

**HENDERSON COUNTY PLANNING BOARD  
MEETING SUMMARY  
December 16, 2021  
King Street Meeting Room**

**Planning Board Members Present:**

Steve Dozier, Chair  
Jennifer Balkcom  
Baird Blake  
Bruce Hatfield  
Rick Livingston  
Jared Ownbey  
Rebecca McCall, BOC Liaison

**Planning Board Members Not Present:**

Trey Ford  
Hunter Marks  
Jim Miller, Vice Chair

**Staff Present:**

Autumn Radcliff, Planning Director  
Chris Todd, Business and Community Development Director  
Matt Champion, Code Enforcement Director  
Russ Burrell, County Attorney  
Grayson Taylor, Planner III  
Charlie Savage, Planning Intern

**Meeting called to order:** Mr. Steve Dozier called the meeting to order and introduced new planning board member, Jared Ownbey.

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

**Informal Public Comment:** None.

**Adjustment of the Agenda:** None.

**October 21, 2021 Meeting Summary:** No change to the meeting summary was noted.

**Combined Master and Phase I Development Plan for Rich Mountain Subdivision (2021-M09):** Mr. Matt Champion provided an overview of the application. He stated that the subdivision application was submitted on behalf of property owners Robert T. Love, Karen Michelle Maynor, and Tracy Millar on November 1, 2021 by Ripple Falls, LLC. The application is for a Combined Master and Phase I Development Plan for Rich Mountain Major Subdivision, consisting of a total of 60 lots for single family dwellings and a total of 12,799 linear feet of new private roadway. The subject area is located off Locust Grove Road (SR 1528) and contains 245.86 acres. Phase I is approximately 82.78 acres and contains 22 single-family lots. The subject area contains all or portions of PINs: 9672-71-2573, 9672-51-2885, 9672-42-0371, 9672-41-0864, 9671-48-5404, and 9672-40-5853.

The Board heard from the applicants engineer who answered questions from the Board. Following Board discussion, Mr. Rick Livingston made a motion to approve the combined master and phase I development plan for Rich Mountain based on the LDC and recommendation of the County Comprehensive Plan and with any conditions as noted in the staff report. Mr. Baird Blake second the motion. All voted in favor.

**Discussion of Land Development Code:** Ms. Autumn Radcliff stated that during the December 6th Board of Commissioners meeting, the Board requested that the Planning Board discuss specific amendments to the Land Development Code. These included:

- Review issues with conditional zoning districts for large subdivisions (currently 300 or more units/lots)
- Review the Table of Permitted and Special Uses and make recommendations to modify the language regarding:
  1. Residential uses be to be permitted in all zoning districts.
  2. Nonresidential uses to be permitted and or special uses in residential districts, commercial districts, and industrial districts.
  3. Additional zoning districts, such as open use or Industrial (i.e. I-1 (heavy industry) and I-2 (light industry)).
  4. Replacement of conditional zoning districts with special use permits or with supplemental requirements for non-residential uses in commercial and industrial districts.

The Planning Board agreed this will take some time and that they will discuss these amendments over the next several meetings/months.

**Staff Updates:** Ms. Radcliff recognized Mr. Larry Rogers at the meeting. She stated that Mr. Rogers is retiring, and this was his last Planning Board meeting. Ms. Radcliff introduced Chris Todd the new Business and Community Development Director along with Mr. Grayson Taylor a new planner in the department and Mr. Charlie Savage who is interning with the department for the next several months. She also mentioned that the Planning Board would be meeting as the steering committee for the 2045 Comprehensive Plan in January and working with staff and the consultant to begin the next phase of the plan.

**Adjournment:** There being no further business, meeting was adjourned at 6:06 PM.