

CITY OF HENDERSONVILLE
Historic Preservation Commission

Minutes of the Regular Meeting of September 16, 2026

Commissioners Present: Ralph Hammond-Green, Cheryl Jones, (Chair), Stan Smith, Jim Welter, (Vice-Chair), John Falvo, Lauren Matoian, Edward Sine

Commissioners Absent: Jim Brewer, Jim Boyd

Staff Present: Sam Hayes, Planner II, Daniel Heyman, Assistant City Attorney, Lew Holloway, Community Development Director

I **Call to Order.** Chair called the regular meeting of the Hendersonville Historic Preservation Commission to order at 5:00 pm.

II **Public Comment.**

III **Agenda.** The agenda was amended to include the approval of the Findings of Fact. On motion of Commissioner Hammond Green and seconded by Commissioner Welter the agenda was revised to include the approval of the Findings of Fact and approved.

IV **Minutes.** On motion of Commissioner Welter and seconded by Commissioner Hammond-Green the minutes of the regular meeting of August 19, 2026 were approved. (Chair abstained from the vote).

V **Findings of Fact – 128 3rd Avenue East (26-42-COA)**

On motion of Commissioner Hammond-Green and seconded by Commissioner Matoian the Findings of Fact for File No. 26-42-COA were approved.

VI **New Business.**

VII **Old Business.**

VIII **Other Business.**

VIII(A) **Historic Markers Program.**

Sarah McLaurin presented a comprehensive historic marker program policy based on research from other cities like Winston-Salem and Apex, outlining application processes, funding criteria, review procedures, and different types of markers. The Commission provided feedback on various aspects including funding mechanisms, location requirements, and the distinction between public and private markers. No action was taken.

VIII(B) **Downtown Design Overlay Presentation.**

Matthew Manley presented the Downtown Design Overlay Ordinance, which would implement design standards from the downtown master plan across a broader area of downtown Hendersonville, covering new construction and additions with specific requirements for building setbacks, height limits, materials, and public realm improvements including alley utilization and streetscape elements. The Commission discussed concerns about the impact on historic preservation, particularly regarding buffer zones between historic districts and new development and raised questions about materials requirements and the integration of bike facilities.

VIII(C) **Staff Report.**

Mr. Hayes gave two updates concerning the Preservation in the Neighborhood event to be held September 26th and the second session of the Historic Preservation Training series to be held October 2nd.

IX **Adjournment.** The Chair adjourned the meeting at 7:18 p.m.


Chair