



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