

**HENDERSON COUNTY PLANNING BOARD  
MEETING SUMMARY  
February 20, 2025, at 5:30 PM**

**Planning Board Members Present:**

Hunter Marks, Chair  
Rick Livingston, Vice Chair  
Jim Miller  
Trey Ford  
Jared Ownbey  
Linda Bradley  
Bruce Hatfield  
Jason Davis  
Bill Lapsley, BOC Liaison

**Planning Board Members Not Present:**

Robert Griffin

**Staff Present:**

Autumn Radcliff, Planning Director  
Matt Champion, Code Enforcement Director/Zoning Administrator  
Russ Burrell, County Attorney  
Austin Parks, Planner II  
Liz Hanson, Planner I

**Meeting called to order:** Mr. Hunter Marks called the meeting to order.

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

**Informal Public Comment:** The Board heard from three members of the public with concerns on the Tracy Grove major subdivisions.

**Adjustment of Agenda:** Ms. Autumn Radcliff stated that at the Board of Commissioners meeting, staff was asked to have the Planning Board review two additional items related to text amendments with flood regulations and Ecusta Trail parking. She stated that those two items would be added at the end of the agenda for Board discussion. The Planning Board agreed with the adjustment to the agenda.

**January 16, 2024, Meeting Summary:** No change to the meeting summary was noted.

**Major Subdivision (#02-2025-M), Tracy Grove:** Mr. Jim Miller stated that he had a conflict of interest and asked to be recused. Mr. Bruce Hatfield made a motion to allow Mr. Miller to be recused. Ms. Linda Bradley seconded the motion. All voted in favor.

Mr. Austin Parks stated that staff received a combined master and development plan on behalf of Smith, Christopher A; O'Leary, Michael, by David Odom of Odom Engineering, PLLC, on January 21, 2025. The combined master and development plan proposes a total of 45 lots for single-family residential structures. The existing structures and site improvements will be removed to make way for the new development. It includes a total of approximately 24.94 acres with 45 single-family residential lots. The proposal shows a total of 3,863LF of new private paved roadway that is shown with a 25' wide travel width to serve the development. The development shows access to Duncan Rd (SR 1754). All the proposed lots included in this proposal will be served by public water and private community septic systems. Additionally, the combine master and development plan show a total of 25.95% open space.

The Technical Review Committee reviewed this application on February 18, 2025, and voted to forward the item to the Planning Board with noted conditions.

After much discussion, Mr. Trey Ford made a motion to approve the combine master and development plan for Tracy Grove major subdivision. Mr. Jared Ownbey seconded the motion. The motion passed 6-1 with Mr. Bruce Hatfield voting against the motion.

**Major Subdivision (#03-2025-M), Orchard Trace:** Mr. Matt Champion stated that a Master Plan was received on behalf of Sage Communities, LLC, by Ariel Regnier, Wade Trim, on January 21, 2025. The Master Plan proposes a total of 52 lots for single-family residential structures on approximately 32.43 acres. The applicant will be required to submit a specific phase Development Plan to proceed with any ground disturbance. The proposal shows a total of 3,818LF of new private paved roadway that is shown with a 20' wide travel width to serve the development. The development shows access to Pace Rd (SR1726) and Sugarloaf Rd (SR1734). All the proposed lots included in this proposal will be served by public water and private community septic systems. Additionally, the Master Plan shows a total of 27.3% open space.

The Technical Review Committee reviewed this application on February 18, 2025, and voted to forward the item to the Planning Board with noted conditions.

Following discussion, Mr. Jason Davis made a motion to approve the master plan for Orchard Trace. Ms. Linda Bradley seconded the motion. The motion passed 7-1, with Mr. Bruce Hatfield voting against the motion.

**Rezoning Application #R-2025-07, Howard Gap Road:** Ms. Liz Hanson stated that rezoning application #R-2025-07, Rezoning Application R-2024-07, submitted on November 11, 2024, requests that the County rezone approximately 2.81 acres of land from the Industrial (I) zoning district to the Residential Two Rural (R2R) zoning district. The zoning map amendment application is for a portion of PIN: 9660-85-8605 with access from Howard Gap Rd (SR 1006). The property owners and the applicants are Alex and Inna Bortnik. The Technical Review Committee will review this application on February 18, 2025, and voted to forward it to the Planning Board.

Following Board discussion, Mr. Jim Miller made a motion to send the Board of Commissioners a favorable recommendation on the rezoning request and that it is consistent with the 2045 Comprehensive Plan. Mr. Jared Ownbey seconded the motion. All voted in favor.

**Text Amendment #TX-2025-01, Flood Amendments:** Ms. Autumn Radcliff provided some background information on the flood amendments that were approved that the Commissioners had concerns about. She stated that the Board is directed to discuss and provide a recommendation to the Commissioners, but due to current law, the amendments would be adopted until the law changes due to down zoning issues. The new amendment would remove the special fill option in the floodway that was previously approved. The Board had a thoughtful discussion about flooding after Helene. Mr. Jim Miller made a motion to table the item until next month to continue this discussion. Mr. Trey Ford seconded the motion. All voted in favor.

**Text Amendment #TX-2025-02, Ecusta Trail Parking:** Ms. Autumn Radcliff stated that the Board had briefly discussed this issue and that the RTAC is also discussion option. She stated that an overlay district could address parking and other items such as trail oriented business, but the county could consider an amendment to address the parking until an overlay district could be developed. The Board provided staff with direction on a draft amendment to address parking along the Ecusta Trail in the RC, CC, LC, I, and OI zoning districts and related supplemental requirements. Commissioner Lapsley recommended the Board table the item until next month so that the Boar can review the draft amendment before making a recommendation. Ms. Linda Miller made a motion to table the item until March. Mr. Jason Davis seconded the motion. All voted in favor. Ms. Radcliff stated that she will draft the amendment and get a

recommendation from the RTAC prior to the Board's next meeting so they can make a recommendation to the Commissioners.

**Staff Updates:** Ms. Autumn Radcliff stated that the department is working on the Hickory Nut Gorge Recovery Plan for the areas that include Gerton, Bat Cave and a small portion of US 64 in Edneyville. She also mentioned that the Board of Commissioners will consider moving forward with the release of an RFP for a consultant to assist in the LDC rewrite to project and staff's current workload. Commissioner Lapsley noted that the County was working through the states first round of buyout request with FEMA funds, some of those in the Hickory Nut Gorge area. He also updated the Board on some current bills.

**Adjournment:** The meeting was adjourned at 7:46 pm.