

**HENDERSON COUNTY PLANNING BOARD  
MEETING SUMMARY  
January 18, 2018**

**Planning Board Members Present:**

Steve Dozier, Chair  
Jim Miller, Vice Chair  
Trey Ford  
Eric Goodman  
Bruce Hatfield  
Rick Livingston  
Hunter Marks  
Dan Poeta

**Planning Board Members Not Present:**

Paul Patterson  
Grady Hawkins, BOC Liaison

**Staff Present:**

John Mitchell, Business and Community Development Director  
Autumn Radcliff, Planning Director  
Stedman Smith, Planner  
Russ Burrell, County Attorney  
Toby Linville, Code Enforcement Director

**Meeting called to order:** Steve Dozier called the meeting to order and Roll Call was stated.

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

**December Meeting Summary:** No adjustments were made.

**Informal Public Input:** There was no public input at this time.

**Revised Master Plan for The Sanctuary at Eagles Nest (Horse Shoe Farm Property) (2017-M01)–  
Presenter: Stedman Smith, Planner:** On December 21st, applicant John Turchin submitted a Revised Master Plan for The Sanctuary major subdivision. The Subject Area is located on 85.31 acres of land located off Horse Shoe Farm Drive/South Rugby Rd. The applicant is proposing a total of 132 units consisting of 1 single-family dwelling, 74 duplex, 51 triplex, one guest suite, and 5 outparcels. The Subject Area is located within a Residential Two (R2) zoning district. A City of Hendersonville public water connection is proposed and a private sewer system is proposed.

A Master Plan was approved in early 2017 for this same subject area. The Plan included 198 total units. The revised plan decreases the total units by 70. The Planning Board received public input concerning the revisions. Following Board discussion, Mr. Trey Ford made a motion to approve the revised plan noting the conditions in the staff report. My Dan Poeta seconded the motion, the motion passed 7-1 with Mr. Bruce Hatfield voting against.

**LDC Text Amendments (TX-2018-01):** Ms. Radcliff presented text amendment TX-2018-01 concerning ZBA procedures and sign regulation updates that the County Attorney had requested. These amendments were a result of legal changes in the general statues and a supreme court ruling based on sign regulations related to sign content. After Board discussion, Mr. Bruce Hatfield made a motion to send forward a favorable recommendation on the proposed amendment and that it was consistent with the CCP. Mr. Dan Poeta seconded the motion. All members voted in favor.

**Ad Hoc Subcommittee Update:** Ms. Radcliff updated the Board on the last meeting of the Ad Hoc Subcommittee meeting and went through the proposed amendments recommended by the subcommittee concerning mixed use districts, multifamily developments and neighborhood compatibility meetings. Mr. Steve Dozier thanked the Planning Board members that participated in the subcommittee

meetings. Mr. Rick Livingston thanked the staff for all their work during this process. After some discussion, Mr. Eric Goodman made a motion to recommend the proposed amendments to the BOC for adoption and that they were consistent with the CCP. Mr. Bruce Hatfield seconded the motion. All members voted in favor of the motion.

**Staff Reports:** Mr. John Mitchell stated that the Draft East Flat Rock Community Plan would be presented to the Board of Commissioners in February. He also thanked the Planning Board members for assisting in the Ad Hoc Subcommittee meetings and for their work on this process.

**Adjournment:** There being no further business, meeting was adjourned at 6:56 pm.