

MEETING SUMMARY
HENDERSONCOUNTY PLANNING BOARD
September 19, 2013

Planning Board Members Present

Tommy Laughter, Chair
Steve Dozier, Vice-Chair
David Blackley
Wayne Garren
Marilyn Gordon

Planning Board Members Not Present

Stacy Rhodes
Mike Cooper
Commissioner Grady Hawkins
Lee Roy Nicholson
Rick Livingston

Staff Present:

Autumn Radcliff, Interim Planning Director
Parker Sloan, Planner
Jenny Maybin, Planning Board Secretary

Others Present:

Larry Rogers

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

Adjustment of Agenda: No adjustments were noted.

August Meeting Summary: No adjustments were made.

Rezoning #2013-03 for Kerry Bodenheimer-Presenter, Parker Sloan, Planner:

Mr. Sloan briefly explained Rezoning Application #R-2013-03, which was submitted on August 6, 2013. The subject area (PIN: 9651-52-4024) is owned by Kerry Bodenheimer. Mr. Bodenheimer requests the County rezone a 1.5 acre tract from a Regional Commercial (RC) to a Residential Two Rural (R2R) zoning district. Mr. Bodenheimer explained he needs to have this rezoned for the possibility of adding a manufactured home on his property, to take care of an elderly family member. The current zoning prohibits him from being able to do this. The current Vice-Chairman, Steve Dozier made a motion that the Planning Board recommend the Board of Commissioners approve the rezoning application #R-2013-03 to rezone the subject area Residential 2 Rural (R2R). Wayne Garren seconded the motion. All Board Members were in favor of the motion.

Staff Reports: Autumn Radcliff gave brief updates on each of the following topics: Commissioner's Meeting, Seven Falls Development, GRTZ Community Plan, Text Amendments and upcoming board items. At the Commissioner's meeting the Mills River de-annexation was approved. Seven Falls project is a little over halfway done for the site stabilization. The roads have been re-graded where all the erosion issues were occurring. They are working from the back portion of the property and moving forward. The newspaper has been publishing articles showing pictures so the community can see updates of the project. The GRTZ Community Plan Advisory Committee has formally recommended their plan. We will have a joint committee meeting with them at the October meeting. The Regulations Review Committee presented their recommendation requests to the Board of Commissioners, so it has been forwarded to the planning board for their recommendations. Request will include text amendments and minimum housing code amendments. At the November meeting, Riverstone will be revising their master plan and amending their special use permit. Also there is the possibility for a new rezoning will be coming before the board.

Public Input: No public input was noted.

Adjournment: There being no further business, meeting was adjourned 6:08 P.M.