

**HENDERSON COUNTY PLANNING BOARD
MEETING MINUTES
May 21, 2026, at 5:30 PM**

Planning Board Members Present:

Hunter Marks, Chair
Jim Miller, Vice Chair
Harvey Nix
Gary Griffin
Linda Bradley
Jason Davis
Trey Ford

Planning Board Members Not Present:

Jared Ownbey
Candi Guffey
Bill Lapsley, BOC Liaison

Staff Present:

Autumn Radcliff, Planning Director
Russ Burrell, County Attorney
Matt Champion, Zoning Administrator
Miles Kish, Planner I

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

Roll Call: Roll call was taken.

Election of Vice Chair: Mr. Trey Ford made a motion to recommend Jim Miller as the Vice Chair. Ms. Linda Bradley seconded the motion. All voted in favor.

Informal Public Comment: The Planning Board heard from six members of the public concerning the discussion items on the agenda. There were concerns expressed about traffic, access, run-off, and flooding with Cureton Place conditional rezoning. There was one comment on the Ridge Road rezoning about concerns with industrial uses in a residential area including buffering, lighting and damage to land.

Adjustment of Agenda: None.

February 19, 2026, Meeting Summary: One change to the meeting summary was noted to Mr. Harvey Nix's name.

Conditional Rezoning Application (R-2026-02-CD) N. Cureton Place: Mr. Matt Champion stated that Rezoning Application #R-2026-02-CD was initiated on March 30, 2026, and requests that the County conditionally rezone approximately 12.53 acres of land from Regional Commercial (RC) to a Conditional District (CD-2026-02). The project contains all REIDs 10003733, 700995, 10003731, 700357, and a portion of 10013324 that has direct access to N Cureton Place (SR 2049). Egolf Properties, LLC and Stuart Rubin, Trustee are listed as the current property owners. The applicant is N. Cureton Place TH, LLC.

The applicant is proposing to develop the subject area for a residential development containing 102 townhome dwelling 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 Wednesday, April 29, 2026, in the King Street Meeting Room. and the Technical Review Committee (TRC) reviewed this application at their May 19, 2026, meeting.

The Planning Board asked several questions of the applicant concerning some of the public input and concerns the Board had about the NCDOT road access. After some discussion, the applicant's agent waived the 45-day period required for the Planning Board to make a recommendation to complete the Traffic Impact Analysis review with NCDOT so that the Planning Board would have the comments about any requirement road improvements prior to making a formal recommendation. The applicant's agent requested the item be tabled until the

applicant completed the traffic analysis and would inform staff to take it back to Planning Board for review.

Mr. Jason Davis made a motion to table the item at the applicant's request. Mr. Trey Ford seconded the motion. All voted in favor.

Rezoning Application (R-2025-09), from Residential Two Rural (R2R) to Industrial, located off Ridge Road: Mr. Miles Kish stated that staff received rezoning application #R-2025-09, for PIN: 9599-32-2820, owned by Sherlyn Mejia Romo (hereafter the subject area). The subject area is located on Ridge Road and J H Hyder Road. The owner has requested the 0.75-acre property be rezoned from Residential Two Rural (R2R) to Industrial (I). The application was submitted on November 26, 2025.

The subject area was previously part of a 10-parcel, 40-acre rezoning, approved by the Henderson County Board of Commissioners on September 4th, 2018. At that time, the parcel was rezoned from Local Commercial (LC) to Industrial (I). More recently, the subject area was part of a 1.28-acre rezoning approved by the Henderson County Board of Commissioners on May 5th, 2025, following a family estate settlement. In 2025, the subject area was rezoned from Industrial (I) to Residential Two Rural (R2R) by the prior owners. The Technical Review Committee met on May 19, 2026, and forwarded the application to the Planning Board.

After some discussion, the Planning Board noted concerns about having industrial zoned property where there is no water and sewer infrastructure. Mr. Jim Miller made a motion to send forward an unfavorable recommendation on the rezoning request. Ms. Linda Bradley seconded the motion. The motion passed 6-1 with Mr. Trey Ford voting against the motion.

Revised Master Plan and Phase 1 & 2 Development Plan for Big Hills at Horseshoe (2021-M05): Mr. Matt Champion stated that the subdivision application was submitted on behalf of the property owners, Big Hills Construction, LLC, on April 17, 2026, by Nicholas Bowman. The application is seeking approval to revise the existing Master Plan and Phase 1 and 2 Development Plans. The applicant has acquired an additional parcel (REID: 9940761) not included in the existing Big Hills at Horseshoe Major Subdivision boundary. The new 1.45-acre parcel contains an existing residential dwelling that will be an out parcel, but a portion of the lot will be recombined with the existing subdivision boundary to align the second subdivision entrance with Turnpike Rd (SR1322). The applicant has also submitted a revised Phase 1 and Phase 2 Development Plans. The original approval in Phase 1 and Phase 2 showed a total of 54 residential lots, but the revised Development Plans now show a total of 60 residential lots. The revised total area within the subdivision is now shown as 102.28 acres. The Technical Review Committee reviewed this application on May 19, 2026.

Ms. Linda Bradley stated that this is a customer and she needed to recuse herself from the discussion and vote. The Board agreed. Following Board discussion, Mr. Jim Miller made a motion to approve the revised master plan and phase one and two with conditions noted. Mr. Trey Ford seconded the motion. All voted in favor.

Staff Updates: None.

Adjournment: The meeting was adjourned at 7:15 pm.