

**HENDERSON COUNTY PLANNING BOARD
MEETING SUMMARY
August 19, 2021
King Street Meeting Room**

Planning Board Members Present:

Steve Dozier, Chair
Jim Miller, Vice Chair
Baird Blake
Bruce Hatfield
Rick Livingston
Hunter Marks
Jennifer Balkcom
Trey Ford
Rebecca McCall, BOC Liaison

Planning Board Members Not Present:

Paul Patterson

Staff Present:

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

Meeting called to order: Mr. Steve Dozier called the meeting to order.

Roll Call: Roll Call was then stated.

Adjustment of the Agenda: None.

Informal Public Comment: One member of the public gave comment.

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

Continued Discussion of Revised Master Plan for Blacksmith Run Major Subdivision

(2004-M21): Mr. Champion gave a brief overview from July's meeting and stated that staff had met with the developer for Blacksmith and the developer added a turn around on the private driveway easement to address emergency service concerns. Staff stated that the Fire Marshall had reviewed the revised plans with the turnaround additions and accepted the changes.

The Planning Board heard from the developer's agents Mr. Ed Nunez and the developers engineer with Brooks Engineering. The Board also heard from the Edneyville Fire Chief and approximately 11 property owners in Blacksmith Run.

Following Board discussion and questions of the County Attorney, Mr. Jim Miller made a motion to approve the revised master plan for Blacksmith Run as it meets the requirements of the Land Development Code. Mr. Baird Blake second the motion. All members voted in favor. The Board Chairman directed staff to bring back a draft text amendment to remove the private driveway easement option for major subdivisions based on concerns that the residents and emergency services raised.

LDC Text Amendment Application (TX-2021-04) Amend Accessory Solar Panel

Requirements, Applicant – Jim Honeycutt with Haynes International: Mr. Champion stated that staff had received a text amendment application related to accessory solar panel location. The applicant, Mr. Jim Honeycutt has requested that accessory solar panels be allowed within

the 100-year and 500-year floodplain with an approved floodplain development permit. Mr. Champion stated that amendment had been reviewed by Ms. Natalie Berry for compliance with the flood ordinance and is acceptable. Following Board discussion, Mr. Baird Blake made a motion to send forward a favorable recommendation on the text amendment with the change to the draft language as discussed by the Board. Ms. Jennifer Balkcom second the motion. All voted in favor of the motion.

Revised Master Plan and Phase III Development Plan for Couch Mountain (Formerly Luna Ridge) (2019-M03): Mr. Champion stated that a subdivision application was submitted on behalf of the property owners, Luna Ridge, LLC, on August 3rd. The application is for a Combined 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 3,152 linear feet of new roadway. The subject area is located off Hutch Mountain Road and contains 394.2 acres. Phase III is approximately 58.8 acres. Mr. Champion provided the Board with an overview of the project and revisions requested.

The Board also heard from the project engineer with Brooks Engineering. Following Board discussion, Mr. Jim Miller made a motion to approve with comments listed in the staff report. Mr. Baird Blake second the motion. All voted in favor.

LDC Text Amendment (TX-2021-05) Conditional Rezoning and Withdrawal Periods (TX-2021-05): Ms. Radcliff stated that the Board had directed staff to bring back a draft text amendment to address concerns with conditional rezoning applications and withdrawal periods. She provided an overview of the proposed language for the Board's directions.

Following Board discussion, Mr. Jim Miller made a motion to make a favorable recommendation on the draft amendments (#1 and #2). Mr. Rick Livingston second the motion. The Board discussed the motion and Mr. Jim Miller withdrew his motion on the table.

Mr. Jim Miller made a motion to make a favorable recommendation on draft amendment #2 only. Mr. Trey Ford second the motion. All voted in favor. Following comments by the Board and Commissioner McCall, Ms. Jennifer Balkcom made a motion to withdraw the Board's previous motion that passed. Mr. Jim Miller second the motion. All voted in favor. The Board directed staff to bring back some additional language to further limit conditional zoning district uses in non-residential zoning districts and residential zoning districts.

Following Board discussion, Mr. Hunter Marks made a motion to send forward a favorable recommendation on the draft amendment #1 with the additional language of substantially similar use, leaving the existing withdrawal for first time to 6 months, and proposing an 18 month wait period for 2nd withdrawals. Mr. Baird Blake second the motion. The motion passed 5-3 with Trey Ford, Rick Livingston, and Bruce Hatfield voting against the motion.

Staff Updates: Ms. Radcliff stated that she will bring the draft text amendments discussed by the Board tonight including restrictions to Special Use Permits that have recently been brought to staff's attention. She stated that the BOC approved the text amendments related to flood section and the 160D requirements. Ms. Radcliff also provided a brief update on the 2045 Comprehensive Plan.

Adjournment: There being no further business, meeting was adjourned at 7:34 PM.