

**HENDERSON COUNTY PLANNING BOARD  
MEETING SUMMARY (Electronic Meeting Via Zoom Communications)  
May 21, 2020**

**Planning Board Members Present:**

Steve Dozier, Chair  
Jim Miller, Vice Chair  
Jennifer Balkcom  
Baird Blake  
Trey Ford  
Bruce Hatfield  
Hunter Marks  
Paul Patterson  
Rebecca McCall, BOC Liaison

**Planning Board Members Not Present:**

Rick Livingston

**Staff Present:**

John Mitchell, Business & Community Development Director  
Autumn Radcliff, Planning Director  
Matt Champion, Project Development Planner  
Janna Peterson, Planner III  
Jacob Compher, Planner  
Sam Starr, Property Addressing Coordinator  
Toby Linville, Code Enforcement Director  
Russ Burrell, County Attorney

**Meeting called to order:** Mr. Steve Dozier called the meeting to order and stated the rules of procedures for the meeting that was being held electronically via zoom.

**Roll Call:** Roll Call was then stated.

**Adjustment of Agenda:** None.

**January 16, 2020 Meeting Summary:** No change to the meeting summary was noted.

**Informal Public Input:** None.

**Conditional Rezoning Application (#R-2020-01-C), Tap Root. Applicant: The Johnston Family; Applicants Agent: Mr. Bill Alexander; Presenter: Matt Champion, Project Development Planner and Autumn Radcliff, Planning Director.** Mr. Matt Champion stated Conditional Rezoning Application #R-2020-01-C was initiated on January 31, 2020 and requests that the County conditionally rezone approximately 297 acres of land from Regional Commercial (RC) to a Conditional District (CD-2020-01). The project consists of 3 parcels located off Butler Bridge Road with a total acreage of 319.66 acres. The proposed rezoning does not include approximately 22.66 acres located directly adjacent to Butler Bridge Road. The property owners and applicants are Johnston Family Group, and the agent is William Alexander.

The applicant is proposing a residential development with a mix of single-family lots and townhomes that total 699 units. The development is required to be approved as a conditional rezoning due to the number of units. Conditional Districts allows for the Board of Commissioners to place conditions on the property to address community concerns and make the proposed development compatible with adjacent uses. As required by the LDC, a neighbor compatibility meeting was held on Friday, February 21, 2020 in the King Street Meeting Room. A copy of the meeting report is included in the agenda item.

The Technical Review Committee (TRC) reviewed the application on March 3, 2020 and made a motion to forward the application to the Planning Board with conditions as discussed.

Planning Staff read through the public comment submitted prior to the meeting. Approximately 51 comments were submitted, and 5 people spoke via zoom live. After some discussion and questions of the applicant, Mr. Bruce Hatfield made a motion to send forward an unfavorable recommendation on the proposed rezoning. Being no second, the motion failed.

Mr. Trey Ford made a motion to send forward a favorable recommendation to rezone the subject area the conditions noted in the staff report and as discussed. Mr. Baird Blake seconded the motion. The Chairman asked for a poll vote due to the electronic nature of the meeting as follows:

1. Steve Dozier, Chair – For
2. Jim Miller, Vice Chair - For
3. Jennifer Balkcom- For
4. Baird Blake- Against
5. Trey Ford- For
6. Bruce Hatfield- For
7. Hunter Marks- For
8. Paul Patterson- Against

Motion carried.

**Revised Master and Phase II Development Plan for Couch Mountain (Formerly Luna Ridge) (2019-M03): Presenter: Matt Champion, Project Development Planner.** Mr.

Champion state that a subdivision application was submitted on behalf of property owners Luna Ridge, LLC on March 13, 2020. The application is for a Revised Master and Phase II Development Plan for Couch Mountain Major Subdivision, consisting of 67 lots for single family dwellings and an additional 3,771 linear feet of new private roadway. The subject area is located off Hutch Mountain Rd. (SR 1556) and contains 335.38 acres in four separate parcels (PIN: 9672-00-1345, 9672-01-2875, 9662-91-2205, & 9671-19-1082).

Planning Staff read through the public comment submitted prior to the meeting. Approximately 1 comment was submitted, and 2 people spoke via zoom live. After some discussion, Mr. Jim Miller made a motion to approve the revised master and Phase II Development Plan for Couch Mountain as discussed. Mr. Hunter Marks seconded the motion. The Chairman asked for a poll vote due to the electronic nature of the meeting as follows:

1. Steve Dozier, Chair – For
2. Jim Miller, Vice Chair - For
3. Jennifer Balkcom- For
4. Baird Blake- For
5. Trey Ford- For
6. Bruce Hatfield- For
7. Hunter Marks- For
8. Paul Patterson- For

Motion carried.

**Amendment to Conditional Zoning District (#CD-2019-07), Skylaranna: Presenter: Matt Champion, Project Development Planner and Autumn Radcliff, Planning Director.** Mr.

Champion state that Skylaranna was approved as a conditional zoning district on March 2, 2020 (CD-2019-07). The subject area is located on PIN: 9651-07-2408 at 2075 N. Rugby Road (SR1365) about a ½ mile north of Rugby Drive (SR1417). The property owner and applicant are Highway, LLC. Due to regulations with the NC Department of Insurance (NCDOI) and NC Fire Code, the applicant is requesting an amendment to the approved site plan. The amendment includes the following:

1. Proposed yurts (20 total) will be replaced with onsite, stick built cabins (20 total) with a bathroom and kitchen efficiency (includes a coffee pot, refrigerator, microwave, toaster oven and sink). These dwellings will meet the required NCDOI and NC Building Code requirements.
2. The proposed bathhouses will be removed. According to the project engineer, the existing septic system will support the individual bathrooms in the cabins.
3. The existing logging road will be utilized for emergency service access to the cabins, with an additional gated one-way exit onto N. Rugby Road.
4. The applicant has proposed the addition of a gazebo on the property.

Since the conditional rezoning is approved with an associated site plan, any changes to the proposed site plan requires the Board of Commissioners to approve the amendment. A neighbor compatibility meeting will be held on Monday, May 18th on the proposed amendments and the Technical Review Committee will review the proposed amendments on May 19th. A recommendation by the Planning Board with any additional conditions noted is requested prior to the Board of Commissioners review. The prior approval, not related to this amendment, and approved conditions will still apply to the subject area.

Planning Staff read through the public comment submitted prior to the meeting. Approximately 2 comments were submitted, and no one spoke via zoom live. After some discussion, Mr. Jim Miller made a motion to send forth a favorable recommendation with the conditions noted for the berm. Mr. Hunter Marks seconded the motion. The Chairman asked for a poll vote due to the electronic nature of the meeting as follows:

1. Steve Dozier, Chair – For
2. Jim Miller, Vice Chair - For
3. Jennifer Balkcom- For
4. Baird Blake- For
5. Trey Ford- For
6. Bruce Hatfield- Against
7. Hunter Marks- For
8. Paul Patterson- For

Motion carried.

**Staff Reports:** None.

**Adjournment:** There being no further business, meeting was adjourned at 8:47 PM.