

**HENDERSON COUNTY PLANNING BOARD  
MEETING SUMMARY  
March 16, 2023, at 5:30 PM**

**Planning Board Members Present:**

Steve Dozier, Chair  
Robert Griffin  
Hunter Marks  
Bruce Hatfield  
Rick Livingston  
Linda Bradley  
Jared Ownbey (remote)  
Bill Lapsley, BOC Liaison

**Planning Board Members Not Present:**

Trey Ford  
Jim Miller, Vice Chair

**Staff Present:**

Autumn Radcliff, Planning Director  
Russ Burrell, County Attorney  
Matt Champion, Zoning and Code Enforcement Director  
Chris Todd, Business and Community Development Director

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

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

**Remote Attendance:** Mr. Dozier stated that Jared Ownbey was out of town and attending remotely. Mr. Rick Livingston made a motion to allow Mr. Ownbey to attend and participate remotely. Ms. Linda Bradley second the motion. All voted in favor.

**Informal Public Comment:** None.

**Adjustment of Agenda:** None.

**February 16, 2023, Meeting Summary:** No change to the meeting summary was noted.

**#R-2023-02-C, Conditional Rezoning for The Farmhouse at Tap Root:** Mr. Matt Champion stated that rezoning application #R-2023-02-C was initiated on February 15, 2023, and requests that the County conditionally rezone approximately 19.12 acres of land from Regional Commercial (RC) to a Conditional District (CD-2023-02). The project contains all of PIN 9652-12-2330 that has direct access to Butler Bridge Rd (SR1345). The Johnston Family Group are the current property owners. The applicants are the Johnston Family Group and Orange Capital Advisors, LLC. The agent for the application is Bill Alexander.

The applicant is proposing a multi-family residential development with a total of 306 units. The development is required to be approved as a conditional rezoning due to the number of multi-family units. Conditional rezonings allows for the Board of Commissioners to place conditions on the property to address community concerns and make the proposed development compatible with adjacent uses. As required by the LDC, a neighbor compatibility meeting was held on Wednesday, March 1, 2023, in the King Street Meeting Room. A copy of the meeting report is included in the agenda item.

The Technical Review Committee (TRC) reviewed the application on March 7, 2023, and made a motion to forward the application to the Planning Board with conditions as discussed. A copy of the conditions required by the TRC and self-imposed by the applicant are attached to this agenda item.

The applicant's engineer, representatives from the developer, Orange Capital, and the property owner's attorney was present to answer the Board questions. Following some discussion, Mr. Rick Livingston made a motion to send forward a favorable recommendation with the conditions as discussed and listed in the staff report. Mr. Hunter Marks seconded the motion. The motion passed 6-1 with Mr. Bruce Hatfield voting against the motion.

**Revised Master and New Development Plan for Champion Hills (Chimney Crossing Villas):** Mr. Champion stated A Revised Master Plan and New Development Plan was received on behalf of Pine Shadow Developers, LLC, by Scott Barfield, Partner, and Eric Hutchinson with Brooks Engineering Associates on February 14, 2023. The applicant is seeking approval to revise the existing Master Plan for Champion Hills by adding an additional tract of land (PIN: 9557-37-9726) not included in the existing major subdivision. In addition to the Revised Master Plan, the applicant has submitted a new Development Plan for the previously mentioned parcel above and two existing lots within Champion Hills. The new Development Plan, called Chimney Crossing Villas, proposes 7 duplex structures on 7 lots that will ultimately go through the legal process of subdividing the duplexes. The applicant proposes a total of 14 dwelling units, on approximately 7.05 acres.

The Planning Board also heard from the applicant engineer. Mr. Hunter Marks made a motion to approve the revised master plan with the conditions stated in the staff report. Mr. Robert Griffin seconded the motion. All voted in favor.

**Text Amendment #TX-2023-02, Primitive Campground:** Ms. Autumn Radcliff stated the planning staff received an application for a text amendment (#TX-2023-02) to add a specific use for primitive campground that would include a definition and SR standards. The Land Development Code (LDC) does not specify primitive campgrounds from other campground types. This use would allow for small campgrounds that are strictly primitive in rural areas. She provided an overview of the draft text amendment. The Planning Board also heard from the applicant.

The Planning Board had some concern with safety and about the use being abused or creating an enforcement issue. Following discussion, Mr. Bruce Hatfield made a motion to table the item until the April meeting to get more information from the TRC and the Sheriff. Mr. Rick Livingston second the motion. All voted in favor.

**Staff Updates:** There were no staff updates.

Mr. Rick Livingston requested that the Board propose another text amendment to address private driveway easements in major subdivision. He stated that the Board of Commissioners had previously reviewed a similar text amendment and did not approve any changes to the LDC. The Planning Board was still concerned about allowing this type of access in a large development due to emergency service and fire truck access limitations with the road widths and lack of turnarounds. The Board requested that staff look at the draft amendment and put on a future Planning Board meeting as appropriate.

**Adjournment:** With no further business, the meeting was adjourned at 6:50 pm.