

**HENDERSON COUNTY PLANNING BOARD
MEETING SUMMARY
December 19, 2019**

Planning Board Members Present:

Steve Dozier, Chair
Jim Miller, Vice Chair
Baird Blake
Trey Ford
Bruce Hatfield
Paul Patterson
Dan Poeta
Rebecca McCall, BOC Liaison

Planning Board Members Not Present:

Rick Livingston
Hunter Marks

Staff Present:

John Mitchell, Business & Community Development Director
Autumn Radcliff, Planning Director
Matt Champion, Project Development Planner
Jacob Compher, Planner

Meeting called to order: Mr. Steve Dozier called the meeting to order and Roll Call was stated.

Adjustment of Agenda: None.

Meeting Summary: No adjustments to the meeting summary.

Informal Public Input: None.

Revised Master Plan for Blacksmith Run Major Subdivision (2004-M21) Presenter: Matt Champion, Project Development Planner. Chairman Dozier asked the Board to recuse him for this discussion as he had business interaction with this subdivision. The Planning Board accepted the chairman's recusal.

Mr. Matt Champion stated that the applicant Blacksmith Mountain, LLC submitted a revised master plan on October 30, 2019. The application is for Blacksmith Run Major Subdivision, consisting of 10 additional lots in conjunction with the existing 187 lots for single family dwellings. The application also indicated an additional 1,471 linear feet to the already existing 11,826 linear feet of private roadway. The subject area is located off US64 (Chimney Rock Road) and contains 86.86 acres on two separate parcels (PIN: 9691-72-7992 & 9691-60-4748). He stated that staff had reviewed and found that the revised master plan meets the standards of the LDC regulations.

After some discussion and hearing from the applicant's agent, Mr. Baird Blake made a motion to approve the revised master plan for Blacksmith Run. Mr. Trey Ford seconded the motion. All voted in favor.

2019 Annual LDC Text Amendment Discussion (Soil Erosion and Sedimentation Control).

Ms. Autumn Radcliff stated that these amendments were submitted by Natalie Berry, County Project Engineer and are related to needed changes following amendments to the state model ordinance. The Board was presented a copy of the amendments to the soil erosion and sedimentation control regulations. After some discussion, Mr. Dan Poeta made a motion to send

forward a favorable recommendation on the text amendments. Mr. Bruce Hatfield seconded the motion. All voted in favor.

2019 Annual LDC Text Amendment Discussion (Conditional Rezoning, Public Notices and CCP References).

Ms. Autumn Radcliff stated that the proposed text amendments are part of the list of amendments the Planning Board has been reviewing over the last several months. She stated that these amendments are related to conditional zoning districts, removing the mixed-use district option, expanding the mailed notice for rezonings, and correcting the comprehensive plan references in the LDC. She stated that the conditional zoning district amendments was based on recommendations by the County Attorney and will prevent potential confusion about this process and will clarify that each approved conditional district will be a unique stand-alone zoning districts with a corresponding site plan and list of conditions.

After review of the draft amendments, Mr. Jim Miller made a motion to forward to the Board of Commissioners a favorable recommendation on the text amendments. Mr. Trey Ford seconded the motion. All voted in favor.

Discussion on Review/Approval Thresholds for Subdivisions – Presenter: Autumn Radcliff, Planning Director.


Ms. Autumn Radcliff stated that at the November 20th meeting, the Board of Commissioners requested that the Planning Board discuss the threshold for subdivision approvals that require a conditional rezoning application and recommend a lower threshold if the Planning Board determines it is needed. The current threshold for reviews is as follows:

- Major Subdivisions 35-299 lots - standard review and approval by the Planning Board
- Major Subdivisions 300 or more lots – conditional rezoning approved by the Board of Commissioners

After some discussion and hearing from Commissioner McCall, the Planning Board determined that the current thresholds were appropriate for Board reviews and recommended no changes.

Staff Reports: Ms. Radcliff and Mr. John Mitchell introduced Jacob Compher, the new planner, to the Board.

Adjournment: There being no further business, meeting was adjourned at 6:20 PM.


Jim Miller, Vice Chair
~~Steve Dozier, Chair~~
Henderson County Planning Board