

**HENDERSON COUNTY PLANNING BOARD
MEETING SUMMARY
November 16, 2017**

Planning Board Members Present:

Steve Dozier, Chair
Trey Ford
Eric Goodman
Bruce Hatfield
Rick Livingston
Hunter Marks
Dan Poeta
Grady Hawkins, BOC Liaison

Planning Board Members Not Present:

Jim Miller, Vice Chair
Paul Patterson

Staff Present:

John Mitchell, Business and Community Development Director
Autumn Radcliff, Planning Director
Stedman Smith, Planner
Allen McNeill, Planner

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

Adjustment of Agenda: No adjustments were made.

October Meeting Summary: No adjustments were made.

Continued Discussion on Draft East Flat Rock Community Plan – Presenter: Autumn Radcliff

Ms. Radcliff stated that the Board had previously reviewed the Draft East Flat Rock Community Plan and since that initial review, additional information and clarifications had been added to the history section. Mr. Stedman Smith mentioned to the Board that a rezoning application for a parcel of land within the planning area had been submitted and would come before the Board next month. The Board made no changes to the recommended plan other than accepting the changes to the history section. The Board did note the possible rezoning application to LC (Local Commercial) which is currently located adjacent to an existing LC zoning district and that the plan recommended rezoning this area to residential zoning district which would be determined by the Board of Commissioners. Mr. Eric Goodman made a motion to accept the plan as presented and forward to the Board of Commissioners for adoption. Mr. Rick Livingston second the motion. All voted in favor.

Text Amendment (TX-2017-01) Small Place of Assembly and Residential Uses – Presenter:

Autumn Radcliff

Ms. Radcliff explained that the Board had been discussing this amendment for several meetings and provided changes based on the Board's previous discussion. The Board reviewed the proposed amendment and changed "useable square footage" to "finished square footage" and eliminated crawl space storage area and attics from the building dimension specs. Mr. Dan Poeta made a motion that the Board favorably recommend the proposed amendment with changes as discussed. Mr. Eric Goodman second the motion. All voted in favor.

Revised Master and Development Plan for the Boulders (#2017-M-01) – Presenter: Allen McNeill

Mr. Allen McNeill stated that on August 28, 2017, a Revised Master and Development Plan for The Boulders major subdivision was submitted. The subdivision was originally approved in 2006 and revised in 2012. The Subject Area is located on 57.32 acres of land located off Randy Drive. The applicant is proposing a total of 58 single-family units. Portions of the Subject Area are located within the conservation areas as dictated by the County Comprehensive plan and the north western portion of the subject area also includes a protected mountain ridge. The Subject Area is in the Residential One (R1)

zoning district. A City of Hendersonville public water connection is proposed and as public sewer is unavailable the applicant proposes the use of private septic systems.

This revision includes the addition of a 15.39-acre tract of land on the western side of the subject area that was rezoned from a Hendersonville City Estate Residential (R-40) zoning district to a County Residential One (R1) zoning district. Following discussion, Mr. Dan Poeta made a motion to approve the Revised Master and Development Plan for The Boulders. Mr. Hunter Marks second the motion. All voted in favor.

**Discussion of Process and Schedule on Text Amendments Related to Density – Presenter:
Chairman and Planning Staff:**

Mr. Dozier stated that the Board of Commissioners had requested that the Planning Board work with County Staff to review the current residential density standards in the LDC based on recent proposed residential developments. He provided an overview to the process and explained that an Ad Hoc Subcommittee of the Planning Board would be designated and include a liaison from Housing Assistance Authority, the Home Builders Association, and a representative from each community plan advisory committee (preferably the Chair or Vice Chair of the committee). Planning Board members assigned to the subcommittee included Steve Dozier, Chairman, Jim Miller, Vice Chair, Hunter Marks and Rick Livingston. Ms. Radcliff stated that the first Ad Hoc Subcommittee meeting was scheduled for Tuesday, November 21st at 9:00 AM in the King Street Meeting Room and that these meetings were open to the public. An update on the process would be provided to the Board in December.

Staff Reports: None

Adjournment: There being no further business, meeting was adjourned at 6:47 pm.