

**HENDERSON COUNTY PLANNING BOARD  
MEETING MINUTES  
May 15, 2025, at 5:30 PM**

**Planning Board Members Present:**

Jim Miller, Acting Chair  
Harvey Nix  
Gary Griffin  
Trey Ford  
Jared Ownbey  
Linda Bradley  
Jason Davis

**Planning Board Members Not Present:**

Hunter Marks, Chair  
Rick Livingston, Vice Chair  
Bill Lapsley, BOC Liaison

**Staff Present:**

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

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

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

**Elect Meeting Chair:** Since both the Chair and Vice Chair were absent, Mr. Trey Ford made a motion to appoint Jim Miller as the acting Chair for the meeting. Mr. Jason Davis seconded the motion. All voted in favor.

**Informal Public Comment:** The Planning Board heard from three members of the public. Two comments were related to a development that had not come before the Planning Board yet as staff are waiting on revisions from the applicant. The other comment was related to floodplain concerns and concerns with the 20% fill allowance.

**Adjustment of Agenda:** None.

**April 17, 2025, Meeting Minutes:** No change to the meeting minutes was noted. Mr. Bruce Hatfield made a motion to approve the meeting minutes. Mr. Jason Davis seconded the motion. All voted in favor.

**Revised Master Plan & Development Plan (2021-M05), Big Hills at Horse Shoe:** Mr. Jason Davis stated that he knew the applicant for the development and asked if he need to be recused. The County Attorney asked if he had any financial gain or loss if the subdivision was approved. Mr. Davis said no, therefore he was allowed to vote on the item.

Mr. Matt Champion stated that a subdivision application was submitted on behalf of the property owners, Big Hills Construction, LLC, on April 11, 2025, by Nicholas Bowman. The application is seeking approval to revise the existing Master Plan by adding two additional tracts of land (PINs: 9529-67-0016 & 9529-49-9632) not included in the original Big Hills at Horse Shoe Major Subdivision boundary. In addition to the Revised Master Plan, the applicant has submitted a new Phase 2 Development Plan for the previously mentioned parcels above. The new Phase 2 Development Plan shows a total of 24 single-family residential lots on approximately 50 acres for a revised total of 54 residential lots. Additionally, the 1.13 parcel not included with the original development will be incorporated to provide a second form of ingress and egress. The new secondary subdivision entrance will be off Turnpike Rd (SR1322). The total proposed open space is shown as 25.22 acres or 25% for the entire subdivision.

The Technical Review Committee reviewed this application on May 6, 2025. Conditions noted during the review are incorporated into the Staff Report.

Following Planning Board questions, Mr. Trey Ford made a motion to approve the master and development plan for Big Hills at Horse Shoe with the conditions noted in the staff report. Mr. Jason Davis seconded the motion. All voted in favor.

**Major Subdivision Development Plan (03-2025-M), Orchard Trace:** Mr. Matt Champion stated that a Development Plan was received on behalf of Sage Communities, LLC, by Ariel Regnier, Wade Trim, on April 22, 2025. The Development Plan proposes a total of 52 lots for single-family residential structures on approximately 32.43 acres. The subject area received Master Plan approval on February 20, 2025, by the Henderson County Planning Board. The proposal shows a total of 3,661LF of new private paved roadways shown as 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 Development Plan shows a total of 26.5% open space.

The Technical Review Committee reviewed this application on May 6, 2025. Conditions noted during the review have been incorporated into the Staff Report.

Following Planning Board questions, Mr. Jared Ownbey made a motion to approve the development plan for Orchard Trace with the conditions noted in the staff report. Mr. Trey Ford seconded the motion. All voted in favor.

**Staff Updates:** None

**Adjournment:** The meeting was adjourned at 6:10 pm.