

**HENDERSON COUNTY PLANNING BOARD
MEETING SUMMARY
June 15, 2023, at 5:30 PM**

Planning Board Members Present:

Steve Dozier, Chair
Linda Bradley
Bruce Hatfield
Hunter Marks
Rick Livingston
Bill Lapsley, BOC Liaison

Planning Board Members Not Present:

Jim Miller, Vice Chair
Robert Griffin
Jared Ownby
Trey Ford

Staff Present:

Autumn Radcliff, Planning Director
Russ Burrell, County Attorney
Liz Hanson, Planner I
Chris Todd, Business and Community Development Director (remote)

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

Roll Call: Roll Call was taken.

Informal Public Comment: None.

Adjustment of Agenda: No Adjustments were made.

May 18, 2023, Meeting Summary: No change to the meeting summary was noted.

#R-2023-07-C, Ourco Construction Conditional Rezoning Request: Ms. Radcliff stated that the Board reviewed a standard rezoning request on this property at its last meeting which the Board made an unfavorable recommendation on. The applicant decided following that meeting they would withdraw the request and make a new request for a conditional rezoning that would include a site-specific plan to better address the neighbors and Boards concerns with high density development options.

Ms. Liz Hanson stated that Rezoning Application R-2023-07-C was initiated on May 24, 2023, and requests that the County conditionally rezone approximately 1.62 acres of land from the Estate Residential (R-40) zoning district to a Conditional District (CD-2023-07). The project contains all of PIN: 9577-27-0660 that has direct access to Greenville Highway. The property is owned by Ourco Construction Company LLC, who is also the applicant.

The applicant is proposing to develop a 5-lot minor subdivision for 5 single-family residential dwellings. 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 will be held on Wednesday, June 14, 2023, in the King Street Meeting Room. A copy of the meeting report will be provided to the Planning Board at its June meeting.

The Technical Review Committee (TRC) reviewed the application on June 6, 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 are listed in the staff report.

The Planning Board heard from several neighbors about concerns with stormwater runoff, possible location of a stream on the property, traffic concerns, and the density of the proposed development.

After some discussion, Mr. Bruce Hatfield made a motion to recommend unfavorably for the rezoning request. Mr. Rick Livingston second the motion. Motion failed 3-2.

There was further discussion on a condition to require a single row of vegetated buffer of evergreens and 3 sides of the subject area adjacent to the existing residential homes. Mr. Hunter Marks made a motion to recommend in favor of the rezoning request with the evergreen buffer requirement. Ms. Linda Bradley second the motion. The motion failed 2-3. The application will proceed to the Board of Commissioners for a public hearing and final decision on the rezoning request without a formal recommendation of the Planning Board.

Continued Discussion on Text Amendment #TX-2023-02, Cryptocurrency Mining:

Ms. Autumn Radcliff stated that currently, the Henderson County Land Development Code (LDC) does not specifically address the operation of cryptocurrency mining operations. This proposed amendment will establish locations where cryptocurrency mining operations may be located and the supplemental requirements that must be met to protect the public health, safety, and general welfare of county residents.

The purpose of the amendment is to mitigate the negative effects of cryptocurrency mining operations. This includes, but is not limited to, very high energy usage, noise pollution, and the disposal of electronic waste.

On May 1st, 2023, the Board of Commissioners (BOC) held a hearing and adopted a moratorium on cryptocurrency mining for 60 days to allow the Planning Board to recommend an amendment and for the BOC to consider adoption of the amendment. The Planning Board discussed the concerns around cryptocurrency at its April and May meetings.

After a thoughtful discussion, Ms. Linda Bradley made a motion to send forward a favorable recommendation on the draft amendment. Mr. Rick Livingston second the motion. All voted in favor.

Continued Discussion on 2045 Comprehensive Plan Goals: Mr. Steve Dozier stated that the Planning Board tabled this discussion last month. The Board was asked to review the red-line edits made by the Board of Commissioners on the plan goals. The Chair nor the staff received any changes from the members not present. He asked if there were any issues the Board want to forward to the Board of Commissioners. Mr. Rick Livingston noted that he had concerns that steep slope regulations were still not be recommended as a goal of the plan. Mr. Dozier had several comments about some of the removed plan recommendations. The Board requested that Mr. Dozier provide a copy of his comments and concern for them to review at the next meeting. The Board agreed to wait and continue this discussion at the July meeting.

Updates: None.

Adjournment: With no further business, the meeting was adjourned at 6:53 pm.