

MEETING SUMMARY
HENDERSON COUNTY PLANNING BOARD
August 16, 2012

Planning Board Members Present:

Jonathan Parce, Chair
Tommy Laughter, Vice Chair
Marilyn Gordon
Lee Roy Nicholson
Stacy Rhodes

Planning Board Members Not Present:

Wayne Garren
Mike Cooper
Rick Livingston
Steve Dozier
Commissioner Bill O'Connor

Staff Present:

Anthony Starr, AICP, Planning Director
Autumn Radcliff, Senior Planner
Sarah Zambon, Deputy County Attorney

Others Present:

Charles Mason, President-Grimesdale Homes Assoc.
Fred Sherwood, President-Hickory Hills HOA

Meeting called to order: Chairman Parce called the meeting to order and Roll Call was stated.

Adjustment of Agenda: No adjustments were noted.

July Meeting Summary: No adjustments were noted.

Grimesdale, Hickory Hills and Cannon Woods Neighborhoods Rezoning Request: Mr. Starr stated that the Grimesdale Homes Association and the Hickory Hills Homeowners Association requested that the County rezone the Grimesdale, Hickory Hills and Cannon Woods neighborhoods from a Residential One (R1) zoning district to a Residential Two (R2) zoning district. The primary concern cited by the HOA's is to reduce the potential of higher density development, including multi-family housing, on vacant or larger tracts of land within the neighborhoods. Since multiple parcels (approximately 239 parcels) and property owners are involved, Mr. Starr stated that under the Land Development Code the Planning Board may initiate the rezoning request for these neighborhoods. Mr. Charles Mason, President of the Grimesdale Homes Association and Mr. Fred Sherwood, President of the Hickory Hills Homeowners Association was present to make a formal request to the Planning Board. Ms. Helen Pennock, a Grimesdale homeowner also spoke in favor of the rezoning request.

Jonathan Parce made a motion that the Planning Board initiate a zoning map amendment for the area as requested by the association boards and directed staff to survey residents within the subject area regarding the rezoning request. Tommy Laughter seconded the motion. All Board Members were in favor of the motion.

Staff Reports:

Mr. Starr reminded the Board that elections for the positions of Chairman, Vice Chairman, and Secretary would be on the September Planning Board agenda.

Mr. Starr stated that the Board of Commissioners will not be considering the Village of Flat Rock's request for creating an ETJ along the southwest boundary.

Mr. Starr updated the Board on the Seven Falls Development. He stated that the N.C. Court of Appeals ruled in the County's favor regarding the bond money. The court ruled that the county is entitled to the bond money plus interest that has occurred since the Superior Court gave its summary judgment. The bond company has until September 11, 2012 to appeal this decision. Mr. Parce asked what the process would be for starting the projects once the money is received (assuming there was no appeal). Mr. Starr stated that the County would need to select an engineer to complete the design work, acquire all necessary permits to complete the infrastructure improvements, and reestablish all soil erosion measures on site

Adjournment: There being no further business, the meeting was adjourned.