Project Blaze Company.

If approved, the request would be funded through the general property tax revenue. The hearing will be held in the Commissioners Meeting Room of the Historic Courthouse, located at 1 Historic Courthouse Square, Hendersonville, NC. The public is invited to attend and comment.

Public Comment: There was none.

Chairman Lapsley made the motion to go out of the Public Hearing. All voted in favor, and the motion carried.

Vice-Chair Edney made the motion that the Board authorize incentives under the Board's economic development incentives project to the Project Blaze company. All voted in favor, and the motion carried.

2026.025 Rezoning Application #R-2026-01, Old Hendersonville Road

Chairman Lapsley made the motion to go into the Public Hearing. All voted in favor, and the motion carried.

Staff received rezoning application #R-2026-01, for all 2.05 acres of PIN: 9652-63-3421 owned by Iglesia Pentecostés La Nueva Jerusalén Inc. (hereafter the subject area). The subject area is located on Old Hendersonville Road. The owner requested that the subject area be rezoned from Industrial (I) to Residential District One (R1). The application was submitted on January 29, 2026.

The Planning Board reviewed this application on February 19, 2026, and voted unanimously to forward a favorable recommendation to the Board of Commissioners.

PUBLIC NOTICE:

Before taking action on the application, the Board of Commissioners must hold a public hearing. Per the Henderson County Land Development Code and State Law, notices of the March 18, 2026, public hearing were published in the Hendersonville Lightning on March 4, 2026, and March 11, 2026. Notices were also sent via first-class mail to the property owners within 400' of the Subject Area on February 25, 2026, and staff posted signs advertising the hearing on the Subject Area on February 27, 2026.

Public Comment: There was none.

Chairman Lapsley made the motion to go out of the Public Hearing. All voted in favor, and the motion carried.

Commissioner Franklin made a motion to approve rezoning application #R-2026-01 to rezone the Subject Area to the Residential District One (R1) zoning district, with the attached 2045 Comprehensive Plan Statement based on the recommendations of the 2045 Comprehensive Plan. All voted in favor, and the motion carried.

Approved:

2026.026 Amendment to Conditional Zoning District (CD-2020-02-A1) Horseshoe Farm

Chairman Lapsley made the motion to go into the Public Hearing. All voted in favor, and the motion carried.

An application for an amendment to Conditional Zoning District CD-2020-02 was initiated on January 5, 2026. The applicant, Sen-Asheville 1, LLC seeks to amend the existing conditional zoning district (consisting of REID's 10009792, 10006902, 9962163, 10006904, 10006903, 10009793, 10009794, and 10009795), and rezone all of REIDs 10006907, 10006906, 108467, 10014490, 10014489, 10014488, 10002956, 10002957, and 10002958 from a Residential Two (R2) zoning district to the existing conditional zoning district. If approved, the Conditional Zoning District as amended would become CD-2020-02-A1.

On August 19, 2020, the Board of Commissioners approved Conditional Zoning District CD-2020-02. This conditional district, also referred to as Horseshoe Farms, is approximately 79.59 acres and consists of short-term rental cottages, a restaurant, a clubhouse, a spa and yoga studio, an equestrian center with a riding ring, special events meeting space, an RV area, and an art studio.

The applicant proposes to amend the master plan to add a new administration building, relocate the RV area, and change the internal road configuration to include a third entrance onto South Rugby Road. The new portion of the subject area proposed to be rezoned to the conditional zoning district consists of 9 residential lots, 5 of which currently contain single-family residential structures. The remaining 4 lots are proposed for single-family residential structures, and the amendment would allow a new internal road to provide direct access to these residential lots from the Horseshoe Farm amenities.

The amended conditional zoning district would total approximately 90.829 acres, including the new residential lots and the existing Horseshoe Farms property. John Turchin will serve as the applicant's agent. The plan was prepared by Bob Grasso with Land Planning Collaborative.

A neighborhood compatibility meeting was held on February 5, 2026. The Technical Review Committee (TRC) reviewed this application at its February 17, 2026, meeting and voted to forward the application to the Planning Board. The Planning Board reviewed this application on February 19, 2026, and voted unanimously to forward a favorable recommendation to the Board of Commissioners with the conditions as 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 March 18, 2026, public hearing regarding conditional zoning district amendment application CD-2020-02-A1 was published in the Hendersonville Lightning on March 4, 2026, and March 11, 2026. 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 February 27, 2026, and posted signs advertising the hearing on February 27, 2026.

Public Comment:

1. Mebane Lee expressed concerns about increased traffic and was in opposition to the amendment.

Approved:

Chairman Lapsley made the motion to go out of the Public Hearing. All voted in favor, and the motion carried.

Commissioner Lapsley reported that he attended the Planning Board meeting and noted several residents from Nelson Road were present. He stated that the applicant appeared to have addressed their concerns, as they were not in attendance at today’s meeting.

Chairman Lapsley made a motion to approve the conditional zoning district amendment application, CD-2020-02-A1, with the 2045 Comprehensive Plan Statement based on the recommendations of the 2045 Comprehensive Plan, and with any conditions stated in the proposed conditions attachment and with any additional conditions as discussed.

DISCUSSION

VAYA Health Update

Angie Garner, Community Relations Regional Director with Vaya Health, provided the Board with an update.

- Vaya Health is a local political subdivision of the state of North Carolina and a Local Management Entity/Managed Care Organization (LME/MCO) governed by Chapter 122C of the North Carolina General Statutes.
- Vaya Health is one of 4 **Tailored Plans** in NC which manages publicly-funded mental health, substance use disorder, intellectual/ developmental disability, and traumatic brain injury services in 32-county region.
- NCGS § 122C-115.4(a): “Local management entities are responsible for the management and oversight of the public system of mental health, developmental disabilities, and substance abuse services at the community level. An LME shall plan, develop, implement, and monitor services within a specified geographic area to ensure expected outcomes for consumers within available resources.”

What is a Tailored Plan?

July 2024 - The launch of Standard Plans (Healthy Blue, AmeriHealth Caritas, United Healthcare, and WellCare) and Tailored Plans

- Plans are a new kind of NC Medicaid Managed Care health plan. They cover mental health, severe substance use, I/DD, TBI and medical, and prescriptions in one plan.
- The assigned Tailored Plan is based on the county that manages the Medicaid benefits for the member. You cannot choose a different Tailored Plan.
- With a Tailored Plan, your physical, mental, severe substance use, intellectual/developmental disability or traumatic brain injury needs are not separate.

 Serious Mental Illness (SMI)	 Severe Substance Use Disorders (SUD)
 Intellectual/ Developmental Disabilities (I/DD)	 Traumatic Brain Injuries (TBI)

Approved:

Who Manages Tailored Plans?



This map shows LME/MCO configuration effective 2/1/24.

Vaya Health Updates

NC General Assembly passed “Mini Budget” and is still in process of finalizing. Hope that biennium budget will be passed now General Assembly now in session. Key areas of concern:

- “Mini Budget” Medicaid funding of \$600,000 million falls below NCDHHS projections.
 - ✓ The Division of Health Benefits and the GA Fiscal Research both projecting Medicaid shortfall. Disagreement between them on the amount of the shortfall.
 - ✓ Governor Stein and Secretary Sangvai sent joint communication outline proposed changes to FY 26 Medicaid budget and related provider rate reductions based on “Mini Budget” funding.
 - ✓ NCDHHS implemented rate reductions on October 1st with Medicaid services being cut by 3% and targeted services cut by either 8 or 10%. Vaya postponed until November 1st.
 - ✓ Due to NC Court rulings NCDHHS sent notice that Medicaid rate reductions were rescinded with rates being restored and refunded to the September 30, 2025 Medicaid rates level.
 - ✓ NCDHHS reports the Medicaid budget is currently underfunded by \$319 million under current “Mini Budget” and funds will be depleted by early 2026 unless the NC General Assembly does not pass a budget with additional funding.
- Vaya’s Single Stream (Indigent) Funding reduced by up to \$9 million based on “Mini Budget”. Vaya continues to advocate to restore funding.

Child and Family Specialty Plan

In August 2024, NCDHHS announced that Blue Cross Blue Shield will be the single Health Plan serving youth and families involved in child welfare/foster care system.

Many children and families will remain in Vaya Total Care and Medicaid Direct; Vaya will maintain our contractual relationships with providers and our dedicated residential crisis resources.

On December 11, 2024, NC DHHS provided an Amendment to the CFSP contract with BCBS revealing the following timetable:

- Implementation Period: August 15, 2024 through November 30, 2025
- Contract Year 1: **December 1, 2025** through June 30, 2026
- Contract Year 2: July 1, 2026 through June 30, 2027
- Contract Year 3: July 1, 2027 through June 30, 2028
- Contract Year 4: July 1, 2028 through June 30, 2029

Approved:

Workforce Development Grant

- Vaya Health was awarded a \$300,000 grant to run through September 2026 from Dogwood Health Trust to tackle the critical healthcare workforce shortages impacting mental health, substance use disorder, intellectual/developmental disability (I/DD), and traumatic brain injury (TBI) providers across western North Carolina.
- The initiative is designed to strengthen the network of behavioral health, I/DD, and TBI providers in Vaya’s network. The plan encompasses shared technical assistance, targeted recruitment efforts, and specialized training to drive meaningful and measured results.
- Currently working on the “improved education and training services” initiative.

Hope4NC Grant

- **Free and anonymous for all residents in affected communities:**
 - Individual and group crisis recovery outreach
 - Public education
 - Community networking and support
 - Assessment, referral, and resource connection
- Team Leaders, Crisis Counselors, and Community Liaison/Resource Linkage staff in each region
- No health plan required for grant supports
- Hope4NC Helpline: 1-855-587-3463

Need someone to talk to?



The impact of Hurricane Helene can be overwhelming for adults, youth and children. Everyone has different stress responses that may include:

- Feeling alone.
- Irritability or feeling out of sorts.
- Head, stomach or body aches.
- Changes in sleep or eating patterns.
- Difficulty concentrating, forgetful.
- Fear for your own health.
- Worrying about the health of your family or friends.
- Increased use of alcohol, tobacco or other drugs.
- Feeling stuck, no time for self-care.
- Looking for ideas to stay calm and healthy.



HOPE 4 NC

HELPLINE 1-855-587-3463



NC DEPARTMENT OF HEALTH AND HUMAN SERVICES
www.ncdhhs.gov • NCDHHS is an equal opportunity employer and provider • 11/2024



Hope 4 NC Grant, cont.

- Hope4NC is involved in all 22 impacted WNC counties weekly including EBCI events connecting people to recovery resources.
- No-cost extension approved by SAMHSA and FEMA; work continues through April 26, 2026
- Hope 4 NC teams are focused on increased survivor engagement across outreach sites and navigation support: RenewNC, rental assistance, mucking and debris removal, food access, behavioral health, community resources.
- **Total Contacts with survivors to date: over 70,000**

Approved:

WNC Thrive

- In May 2025, Vaya received an allocation for summer recovery camps in counties impacted by Hurricane Helene.
- Vaya worked with NCDHHS to expand the allocation to support summer camp and after-school oriented recovery efforts this fiscal year.
 - NC 4-H
 - Children & Family Resource Center Glo Mobile
 - Camp Tekoa
 - Kids at Work
 - Vocational Directions

Vaya Transition and Housing

- Transitions to Community Living (TCL) gives eligible adults living with serious mental illness or severe and persistent mental illness the opportunity to choose where they live and work
- Money Follows the Person helps older adults and people with physical disabilities who reside in Skilled Nursing Facilities (SNFs) or a hospital setting receiving skilled-level care to move back into the community.
- Justice Re-entry Program intended support individuals transitioning out of State Prisons

Maintenance of Effort – MOE Funding

- Amount of county money that has to be invested in order to draw down the Federal money through Block Grants. Counties are required to maintain a certain amount towards Behavioral Health related services. This is per Session Law 2015-241, Section 12F.2.(e).
- The 4 LME-MCOs shall ensure the MOE spending requirement is met using State appropriations, so the money is funneled through the LME-MCO's, Vaya in our region.
- Henderson County direct expenditure of the \$528,612.00 on a fiscal year basis, and work with Vaya to ensure there is not a duplication of service.

Approved:

MOE Funding, cont.

- **Safelight** for counseling and support services
- **The Free Clinics** for Behavioral Health support
- **Blue Ridge Community Health Services** for Walk-in, counseling, and Adult Recovery Court support
- **Children and Family Resource Center** for Family Navigation position
- **Department of Public Health** for counseling services
- **Henderson County EMS** for Community Paramedic support
- **Comprehensive Providers, LLC** for Jail Psychiatric Services

Non-Profit Update – Hope Coalition

Julie Huneycutt with Hope Coalition delivered a presentation.

ABOUT HOPE COALITION

In 2013, Hope Coalition was created as a way to address prescription opioid misuse and was originally called HopeRX.

Hope Coalition is now a thriving community collaborative that encompasses substance use prevention, education, advocacy, and recovery services.

Hope Coalition leads the way in reducing the negative impact of substance misuse through prevention and education. We work hand in hand with various community sectors to offer programs that support and empower people in their recovery journey.



CORE FOCUS

Saving lives through **intervention, prevention and connection**. We act early, remove confusion from the pathway to help, and make sure no one has to navigate the journey alone. When we connect individuals to the right support at the right time – and keep those supports coordinated – we interrupt crisis and strengthen the conditions that allow people to thrive.

Approved:

MISSION

Dedicated to **preventing substance use** and focusing on **long-term recovery** for anyone impacted by alcohol and drug misuse.

Hope Coalition functions as a successful **countywide connector** across schools, courts, healthcare and community – reducing barriers and coordinating care rather than duplicating it.

ADULT PROGRAMS

Adult meetings and peer support offer a safe space for sharing, no matter the addiction. Through the “lived experience” of our peer support specialists, we will assist, encourage, and empower each other.

Weekly recovery meetings are available and encouraged. Additionally, services are available to those needing individualized recovery support.

The Recovery Community Center has served **more than 1200 visitors** in the last year through recovery groups.

225 South Grove Street Hendersonville, NC, 28792		hope RECOVERY COMMUNITY CENTER Weekly SCHEDULE	ElementsofHope.org 828-730-0786
8:00-9:00 Group Peer Support	9:00-10:00 Group Peer Support	10:00-11:00 Group Peer Support	11:00-12:00 Group Peer Support
MARRA 5:30-8:30 (Sign-in) 5:00	12:00-1:00 Early Recovery & Peer Support	1:00-2:00 Narcotics Anonymous	2:00-3:00 Narcotics Anonymous
NAME: 6-7:30	3:00-4:00 Narcotics Anonymous	4:00-5:00 Narcotics Anonymous	5:00-6:00 Narcotics Anonymous
13:00-14:00 Meeting, Meetings			

Virtual AA/NA meetings are offered in our peer living room at the top of each hour.

Facebook: Hope Coalition Recovery Community Center
Instagram: Hope_Coalition_RCC

*Sat. Friday Life after 5:00
**Fri. Friday Creative Recovery Group

RECOVERY COMMUNITY CENTER

- Peer support services led by trained individuals with lived experience.
- Regular meetings designed to support ongoing recovery and address individual needs.



ADULT PROGRAMS

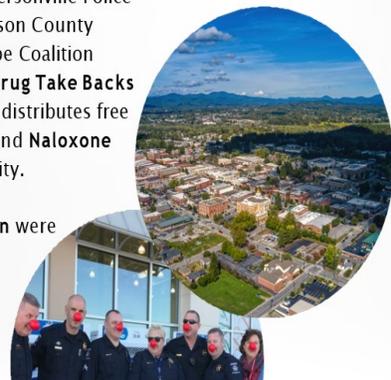
The **Bridge Program** launched in November 2025 with UNC Health Pardee, providing support to patients who request post-hospital follow-up care.

In partnership with Pardee—the program **links** patients to community resources, works to reduce stigma, and supports evidence-based addiction care with the purpose of **preventing hospital recidivism and overdose deaths**. To date, we have had over 100 intakes.

COMMUNITY SERVICES

In conjunction with Hendersonville Police Department and Henderson County Sheriff's Department, Hope Coalition participates in multiple **Drug Take Backs** throughout the year and distributes free **Medication Lock Boxes** and **Naloxone** throughout the community.

Over **600 doses of Narcan** were distributed in the past 6 months.



YOUTH PROGRAMS

Hope Rising is a 12-week program providing an evidence-based, life-skills curriculum that serves as a positive alternative to court appointments and juvenile justice involvement.

A student may be referred by various sources including parents, schools, medical, DSS, and DJJ.

The Hope Rising Program continues to grow, with **80% participation** among referred youth and an increase in overall engagement from the previous school year. In 2025- 2026, over 40 youth have participated to date.

YOUTH PROGRAMS

Teen Court is a diversion program designed for youth offenders who have no prior criminal record and are still enrolled in school.

Youth are tried by a jury of their peers who determine an appropriate sentence.

Youth make restitution for the offense through community service, jury duty, and educational assignments.

18 youth were served this past fiscal year 2024-25, with an additional **44 student volunteers** who performed various roles in the courtroom. From July 2025-26 Teen Court plans to serve 22 youth. This past year DJJ has reported 0 recidivism. Teen Court is on track to double the number of youth served in 2026-2027

CONTACT INFORMATION



Recovery Community Center
225 South Grove Street
Hendersonville, NC 28792
[828-730-0786](tel:828-730-0786)



Youth Connection Center
301 North Justice Street
Hendersonville, NC 28739
[828-730-0785](tel:828-730-0785)



Contact Us
admin@elementsofhope.org

YOUTH PROGRAMS

Alternatives to Suspension provides a safe and productive space for teens who are suspended for vaping nicotine and THC-related infractions. This takes place during the school day and allows the student to receive seated credit hours.

Alternatives to Suspension received **75 referrals in 2025 with 80% participation**. The majority of Henderson County middle and high schools are now utilizing the program. Since the beginning of 2026, the program is averaging 6-10 referrals per week.

2026

COMMUNITY ENGAGEMENT

Hope Coalition organizes multiple events throughout the year to support our community. These events help further Hope Coalition’s mission and vision as we work to improve Henderson County.

Annual events:

- **Hopeful Conversations**
- **Hope on The Farm**
- **We are Hope Week**
- **Hendersonville Turkey Trot**



RCC



YCC

Approved:

Commissioner Lapsley inquired whether the Board should address the growing issue with state legislators.

Commissioner Franklin reported that she and Jodi Grabowski attended a conference on substance abuse and emerging drug trends and stated that the Board should advocate to state legislators.

Construction Projects Update

Bryan Rhodes and Chris Todd provided the Board with an update on construction projects around Henderson County.

BRCC Facilities Building

- Kick off meeting with Ryse Construction and Clark-Nexsen on February 26, 2026.
- Ryse Construction is reviewing DD documents and obtaining pricing estimates
- WGLA Engineering continues to work on designing the required utilities extension

Henderson County Public Schools MRTS Projects

HCPS Various Paving Improvements Project

- Tarheel Paving is the contractor for the project
- All originally contracted work has been completed
- Additional scope, inclusive of improvements at Hillandale Elementary, will be completed in the Spring of 2026. The contractor has indicated asphalt plant could be open by the end of March, and work could commence
- The following schools were included in the project: Hendersonville, Fletcher, Clear Creek, Apple Valley, Hillandale Elementary, Glenn Marlow, and Flat Rock Middle

HCPS Roofing Projects

- The FY26 roofing projects included Flat Rock Middle School and East Henderson High School
- Palmetto State Roofing & Steel was awarded as the contractor for the project
- Pre-Construction meeting was held March 10, 2026

HCPS HVAC Controls Project

- Johnson Controls (JCI) has completed work at Rugby Middle School
- JCI is currently working on Apple Valley Middle, North Henderson High School, and Hendersonville Middle
- Controls at the end-of-life will be replaced at the following campuses: Apple Valley, Flat Rock Middle, Hendersonville Middle, North Henderson High School, West Henderson High School, and Rugby Middle
- All work is scheduled to be completed by November 18, 2026

Henderson County Capital Projects

Spartanburg Highway Medical Office Building

- January 2026 - construction began

Approved:

- January 8, 2026: Groundbreaking Ceremony
- Site work, inclusive of mass grading and installation of underground infrastructure, is ongoing
- May 12, 2027: Scheduled construction completion date

Mills River Medical Office Building

- December 2025: 100% DD documents issued
- May 2026: 100% CD documents due
- August 2026: GMP is scheduled to be presented to the Board of Commissioners

JCAR Detention Center Project

- Sitework began on November 25 and continues
- Piers and Footers were currently being set
- Completion date for this project is expected in early 2028

JCAR Courts

- Fentress Architects issued CD documents on December 19, 2025
- March 18, 2026: GMP presented to the Board of Commissioners
- May 2026: Anticipated closing on financing, pending BOC approval

Henderson County Sports Complex

- Mass grading is complete
- Soccer turf installation is complete
- Underground infrastructure scheduled to be installed over the next two months; water & sewer lines were currently being installed
- Project completion scheduled for October 2026

Commissioner Lapsley noted that the fields are not open for use. Commissioner McCall inquired about cameras at the site, and Mr. Rhodes reported that there is currently no power or cameras at the project location. Mr. Todd stated that it is Tennoka’s responsibility to ensure the site remains secure, as it is a closed job site. Commissioner Lapsley suggested that the contractor post “No Trespassing” signs on site.

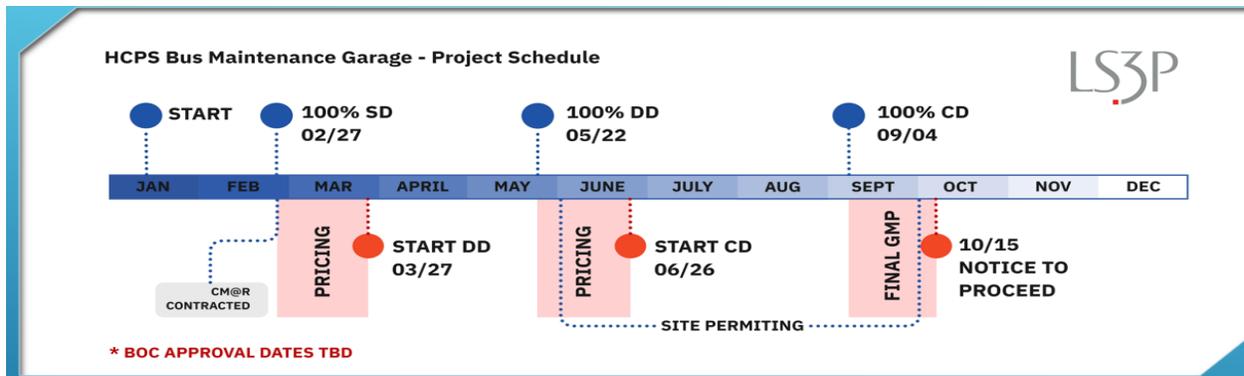
Henderson County Public Schools Bus Garage



C-1 CONCEPTUAL SITE PLAN - 1"=100' (11"x17")



Approved:



Next Steps:

- Negotiate contract with Edifice
- Pricing exercise based on SD documents
- Begin DD

NOMINATIONS AND APPOINTMENTS

1. Environmental Advisory Committee – 2 vacs.

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

2. Henderson County Board of Equalization and Review – 4 vacs.

Commissioner Franklin made the motion to nominate Jennifer Duvall for appointment to Seat #1, nominated Alicia Wallace for reappointment to Seat #4, Angela Hunter for reappointment to Seat #6, and Rick Livingston for reappointment to Seat #8. All voted in favor, and the motion carried.

3. Henderson County Transportation Advisory Committee – 1 vac.

Vice-Chair Edney made the motion to nominate Lauren Maybin for appointment to Seat #3. All voted in favor, and the motion carried.

4. Hendersonville City Zoning Board of Adjustment – 2 vacs.

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

5. Industrial Facilities Pollution Control Financing Authority – 2 vacs.

Commissioner McCall made a motion to nominate Diane Grant for reappointment to Seat #4. All voted in favor, and the motion carried.

6. Library Board of Trustees – 1 vac.

Commissioner McCall made a motion to nominate Candice Greedy for appointment to Seat #7. All voted in favor, and the motion carried.

7. Mountain Area Workforce Development Board – 1 vac.

Commissioner Franklin made the motion to nominate Hali McDaniel for appointment to Seat #3. All voted in favor, and the motion carried.

8. Nursing/Adult Care Home Community Advisory Committee – 13 vacs.

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

Approved:

COMMISSIONER UPDATES

There were none.

GENERAL ASSEMBLY AND COUNTY MANAGER’S REPORT

John Mitchell reported that the long session of the legislature concluded without resolution due to ongoing contention. As the short session approaches, budget needs are expected to exceed \$1 million, with significant focus on teacher salaries.

He noted ongoing discussions regarding a moratorium on property taxes and stated that he will update the Board following the outcome of the related hearing.

Mitchell also reported that Medicaid expenses tied to tailored managed care continue to be closely monitored at the federal level as legislation develops.

He highlighted several recent staff successes, including Natalia Santana-Pollard’s efforts to secure a six-month extension of housing assistance through FEMA.

Additionally, the County was awarded a \$200,000 non-matching grant for improvements to the tennis courts at Berkley, requiring only compliance with grant conditions.

Mitchell shared that the County Engineer has met with waste haulers and will provide a briefing to the Board in the coming weeks.

Finally, he noted that the Ferncliff property was scheduled to close on Friday.

Motion: Vice-Chair Edney made the motion to go into Closed Session pursuant to NCGS 143.318.11(a)(4)&(6). All voted in favor, and the motion carried.

ADJOURN

Denisa A. Lauffer, Clerk to the Board

William G. Lapsley, Chairman

Approved: