

**HENDERSON COUNTY PLANNING BOARD
MEETING SUMMARY
September 19, 2024, at 5:30 PM**

Planning Board Members Present:

Hunter Marks, Chair
Rick Livingston, Vice Chair
Jim Miller
Jason Davis
Linda Bradley
Bill Lapsley, BOC Liaison

Planning Board Members Not Present:

Bruce Hatfield
Trey Ford
Robert Griffin
Jared Ownbey

Staff Present:

Autumn Radcliff, Planning Director
Janna Bianculli, Senior Planner
Matt Champion, Zoning Administrator
Russ Burrell, County Attorney

Meeting called to order: Mr. Hunter Marks called the meeting to order at 5:30 pm.

Roll Call: Roll call was taken.

Informal Public Comment: None.

Adjustment of Agenda: Item number ten was removed.

August 15, 2024, Meeting Summary: No change to the meeting summary was noted.

Major Subdivision Revised Master Plan and Phase 8A Development Plan for Cummings Cove: Mr. Matt Champion stated a Revised Master Plan and Phase 8A Development Plan was received on behalf of Vista Developers, LLC, by Troy Shriver with CDG, Inc. on August 23, 2024. The applicant is seeking approval to revise the existing Master Plan by recombining the originally approved Phase 6 and Phase 8 Development Plans. The original Phase 8 included a total of approximately 32.15 acres with 80 single-family residential lots and Phase 6 included a total of approximately 22.35 acres with 15 single-family residential lots. The new Development Plan combines Phase 6 and 8 into a single development that shows a new proposed total of 76 single-family residential lots. The new Phase 8 is broken into three separate subphases. The submitted Development Plan is for Phase 8A that includes a total of 11 single-family residential lots and no new roads. The existing 50' private right-of-way shown as Tomahawk Trail will serve the new lots. All the proposed lots in Phase 8 will be served by City of Hendersonville public water and the existing private community wastewater treatment facility.

He stated that staff has found that the Cummings Cove Revised Master Plan and Phase 8A Development Plan meets the standards of the subdivision regulations of Chapter 42 in the Land Development Code (LDC).

After some discussion, Mr. Jim Miller made a motion to approve the revised master plan and Phase 8A Development Plan for Cummings Cove with the conditions listed in the staff report and those recommended by the TRC. Mr. Rick Livingston seconded the motion. All voted in favor.

LDC Rewrite Update: Ms. Autumn Radcliff stated that staff is still working on the rewrite in conjunction with other high priority items in the County which continues to cause delays. She stated that the Board of Commissioners discussed some items of interest for the LDC rewrite at

their last meeting and asked the Planning Director to share these with the Planning Board. Mr. Radcliff stated that the Board of Commissioners asked the Planning Board to keep the following items of concern in mind as they go through the LDC rewrite:

- Change the name of the Table of Permitted and Special to just the Table of Uses
- Reduce the number of Special Use Permit's
- Review Manufactured Homes and consider allowing in all districts
- Balance the rights of property owners with the integrity of the Henderson County while balancing the property rights and protection of neighbors with the ability for property owners to use and develop their land
- Review and reduce the separation standards for specific uses, but still require separation from uses like schools.

She presented the Planning Board with a small sample of the Table of Uses so the Board could discuss how to move forward with the review of the uses and the new proposed districts. The Planning Board reviewed some of the recreational uses for the non-residential zoning districts and provided feedback to staff on options of how to discuss the Table of Uses at future meetings. Ms. Radcliff cautioned the Board that some of this review needed to stay high level to complete the rewrite in a timely fashion and that each use could not be discussed in detail due to time constraints.

The Board stated that it would like to simplify the LDC interpretations and allow flexibility. The Board also requested to review the uses along with definitions and supplemental requirements of possible. Ms. Radcliff stated that staff can try to work on how this could be accomplished and reminded the Board that this is a rewrite of the existing code so a side-by-side comparison may be difficult, but staff would point out any major changes as the Planning Board goes through its review. Ms. Radcliff said that staff will start working on this for a future meeting but would need some time to determine how to move forward and to assemble the information.

Staff Updates: Ms. Autumn Radcliff stated that staff had received a conditional rezoning application for Hoopers Creek. Processing this project as a conditional rezoning with a site plan was recommended by both the staff and the Planning Board during the previous traditional rezoning application. She stated that staff was scheduling a neighborhood compatibility meeting, and the application would come before the Board next month.

The Chair asked about how the Planning Board could receive public input moving forward at its meetings. The County Attorney and Planning Director gave the Board some options and said that it could work on some ground rules and a script it needed for future meetings.

Adjournment: The meeting was adjourned at 7:21 pm with no further business.