

**HENDERSON COUNTY PLANNING BOARD  
MEETING SUMMARY  
January 19, 2023, at 5:30 PM**

**Planning Board Members Present:**

Jim Miller, Vice Chair  
Robert Griffin  
Jared Ownbey  
Hunter Marks  
Bruce Hatfield  
Rick Livingston  
Bill Lapsley, BOC Liaison

**Planning Board Members Not Present:**

Steve Dozier, Chair  
Linda Bradley  
Trey Ford

**Staff Present:**

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

**Meeting called to order:** Mr. Jim Miller called the meeting to order.

**Roll Call:** Roll Call was taken.

**Informal Public Comment:** None.

**Adjustment of Agenda:** None.

**December 1, 2022, Special Called Meeting Summary:** No change to the meeting summary was noted.

**Revised Master and Phase III Development Plan for Sprout Mountain (Formerly Rich Mountain) Major Subdivision:** Mr. Matt Champion stated that a Revised Master Plan and Phase III Development Plan was received on behalf of Ripple Falls LLC, by John Kinnaird of Brooks Engineering on December 15, 2022. The revised Master Plan shows an additional 23 single-family lots in Phase III for a total of 83 lots. The subject area is located north of Locust Grove Baptist Church off Locust Grove Road (SR 1528) in Hoopers Creek Township. The site consists of 377.96 acres and is accessed through New Sprout Ln.

He stated that staff has found that the Revised Master and Phase III Development Plan meets the standards of the subdivision regulations of Chapter 42, Henderson County Land Development Code (LDC). Staff recommends the Revised Master and Phase III Development Plan be subject to the developer addressing any issues raised by the Planning Board and addressing the comments listed in the Staff Report.

The applicant's engineer was present to answer the Board questions. After some discussion, Mr. Hunter Marks made a motion to approve the revised plan based on the Land Development Code and recommendation of the Comprehensive Plan with conditions as discussed and listed within the staff report. Mr. Rick Livingston seconded the motion. All voted in favor.

**Staff Updates:** No updates.

**Adjournment:** With no further business, the meeting was adjourned at 5:45pm.