

**HENDERSON COUNTY PLANNING BOARD  
MEETING MINUTES  
June 19, 2025, at 5:30 PM**

**Planning Board Members Present:**

Hunter Marks, Chair  
Rick Livingston, Vice Chair  
Jim Miller  
Harvey Nix  
Gary Griffin  
Jared Ownbey  
Jason Davis  
Bill Lapsley, BOC Liaison

**Planning Board Members Not Present:**

Trey Ford  
Linda Bradley

**Staff Present:**

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

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

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

**Informal Public Comment:** The Planning Board heard from one member of the public concerning rezoning application, R-2025-06, Princess Place. They had received a special use permit for a car lot and wanted to make sure the rezoning would not impact their property.

**Adjustment of Agenda:** None.

**May 15, 2025, Meeting Summary:** No change to the meeting summary was noted.

**Rezoning Application (#R-2025-06), Princess Place:** Mr. Jared Ownbey stated that he did the survey for this property and asked if he need to be recused. The County Attorney asked if he had any financial gain or loss if the rezoning application was approved. Mr. Ownbey said no, therefore he was allowed to vote on the item.

Mr. Carlos Martinez stated that staff received rezoning application #R-2025-06, for a 0.41-acre portion of PIN: 9577-92-9790 owned by Rachel and Brandon Drake (hereafter the subject area). The subject area is located on Spartanburg Highway and Princess Place. The owner has requested the subject area be rezoned from Community Commercial (CC) to Residential District One (R1). The application was submitted on April 23, 2025. He stated that the Technical Review Committee reviewed this application on June 17, 2025.

Ms. Autumn Radcliff stated that if the Board recommends the rezoning, staff suggest that the 2045 Comprehensive Plan Future Land Use Map include any amendments necessary to make the rezoning consistent.

Following Planning Board questions, Mr. Jim Miller made a motion to send forward a favorable recommendation on the rezoning application and necessary amendments to the 2045 Comprehensive Plan. Mr. Jason Davis seconded the motion. All voted in favor.

**Text Amendment (TX-2025-04), Amendment to Temporary Housing Post Disaster**

**Declaration:** Ms. Autumn Radcliff stated that on November 20, 2024, the Board of Commissioner

approved amendment to address temporary housing post disaster declaration due to ongoing recovery efforts from Hurricane Helene. The amendment that was adopted allowed Henderson County to permit temporary housing for residents that were impacted by the disaster. The proposed amendment would extend the temporary housing provision to include disaster relief workers assisting local organization with the repairs and clean up. The use would be temporary allowed in all zoning districts, and the same provisions in the Supplemental Requirements (SR 11.8) would apply. She stated that the Technical Review Committee reviewed this application on June 17, 2025.

Following Planning Board questions, Mr. Harvey Nix made a motion to send forward a favorable recommendation on the text amendment. Mr. Rick Livingston seconded the motion. All voted in favor.

**Staff Updates:** Ms. Radcliff stated that the Hickory Nut Gorge (HNG) Recovery Plan had its first meeting with the appointed community partners group. Staff is working with a consultant to complete the plan by November of this year.

Mr. Bill Lapsley updated the Planning Board on several topics including the Etowah Sewer, the Interlocal Agreement with the County and City of Hendersonville concerning sewer extension and annexations, and House Bill 69.

**Adjournment:** The meeting was adjourned at 6:33 pm.