

**HENDERSON COUNTY PLANNING BOARD
SPECIAL CALLED MEETING
MEETING MINUTES
July 23, 2026, at 5:30 PM**

Planning Board Members Present:

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

Planning Board Members Not Present:

Jim Miller, Vice Chair

Staff Present:

Autumn Radcliff, Planning Director
Russ Burrell, County Attorney
Matt Champion, Zoning Administrator

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 18, 2026, Meeting Summary: No changes to the meeting summary were noted.

Condition Rezoning Application (R-2026-02-CD), N. Cureton Place: Mr. Matt Champion stated that the 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 off N. Cureton Place from Regional Commercial (RC) to a Conditional District (CD-2026-02). 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.

The Technical Review Committee (TRC) reviewed this application at their May 19, 2026, meeting. Conditions placed on the application were included. The Planning Board met on May 21, 2026, and voted to table the application to allow for the applicants to meet with NCDOT regarding the project's vehicular traffic impacts. The applicant has met with NCDOT and requested for the application to be brought back to the Planning Board for review.

The applicant, the applicant's agent, and the applicants engineer provided an overview to the Planning Board including the traffic information from NCDOT. The Planning Board asked several questions of the applicant and heard from two residents about concerns with traffic and

turning movements on US 25 N.

Following the Boards discussion, Mr. Trey Ford made a motion to send forward a favorable recommendation to the BOC with the conditions noted in the staff report and including the following:

1. Flood Damage Prevention. The Planning Board requested that the applicants remove the three (3) proposed units out of the 100-year flood hazard area.
2. NCDOT. The applicant will work with NCDOT on implementing identified improvements. The applicant will also work with NCDOT to request a signal timing evaluation and change of the traffic lights on US 25 N. to allow for turning movements at N. Cureton Place.

Mr. Jared Ownbey second the motion. The motion passed 7-1 with Mr. Harvey Nix voting against.

Staff Updates: There were no additional staff updates.

Adjournment: The meeting was adjourned at 7:16 pm.