

MEETING SUMMARY
HENDERSONCOUNTY PLANNING BOARD
October 18, 2012

Planning Board Members Present

Jonathon Parce, Chair
Tommy Laughter, Vice-Chair
Lee Roy Nicholson
Rick Livingston
Marilyn Gordon
Mike Cooper

Planning Board Members Not Present

Steve Dozier
Stacy Rhodes
Wayne Garren
Commissioner Bill O'Connor

Staff Present:

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

Others Present:

Larry Rogers

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

Adjustment of Agenda: No adjustments were noted.

September Meeting Summary: No adjustments were noted.

Rezoning-#R-2012-04 (Grimesdale, Hickory Hill, Cannon Woods): Mr. Sloan stated that on August 6, 2012 the Grimesdale Homes Association requested that the County rezone their neighborhood from a Residential One (R1) zoning district to a Residential Two (R2) zoning district. Staff also received a letter from the Hickory Hills Homeowners Association requesting the County to rezone that neighborhood from a R1 zoning district to a R2 zoning district. The subject area is approximately 200 acres in size and contains 248 separate parcels of land. The primary concern cited by the Grimesdale Homes Association and Hickory Hills Homeowners Association is to reduce the potential of higher density development, including multi-family housing, on vacant or larger tracts of land within the neighborhoods. They requested that the rezoning include the Cannon Woods neighborhood as well. The Planning Board at its meeting on August 16, 2012 voted to initiate a zoning map amendment for the area including Grimesdale, Hickory Hills and Cannon Woods neighborhoods as requested by the association boards. The Board heard public comment from the following: Jay Rogers, Joann Jones, Belinda Wray and Charles Mason. After hearing public comment and Board discussion, Mrs. Gordon made a motion that the Planning Board recommends approval of rezoning application #R-2012-04 to rezone the subject area to a R2 zoning district based on the recommendations of the Henderson County 2020 Comprehensive Plan. Rick Livingston seconded the motion. All Board Members were in favor of the motion.

Seven Falls Update: Mr. Starr updated the Planning Board on the Seven Falls Development and bonded improvements. Mr. Starr stated that the County and the bond company, Lexon, settled litigation and the \$6 million bond has been paid to the County. The Board of Commissioners has selected Lapsley and Associates to be the engineer and the County is in the process of developing an action plan to complete the bonded infrastructure. The bond money will be used for roads, water and sewer improvements and will reinstate erosion control measures within the bonded phases of the development. More updates will be provided.

Staff Reports: No staff updates were noted.

Public Input: No Public Input was noted.

Adjournment: 6:44 P.M.