

**HENDERSON COUNTY PLANNING BOARD
SPECIAL CALLED MEETING SUMMARY
October 19, 2023, at 4:00 PM**

Planning Board Members Present:

Steve Dozier, Chair
Jim Miller, Vice Chair
Robert Griffin
Jared Ownbey
Trey Ford
Linda Bradley
Bruce Hatfield
Hunter Marks
Rick Livingston
Bill Lapsley, BOC Liaison

Planning Board Members Not Present:

Staff Present:

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

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

Roll Call: Roll Call was taken.

Adjustment of Agenda: No Adjustments were made.

September 21, 2023, Meeting Summary: No change to the meeting summary was noted.

Continued Discussion – Etowah Residential Major Subdivision (2023-03-M), Master Plan

Application: Ms. Autumn Radcliff and Mr. Matt Champion provided brief recap of the master plan application, including the difference between a master plan, development plan and final plat. Staff stated the revision to the master plan since the August Planning Board meeting (as requested of the applicant by the Planning Board) and reported on the TIA recommended improvements submitted by NCDOT.

Mr. Steve Dozier asked to hear from the applicants on any additional comments and a speaker from the community. Mr. Jim Miller made a motion to open public comment to allow 30 minutes to the applicant and 30 minutes to a community representative that oppose the application. Mr. Trey Ford seconded the motion. The motion was approved 8-1 with Mr. Bruce Hatfield voting against the motion.

Mr. Craig Justus, attorney and agent for the applicant addressed several topics that have been raised to the Board. These items included open space, the reduction of the density the applicant proposed, water and sewer plans and process in a subdivision application, requirements at a master plan level approval, the TIA findings and comments received by NCDOT, development plan approvals and the items that would be addressed at that point in the review, the LDC and subdivision purpose statement (including recent court rulings), change of use with the golf course, and Planning Board objectives.

Mr. Tikkun Gottschalk, attorney for the Etowah Valley Preserve (EVP), addressed several topics raised to the Board and provided a notebook of these items that were referenced during these

discussions. These items included deficiencies in the application (included an outline in notebook), the TIA concerns with safety, bridges, crashes, traffic, and lack of sidewalks as presented by the EVP's traffic engineer, criteria to reject the application.

Mr. Craig Justus requested to reply on the traffic engineer hired by the EVP and the Chair denied the request. Mr. Justus requested that this be part of the record that the applicant rebuts all information from the EVP traffic engineer.

The Planning Board had a lengthy discussion and several questions about the application and the information that had been provided to the Board. Following the Board's discussion, Mr. Bruce Hatfield made a motion to deny the application. Mr. Rick Livingston seconded the motion. The motion failed 6-3 with Mr. Bruce Hatfield, Mr. Rick Livingston, and Mr. Robert Griffin voting in favor of the motion.

Mr. Trey Ford made a motion to approve the application. Mr. Jared Ownbey seconded the motion. The motion passed 6-3 with Mr. Bruce Hatfield, Mr. Rick Livingston, and Mr. Robert Griffin voting against the motion.

Updates: No updated from staff

Commissioner Lapsley who is the BOC Liaison to the Planning Board thanks everyone for attending the Planning Board for their service. He stated that the Planning Board did a thorough job of reviewing the applications and asking questions. He stated that the concerns of the community were heard and will be shared with the other elected officials. The BOC is finalizing the 2045 Comprehensive Plan and the community's concerns have been reflected in the revisions.

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