

**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.

**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.