

**HENDERSON COUNTY PLANNING BOARD  
SPECIAL CALLED MEETING  
MEETING SUMMARY  
August 24, 2023, at 4:00 PM  
BRCC**

**Planning Board Members Present:**

Steve Dozier, Chair  
Jim Miller, Vice Chair  
Robert Griffin  
Jared Ownbey  
Trey Ford  
Linda Bradley  
Bruce Hatfield  
Hunter Marks  
Rick Livingston  
Bill Lapsley, BOC Liaison

**Planning Board Members Not Present:**

None

**Staff Present:**

Autumn Radcliff, Planning Director  
Russ Burrell, County Attorney  
Chris Todd, Business and Community Development Director  
Matt Champion, Zoning Administrator and Code Enforcement Director

**Meeting called to order:** Mr. Steve Dozier called the meeting to order.

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

**Informal Public Comment:** None.

**Adjustment of Agenda:** No Adjustments were made.

**August 17, 2023, Meeting Summary:** No change to the meeting summary was noted.

**Etowah Residential Major Subdivision (2023-03-M), Master Plan Application:** Mr. Steve Dozier stated that the sign-up sheet was available in the lobby of the auditorium that has now been received by the Board. Public comment will be limited to 3 minutes or less per speaker. The Chair stated the procedures for the public comment and that the Planning Board will take a break at 6:30 pm.

Mr. Champion stated that the Master Plan was originally received on behalf of Tribute Investment & Development, Inc., by Warren Sugg of Civil Design Concepts. The original Master Plan showed a total of 242 residential lots. On August 16, 2023, a revised Master Plan was submitted showing a new total of 200 residential lots. The subject area is located off Brevard Rd (US64) and Brickyard Rd (SR1323) in the Mills River Township. The entire parcel consists of 173.84 acres, but the subject area consists of 83.5 acres. The remaining 90.34 acres of the parent tract will remain unchanged. The proposed subdivision will be accessed through private roads built in accordance with the Land Development Code (LDC). The subject area contains a portion of PIN: 9529-52-4218. Mr. Champion provided a brief presentation an overview of the project.

The applicant's agent's attorney, Craig Justice, and project engineer, Warren Sugg provided a detailed overview of the project and answered questions of the Planning Board. The applicant's agents also provided information and presentations from other project team speakers.

Following the staff overview and the applicant's presentation, the Chair opened the meeting up for public comment on the application. There were over 50 speakers that gave comment to the Board. The Planning Board took a 30-minute break around 6:30 pm and resumed public comment. Following public comment, the applicant's agents addressed some of the comments made to the Board.

The Planning Board asked several questions on the project and each member was given the opportunity to discuss the project application and voice any concerns.

The Chair stated that since the application was revised prior to the Planning Board, and the applicant is waiting for NCDOT's review of the TIA, he recommended that the Board may wish to table the item. and asked the applicant's agent when the TIA results would be returned. It was requested by the applicant's agents to wait until the October meeting to have the TIA results.

Mr. Trey Ford made a motion to table the application until the October meeting pending NCDOT's recommendation of the TIA and to allow the applicant to make any required updates to the application. Mr. Jim Miler second the motion. The motion passed 6-3 with Mr. Bruce Hatfield, Mr. Hunter Marks, and Mr. Rick Livingston voting against the motion.

The Chair stated that no additional public comment on this application would be accepted at the October meeting.

**Updates:** None

**Adjournment:** With no further business, the meeting was adjourned at 8:50 pm.