

**HENDERSON COUNTY PLANNING BOARD
MEETING MINUTES
August 21, 2025, at 5:30 PM**

Planning Board Members Present:

Hunter Marks, Chair
Rick Livingston, Vice Chair
Jim Miller
Trey Ford
Linda Bradley
Gary Griffin
Jason Davis
Bill Lapsley, BOC Liaison

Planning Board Members Not Present:

Harvey Nix
Jared Ownbey

Staff Present:

Autumn Radcliff, Planning Director
Lee Stevens, Planner III
Paulina Jones, Environmental Planner
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 who is an EAC member with comments and support for tree preservation.

Adjustment of Agenda: None.

July 17, 2025, Meeting Summary: No changes to the meeting summary were noted.

Development Plan for the Cottages at Sugarloaf Meadows (11-2025-M): Ms. Lee Stevens stated that Conditional District CD-2025-01 was approved by the Board of Commissioners on April 16, 2025. The master plan approved by the BOC included 50 residential units with specific associated amenities. As part of the conditions for approval set by the BOC and agreed upon by the applicant, the development plan must be reviewed and approved by the Planning Board. A Development Plan for CD-2025-01 (Cottages at Sugarloaf Meadows) was received on August 1, 2025. The Development Plan is for 50 single-family homes in a 56-lot subdivision on approximately 31.46 acres. The existing structures and site improvements will be removed as part of the new development. The proposal shows a total of 4,365 LF of new private paved roadway that is shown with a 24' wide travel way to serve the development. The development shows access to Sugarloaf Rd (SR 1734). All the proposed lots included in this proposal will be served by public water and private, individual septic systems. Additionally, the site plan shows 26.2% open space. The TRC reviewed this application at its August 19, 2025 meeting.

Mr. Jim Miller made a motion to approve the development plan for the Cottages at Sugarloaf Meadows based on the approved conditions. Mr. Rick Livingston seconded the motion. All voted in favor.

Rezoning Application (R-2025-08); Vulcan ETJ Removal: Mr. Matt Champion stated that zoning map amendment, application #R-2025-08, is for a portion of PINs: 9670-03-8082 and 9670-12-8754 which is owned by Vulcan Lands, Inc. The subject area is located off Clear Creek Rd and Nix Rd. The parent parcels are currently split zoned between the City of

Hendersonville and the County. The owner has requested the 16.12-acre portion of the property in the City of Hendersonville's Extra-territorial Jurisdiction (ETJ) be removed. The City of Hendersonville recently processed and approved this request. Planning Staff initiated the application on July 28, 2025, to rezone approximately 16.12 acres of land and to regulate via the County's Land Development Code.

Mr. Trey Ford made a motion to send forward a favorable recommendation on the rezoning request based on the 2045 Comprehensive Plan. Mr. Jason Davis seconded the motion. All voted in favor.

Discuss Tree Preservation Recommended by the EAC: Ms. Radcliff stated that the Environmental Advisory Committee (EAC) had been discussing the need for the County to consider tree preservation standards to preserve our tree canopy. A memo on the EAC's findings was sent to the Board of Commissioners who directed the Planning Board to study the issue and make a recommendation to the BOC. Ms. Radcliff introduced Paulina Jones, the County's new Environmental Planner. Ms. Jones provided the Planning Board with a copy of the EAC memo of its findings and provided an overview presentation on tree canopy, preservation options, and examples of what other counties like Henderson County had done. It was noted that not many counties, specifically in our region, have done specific tree ordinances, but have incorporated standards into zoning and land use regulations. It was noted that tree preservation was typically in municipalities due to the amount of impervious surfaces.

The Board discussed some thoughts on how the county might incorporate standards, such as with larger scaled developments. Some members felt that the current standards in the LDC were sufficient. After some discussion, the Board decided by conscience to table the item until the September meeting and asked staff to look at some options for the Board to consider within the LDC that could address tree preservation.

Staff Updates: Ms. Radcliff said she had no staff updates at this time.

Mr. Bill Lapsley provided an update to the Planning Board on the agreement with the City of Hendersonville and the County.

Adjournment: The meeting was adjourned at 6:38 pm.