

**HENDERSON COUNTY PLANNING BOARD
MEETING MINUTES
October 16, 2025, at 5:30 PM**

Planning Board Members Present:

Hunter Marks, Chair
Rick Livingston, Vice Chair
Jim Miller
Jared Ownbey
Linda Bradley
Jason Davis
Harvey Nix
Trey Ford
Bill Lapsley, BOC Liaison

Planning Board Members Not Present:

Gary Griffin

Staff Present:

Matt Champion, Zoning Administrator
Paulina Jones, Environmental Planner
Russ Burrell, County Attorney

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

Roll Call: Roll call was taken.

Informal Public Comment: The Planning Board heard from one member of the public who spoke about development and tree preservation.

Adjustment of Agenda: None.

September 18, 2025, Meeting Summary: The Planning Board reviewed the revised summary and approved the meeting summary.

Henderson County Partnership for Economic Development: Ms. Brittany Brady, President of the Henderson County Partnership for Economic Development, provided an overview of what the Partnership does for Henderson County and overall impact since forming in 1993. Ms. Brittany Brady urged the need to conserve existing industrial land found throughout Henderson County and highlighted existing industrial parks with available land. The Planning Board thanked Brittany Brady and the Partnership for their efforts in retaining and attracting industry to Henderson County.

Revised Master & Development Plan for Willowbend (03-2025-M, formerly Orchard Trace):

Mr. Matt Champion stated that a Revised Master and Development Plan was received on behalf of Willowbend NC Development, LLC, by Ariel Regnier with Wade Trim, Inc. on September 26, 2025. The Development Plan proposes a revised total of 53 lots for single-family residential structures on approximately 32.43 acres. The subject area received Master Plan and Development Plan approval on May 15, 2025, by the Henderson County Planning Board. The proposal shows a total of 3,347LF of new private paved roadways shown as a 20' wide travel width to serve the development. The development shows access to Pace Rd (SR1726) and Sugarloaf Rd (SR1734). All the proposed lots included in this proposal will be served by public water and private community septic systems. Additionally, the Master Plan shows a total of 26.3% open space.

Mr. Rick Livingston made a motion to approve the Revised Master and Development Plan for Willowbend per the conditions in the staff report and raised by TRC. Ms. Linda Bradley seconded the motion. All voted in favor.

Continued Discussion of Tree Preservation Recommendations: Ms. Paulina Jones provided a brief overview of the recommendations that staff drafted based on conversations with the Planning Board during their September meeting. The Planning Board discussed the recommendations and asked staff to simplify and incentivize preservation efforts. The Planning Board also requested additional information during future discussions. Staff will continue to draft recommendations based on direction from the Planning Board and schedule meetings with local stakeholders. Staff will provide draft recommendations for the Board's consideration at a future meeting.

Staff Updates: Mr. Matt Champion reminded the Planning Board that Ms. Autumn Radcliff and Ms. Janna Bianculli are attending and presenting at the joint NC/SC APA Conference in Charlotte, NC. Mr. Matt Champion updated the Planning Board on the status of Baystone Glen, conditional rezoning application. The Board of Commissioners approved the conditional rezoning application on October 15, 2025, and the Planning Board would be reviewing the Development Plan for the subdivision portion of the project at a later date.

Adjournment: The meeting was adjourned at 6:58 pm.