

**HENDERSON COUNTY PLANNING BOARD
MEETING MINUTES
February 19, 2026, at 5:30 PM**

Planning Board Members Present:

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

Planning Board Members Not Present:

Jared Ownbey

Staff Present:

Autumn Radcliff, Planning Director
Janna Bianculli, Asst. Planning Director
Matt Champion, Zoning Administrator
Carlos Martinez, Planner I

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.

January 15, 2025, Meeting Summary: No changes were noted to the meeting summary.

Public Comment on Hickory Nut Gorge Recovery Plan: The Planning Board heard from four members of the public about the Hickory Nut Gorge Recovery Plan. All these speakers were members of the plan's advisory committee. There was overwhelming support for the adoption of the plan and addressing the Planning Boards concerns from last meeting. Speakers stated that this is a vision for the future and the adopted plan will allow for needed studies, seeking funding opportunities, and redeveloping the river area of the gorge.

Draft Hickory Nut Gorge Recovery Plan: Ms. Janna Bianculli and Ms. Autumn Radcliff provided an overview of the planning process, survey, public input meetings, and the draft recommendations. Staff noted that the Board of Commissioners appointed an advisory committee that advised throughout the planning process. The plan was drafted and expresses the community's wishes. The community partners group, which was the advisory committee for the process, voted unanimously to recommend the plan. The Planning Board is being asked to make a recommendation on the plan. The Board of Commissioners will hold a public hearing before adopting the plan. Next steps, funding and implementation will be up to the Board of Commissioners following adoption of the plan. It was noted that not all recommendations may be implemented.

Mr. Harvey, who also lives in the gorge and served on the advisory committee, echoed the comments of the other members. He stated that the plan is the first step for future funding and opportunities and discussed the process. He asked if the Planning Board had any questions. He then made a motion to send forward a favorable recommendation to adopt the HNG Recovery

Plan to the Board of Commissioners. Mr. Rick Livingston seconded the motion. All voted in favor.

Rezoning Application (R-2026-01) from Industrial to Residential One: Mr. Carlos Martinez stated that 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 has requested the subject area be rezoned from Industrial (I) to Residential District One (R1). The application was submitted on January 29, 2026. Ms. Autumn Radcliff stated that the application was forwarded to the Partnership as the property is currently zoned Industrial, and due to the current use of a church and cemetery, the partnership had no issues. Mr. Trey Ford also stated that the county needs more industrial property, but due to the use, he did not have an issue with the request. Ms. Linda Bradley made a motion to send forward a favorable recommendation to rezone the property to a Residential One district. Mr. Jim Miller seconded the motion. All voted in favor.

Amendment to Conditional Zoning District (CD-2020-02-A1), Horseshoe Farm: Mr. Matt Champion stated that 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. 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 consisting of short-term rental cottages, a restaurant, a clubhouse, spa and yoga studio, equestrian center with riding ring, special events meeting space, RV area, and art studio.

The applicant is proposing to amend the master plan to add a new building for administration purposes, 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 those currently containing single-family residential structures. The remaining 4 lots are proposed for single-family residential structures, and the amendment would allow for a new internal road for these residential lots to directly access the Horseshoe Farm amenities. The amended conditional zoning district would be approximately 90.829 acres total with the new residential lots and existing Horseshoe Farms property. John Turchin will be serving as agent for the applicant. The plan was prepared by Bob Grasso with Land Planning Collaborative.

A neighborhood compatibility meeting was held on February 5, 2026 (see attached summary). After hearing public comments from five members of the public related to this request, the Planning Board asked several questions of the applicant and staff. Proposed new conditions discussed by the Planning Board to the amendment include: restricting traffic on Nelson Road for the purpose of those existing residential lots with deeded access, install signage to prevent visitors on Horseshoe Farm from exiting out Nelson Road, requiring construction or delivery traffic to the farm to use the main entrances off S. Rugby Road, requiring lighting mitigation for the RV spaces (the RV spaces are currently permitted on the original approval but are being relocated internally on the site).

Mr. Jim Miller made a motion to send forward a favorable recommendation on the amended conditional zoning request with the conditions noted by the Planning Board. Mr. Trey Ford seconded the motion. All voted in favor

Staff Updates: None.

Adjournment: The meeting was adjourned at 7:28 pm.