

**HENDERSON COUNTY PLANNING BOARD  
MEETING SUMMARY  
May 20, 2021  
King Street Meeting Room**

**Planning Board Members Present:**

Jim Miller, Vice Chair  
Jennifer Balkcom  
Baird Blake  
Trey Ford  
Bruce Hatfield  
Rick Livingston  
Paul Patterson  
Rebecca McCall, BOC Liaison (remote)

**Planning Board Members Not Present:**

Steve Dozier, Chair  
Hunter Marks

**Staff Present:**

John Mitchell, Business & Community Development Director  
Autumn Radcliff, Planning Director  
Matt Champion, Zoning Administrator & Code Enforcement Director  
Russ Burrell, County Attorney  
Jacob Compher, Planner

**Meeting called to order:** Mr. Jim Miller called the meeting to order.

**Roll Call:** Roll Call was then stated.

**Adjustment of the Agenda:** Item # 8, Administrative Text Amendments to the Flood Damage Prevention Section of the LDC (TX-2021-03) was removed and will be discussed at the June meeting.

**April 15, 2021 Meeting Summary:** No change to the meeting summary was noted.

**Informal Public Comment:** None.

**Revised Master and Phase III Development Plan for Couch Mountain (Formerly Luna Ridge) Major Subdivision (2019-M03):** Mr. Champion stated that a subdivision application was submitted on behalf of property owners Luna Ridge, LLC on March 25, 2021. The application is for a Revised Master and Phase III Development Plan for Couch Mountain Major Subdivision, consisting of a total of 81 lots for single family dwellings and an additional 3,899 linear feet of new private roadway. The subject area is located off Hutch Mountain Rd. (SR 1556) and contains 394.2 acres. Phase III is approximately 58.8 acres on PIN: 9661-97-6534.

Mr. Andy Baker was present as the applicant and answered any questions that the Board had. Following the Board discussion, Mr. Trey Ford made a motion to approve the application with the conditions discussed in the staff report and based on the recommendations of the CCP. Mr. Baird Blake second the motion. All voted in favor.

**Development Plan for Phases 1-4 for Tap Root (CD-2020-01) (2021-M04):** Mr. Champion stated that Conditional District CD-2020-01 was approved by the Board of Commissioners on August 19, 2020. The master plan approved by the BOC included 699 residential units with specific associated amenities. As part of the conditions for approval set by the BOC and agreed upon by the applicant, each development plan must be reviewed and approved by the Planning

Board. Development Plan for Phases 1-4 includes 427 single-family structures and 227 townhome units. The total area in Phases 1-4 is 297 acres. The property owner/developer is Forestar Group, Inc. and John Richardson Jr. will be serving as agent.

The Technical Review Committee (TRC) review the application on May 4, 2021 and voted to forward the item to the Planning Board with the comments noted in the staff report.

The applicants engineer was available for Board questions. Following the Board discussion, staff mentioned that the airport had contacted them about the status of the navigation easement that is required as a condition of the conditional district. Until the easement is recorded, and all permits are in place, no construction activity may take place. Mr. Trey Ford made a motion to approve Phases 1-4 for the Tap Root Development with the conditions stated in the staff report and with the conditions that the proof of the recorded avigation easement is required before any construction activity can take place. Mr. Baird Blake second the motion. All voted in favor.

**Rezoning Request (#R-2021-02) R1 to RC for Elemental Landscapes:** Ms. Radcliff introduced Jacob Compher to the Board. Mr. Compher stated that Rezoning Application #R-2021-02, initiated on January 21, 2021, requests that the County rezone approximately 0.86 acres of land from Residential One to Regional Commercial zoning district. The acreage consists of 1 parcel (PIN: 9651-86-9053) located at the intersection of S. Naples Rd (SR 1695) and S. Old Asheville Rd (SR 1533). The property owner is Jacob Wike.

The Board discussed the proposed application and its location and surrounding zoning. Ms. Jennifer Balkcom made a motion to send forward a favorable recommendation on the rezoning request to rezone the parcel to RC. Mr. Trey Ford second the motion. All voted in favor.

**Staff Reports:** Commissioner McCall announced that Mr. John Mitchell has been appointed the County Manager effective on July 1<sup>st</sup> following the retirement of Mr. Wyatt.

**Adjournment:** There being no further business, meeting was adjourned at 6:02 PM.