



CITY OF HENDERSONVILLE
DOWNTOWN ADVISORY BOARD - AUGUST 2026
Hive on 5 - 125 5th Avenue W | Hendersonville, NC 28792
Tuesday, August 11, 2026 – 4:00 PM



AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**
 - A. July Minutes Draft
3. **PUBLIC COMMENT**
4. **APPROVAL OF AGENDA**
5. **NEW BUSINESS**
 - A. New Board Processes and Review
6. **UNFINISHED BUSINESS**
 - A. Event Closure for Treat Street 2026
7. **TEAM & STAFF REPORTS**
 - A. Duke Energy Grant Update
8. **INFORMAL DISCUSSION**
9. **ADJOURNMENT**

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CITY OF HENDERSONVILLE
DOWNTOWN ADVISORY BOARD
 Hive on 5 - 125 5th Avenue W | Hendersonville, NC 28792
 Tuesday, July 14, 2026 – 4:00 PM



MINUTES - DRAFT

1. CALL TO ORDER

Organizational Meeting – Introductions

Present: Joe Dinan, Terry Young, Jenny Breedlove, Oliver Wall, Aaron Adams, Gary Heisey, Erica Hodges, Yvonne Hill, Mark Pavao, Nancy Neikirk

Absent: Sheryl Solomon (came in at 4:35pm) Phil Wilmot, Scott Gash, Patsy DuPre, Herman Holt, Lyndsey Simpson (Council liaison)

Virtual – Herman Holt, Sheryl Solomon

Joe Dinan, vice chair, called the meeting to order to begin the organizational meeting. The meeting began with introductions.

Chair nominations: Joe Dinan opened the nominations to ask if there would be anyone who would like to nominate themselves. Mark Pavao nominated himself, Joe Dinan nominated Nancy Neikirk

Both potential chairs gave an introduction to themselves to the board, a vote was taken from attendees present:

Mark Pavao - 6 voted in favor of Mark Pavao to become chair of the board

Nancy Neikirk – 3 voted in favor of Nancy Neikirk to become chair of the board.

Mark Pavao became elected to become chair of the Downtown Advisory Board.

Vice Chair – Joe Dinan nominated Nancy Neikirk as Vice chair, Jenny Breedlove seconded. All in favor.

Subcommittees

A slate was presented to the board, the following updates were made:

- Erica Hodges (spelling) – economic vitality
- Oliver Wall – economic vitality
- Gary Heisey – Economic Vitality
- Terry Young – Economic Vitality
- Yvonne Hill – Events team
- Nancy Nekirk made a motion to accept the committees as updated.

Meeting schedule – A request was made to update September 8 meeting to move to September 15. All approved the schedule as presented with the September 15 meeting update.

APPROVAL OF MINUTES May 2026 Downtown Advisory Board Minutes – amended to remove ‘moved’ at approval of minutes. Nancy Neikirk made a motion to approve as corrected. Aaron Adams seconded. All were in favor

PUBLIC COMMENT – There were no public comments

APPROVAL OF AGENDA – Joe Dinan made motion to approve the agenda, Oliver Wall seconded, all in favor

Sheryl Solomon came into the meeting at this time.

UNFINISHED BUSINESS

Zoning Text Amendment: Downtown Design Overlay District (26-23-ZTA) – *Matthew Manley, AICP – Long-Range Planning Manager*

Matt Manley presented the Downtown Design Overlay District to the Board.

Gary Heisey made the motion that the Downtown Advisory Board recommend approval of the Downtown Design Overlay District Zoning Text Amendment. The proposal advances the goals of the City’s Comprehensive Plan, Downtown Master Plan, DAB Workplan and City Council Strategic Plan. Jenny Breedlove seconded. Terry Young, Jenny Breedlove, Oliver Wall, Aaron Adams, Gary Heisey, Erica Hodges, Yvonne Hill, Nancy Neikirk, Sheryl Solomon voted in favor.

Joe Dinan and Mark Pavao opposed. The motion carried.

Staff & Team Updates

Jamie Carpenter introduced Jules Chapin-Tsai, another summer intern at the City. Her project for the summer is to look at public investment in the 7th Avenue District and its impacts on displacement in the community.

Halloween/Treat Street Carnival – Jamie spoke about Treat Street Carnival coming up on October 31. This event is typically the biggest issue as far as street closure impacts because the event starts at 5pm, and the closure must begin at 12 (noon). With the 2026 event taking place on a Saturday, staff is proposing a change in start time for this year to be 2-5pm or 3-6pm. The difference will be closing the street in the morning (9am or 10am). If the timing for the event stays the same, the street closure will be at 12 / noon on Saturday. Some of the biggest issues have been the process of closing the street during the lunch hour, the thought would be that this will reduce the impacts of the closure for mid-day, and customers would already know to park in the garage or outside of the event area, not interrupting the day.

This will be a topic for review and vote at our August meeting.

ADJOURNMENT



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY DOWNTOWN ADVISORY BOARD



SUBMITTER: Jamie Carpenter, Downtown Manager **MEETING DATE:** August 11, 2026

AGENDA SECTION: New Business **DEPARTMENT:** Community Development - Downtown

TITLE OF ITEM: New Board Processes and Review

Process

1. Have an environment where people are heard.
2. Respectful debate.
3. Be accepting of diverse views.

Relationships

1. Reach out to merchants in the downtown area to get feedback on agenda topics.
2. Have one-on-ones with board members and downtown people.
3. Be approachable, be welcoming of suggestions, positive and negative feedback.
4. Suggest involvement, DAB meetings, public comment, YouTube/Zoom meetings.

Advocate for downtown

1. Focus on positive movement for the downtown district.
2. Encourage long-term thinking.
3. Increase downtown engagement.

Future Board

1. Mentor new members/leaders.
2. Encourage past board members to speak on past items.
3. Ensure a strong future board.



CITY OF HENDERSONVILLE AGENDA ITEM SUMMARY DOWNTOWN ADVISORY BOARD



SUBMITTER: Jamie Carpenter, Downtown Manager **MEETING DATE:** August 11, 2026

AGENDA SECTION: New Business **DEPARTMENT:** Community Development - Downtown

TITLE OF ITEM: Event Closure for Treat Street 2026

For 2026, Treat Street will take place on Saturday, October 31.

This event is typically the biggest issue as far as street closure impacts because the event starts at 5pm, and the closure must begin at 12 (noon).

With the 2026 event taking place on a Saturday, staff is proposing a change in start time for this year to be 2-5pm or 3-6pm. The difference will be closing the street in the morning (9am or 10am).

If the timing for the event stays the same, the street closure will be at 12 / noon on Saturday.

Some of the biggest issues have been the process of closing the street during the lunch hour, the thought would be that this will reduce the impacts of the closure for mid-day, and customers would already know to park in the garage or outside of the event area, not interrupting the day.

Staff recommend closing Main Street at 9am on Saturday, October 31 and having Treat Street be advertised for 2-5pm.

Reasoning:

- Simplify street closure process – fewer cars in the morning will result in fewer business interruptions due to the closure. When the street is already closed, customers will go park outside and walk in from the beginning instead of the middle of the day.
- Public Safety and Public Resources– The earlier time for the event will reduce total public service hours required for the safety of the event. Police, Fire, and Public Works all recommend the earlier closure.
- The 2-5pm time period should allow Main Street to be open to traffic by approximately 7pm.



CITY OF HENDERSONVILLE
AGENDA ITEM SUMMARY
DOWNTOWN ADVISORY BOARD



TITLE OF ITEM: Duke Energy Grant Update

Summary:

Friends of Downtown Hendersonville received a \$25,000 grant from Duke Energy Foundation to support downtown businesses with micro-grants. We received a similar grant in 2021 specifically to fund our 'Pivot Grant' program in response to Covid-19 pandemic related issues for business.

For 2026, the grant program will be able to support our overall grant initiatives, not limiting to just pivot grants. This will allow a diverse set of applicants for the program.

August 10, 2026- Economic Vitality Committee reviewed the program and made the following recommendations:

1. Funds to be advertised as \$1500 grants, with potential for additional funds being available for larger award.
2. Note that applicants seeking larger façade grant projects should schedule an appointment with Jamie Carpenter to review – this will allow us to determine additional façade or mural grant funding

Important Dates & Deadlines:

1. Monday, August 17 – 2pm – meet at the corner of 5th Avenue and Main Street for a check presentation (photo opportunity) with Duke Energy Foundation Reps – downtown board/committee members invited!
2. August 21 – Jamie will send draft application to committee for review by this date.
3. Any suggested edits should be submitted to Jamie by August 28
4. Grant Applications Open September 15 (tentative – will plan for earlier release)
5. Grant Deadline October 26, 2026
6. Committee Review November 3, 2026 at 4pm – in person or via zoom
7. Grant Award Announcement by December 1, 2026
8. Microgrant Recipient list due to Duke Energy by Dec. 31, 2026
9. Recipients must submit grant report to receive reimbursable payment by April 30, 2027