

**HENDERSON COUNTY PLANNING BOARD
MEETING SUMMARY
July 15, 2021
King Street Meeting Room**

Planning Board Members Present:

Baird Blake
Steve Dozier, Chair
Bruce Hatfield
Rick Livingston
Hunter Marks
Jim Miller, Vice Chair
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
Janna Bianculli, Senior Planner
Austin Parks, Planner
Kevin Waldrup, Fire Marshal

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

Roll Call: Roll Call was then stated.

Informal Public Comment: Six members of the public gave comment.

Adjustment of the Agenda: Remove Item # 8, Continued Discussion of BOC List of Land Development Code Text Amendments.

June 17, 2021 Meeting Summary: No change to the meeting summary was noted.

Revised Master Plan for Blacksmith Run Major Subdivision (2004-M21): Mr. Champion stated that staff had requested the developer for Blacksmith to revise its master plan to reflect the recent changes to lot access for a proposed area in the development. The developer is using the existing road network to access four proposed lots and a new private driveway easement to access the other 5 proposed lots. Private driveway easements are allowed to serve up to 5 lots and are exempt from the current subdivision road standards.

The developers engineer with Brooks Engineering presented the changes and answered the Boards question. The Planning Board heard from three residents in Blacksmith Run during informal public comment on concerns with the width of the road and no turn around for Forging Way. Kevin Waldrup, Henderson County Fire Marshal provided a letter to the Planning Board with some suggested options to address emergency vehicle access concerns.

Following Board discussion, Mr. Rick Livingston made a motion to table the item until the August meeting to allow the developer to address some of these options. Mr. Trey Ford second the motion. All voted in favor.

Henderson County 2045 Comprehensive Plan: Ms. Radcliff stated that the 2045 plan is officially kicking off in July and reminded the Planning Board that they are serving as the Steering Committee for the process. She introduced some of the Stewart Consultant team at the meeting. Mr. Chad Sary with Stewart provided the Board with an overview of the process and asked each Board member to provide some of their background and any concerns or things that they see as important issues as we start the planning process. Staff stated that survey would be mailed out in August with the tax bills and the survey will be available online as well.

Staff also stated that there would be a similar presentation given to the Board of Commissioners at its August 2nd meeting. There will also be stakeholder interviews scheduled later in August. Staff mention the new website for the 2045 Plan and asked if the Board had any comments or changes to the logo that would be used. No changes were noted. The Planning Board will have its next Steering Committee discussion in September.

Staff Updates: Ms. Radcliff introduced Austin Parks, a new planner that has been hired with the department. During the updates, the Planning Board requested that staff bring back draft language to address conditional rezonings and withdrawal periods for its August meeting.

Adjournment: There being no further business, meeting was adjourned at 7:15 PM.