

**HENDERSON COUNTY PLANNING BOARD  
MEETING MINUTES  
July 17, 2025, at 5:30 PM**

**Planning Board Members Present:**

Hunter Marks, Chair  
Trey Ford  
Linda Bradley  
Harvey Nix  
Gary Griffin  
Jared Ownbey  
Jason Davis  
Bill Lapsley, BOC Liaison

**Planning Board Members Not Present:**

Rick Livingston, Vice Chair  
Jim Miller

**Staff Present:**

Autumn Radcliff, Planning Director  
Carlos Martinez, Planner I  
Russ Burrell, County Attorney  
Matt Champion, Code Enforcement Director/Zoning Administrator  
Chris Todd, Assistant County Manager

**Meeting called to order:** Mr. Hunter Marks called the meeting to order.

**Roll Call:** Roll call was taken.

**Informal Public Comment:** None.

**Adjustment of Agenda:** None.

**June 19, 2025, Meeting Summary:** No change to the meeting summary was noted.

**Rezoning Application (#R-2025-07), Hickory Tree Lane:** Mr. Carlos Martinez stated that staff received rezoning application #R-2025-07 for PIN 9547-42-5733 (hereafter, the subject area) for the entire 1.12 acres of the parcel. Bragg and Bragg Properties LLC owns the subject area with frontage along Hickory Tree Lane. The owner has requested that the subject area be rezoned from Estate Residential District (R-40) to Residential District Two Rural (R2R). The application was submitted on June 8, 2025. He stated that the Technical Review Committee reviewed this application on July 15, 2025.

Following Planning Board questions, Mr. Trey Ford made a motion to send forward a favorable recommendation on the rezoning application based on the 2045 Comprehensive Plan. Mr. Jared Ownbey seconded the motion. All voted in favor.

**Conditional Rezoning (#R-2025-05-CD), Baystone Glen:** Mr. Matt Champion stated that rezoning application #R-2025-05-CD was initiated on April 1, 2025, and requests that the County conditionally rezone approximately 67.84 acres of land from Community Commercial (CC) and Residential One (R1) to a Conditional District (CD-2025-05). The project contains portions of PINs 9660-23-6968, 9660-23-7875, 9660-22-8850, 9660-32-5424, 9660-35-6028, 9660-31-7635, and 9660-31-2567 that has direct access to Asheville Hwy (US25). The property owner is Bayless Et. Al. The applicant is Tranquil Waters Development, LLC and Boones Station, LLC, and the agent is Justin Rohde.

The applicant is proposing to develop the subject area with a mixture of single-family residential dwellings and multi-family residential dwellings for a total of 430 residential units. Conditional rezonings allows for 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 Friday, May 2, 2025, in the King Street Meeting Room. A copy of the meeting summary is included in the agenda item. The Technical Review Committee (TRC) reviewed the application at their July 15, 2025, meeting.

The Planning Board heard from five members of the public about this application. Following Planning Board questions, Mr. Jared Ownbey made a motion to send forward a favorable recommendation on the text amendment based on the 2045 Comprehensive Plan and with the following conditions:

1. **Vegetative Buffer.** The applicant shall provide a continuous 30' vegetative buffer along the entire eastern property boundary of the subject area. This condition was agreed to by the applicant's agent.
2. **Vegetative Berms.** The applicant shall provide a berm along Halsbury Ave within the 15' structure setback outside of the right-of-way. An additional vegetative berm shall be provided within the 30' vegetative buffer along the eastern property line adjacent to the proposed single-family portion of the subject property. This was agreed to by the applicant's agent.

Mr. Jason Davis seconded the motion. All voted in favor.

**Staff Updates:** Ms. Radcliff said she had no staff updates at this time.

Mr. Bill Lapsley noted that there were a lot county projects taking place, but he had no specific updates for the Board.

**Adjournment:** The meeting was adjourned at 7:06 pm.