

**HENDERSON COUNTY PLANNING BOARD  
MEETING SUMMARY  
August 17, 2017**

**Planning Board Members Present:**

Steve Dozier, Chair  
Jim Miller, Vice Chair  
Bruce Hatfield  
Hunter Marks  
Daniel Poeta  
Grady Hawkins, BOC Liaison

**Planning Board Members Not Present:**

Rick Livingston  
Trey Ford  
Eric Goodman  
Paul Patterson

**Staff Present:**

Russ Burrell, County Attorney  
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:** None.

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

**Public Input:** No public input was noted at this time.

**Rezoning Application #R-2017-04 - Stedman Smith, Planner**

Mr. Smith explained that rezoning application #R-2017-04, which was initiated on June 26, 2017 at the request of applicant, Donald and Patricia Jones, requests the County rezone approximately 19.96 acres of land (thereafter the "Subject Area") from a Residential One (R-1) zoning district to an Industrial (I) zoning district.

Mr. Smith explained that on July 20, 2017 the Planning Board voted to table the applications so that staff could have more time to contact adjacent property owners and to gather more information about spot zoning.

Mrs. Autumn Radcliff stated that if the Subject Area was to be rezoned, it would not create spot zoning. This is due to the fact that the adjacent properties are already zoned R-1 and the zoning on those parcels is staying the same. Mr. Hunter Marks made a motion that the Board make a favorable recommendation to the Board of Commissioners to rezone the Subject Area to an Industrial zoning district. Mr. Bruce Hatfield second the motion. All members voted in favor of the motion.

**Major Subdivision – Master Plan for The Farm at Eagles Nest - Presenter: Stedman Smith, Planner**

Mr. Stedman Smith gave a presentation overview of the proposed subdivision application. Mr. Smith explained the Master Plan for The Farm at Eagles Nest (Hammond Tract) #R-2017-M08, which is proposing 299 units and is located along McKinney Rd. in the Mills River Township. The total area equates to 232.23 acres, making the proposed density 1.29 units per acre.

After a brief presentation by staff, the applicant and his project team gave a presentation and answered questions of the Planning Board. The Chair opened the discussion for public input. The Planning Board heard from approximately eight citizens and the applicant address concerns raised by the public. Dan Poet recused himself from voting due to a conflict of interest with his business. Jim Miller made a motion to table the item until after the Zoning Board of Adjustment makes a determination on the special use

permit and so that the TIS could be completed. Hunter Marks seconded the motion. All members voted in favor of the motion.

### **LDC Text Amendment #TX-2017-01- Autumn Radcliff, Senior Planner**

On June 15, 2017, the Planning Board discussed LDC Text Amendment #TX-2017-01, regarding small place of assembly in residential districts. The Board created a subcommittee, which met on August 10<sup>th</sup>, 2017, to discuss the item and create recommendations for the Board to discuss. Mrs. Autumn Radcliff presented the recommendations given by that subcommittee. After some discussion the Board proposed staff make adjustments to the proposed text amendment to address buffers for a large place of assembly, define maximum persons, and propose language addressing the size of assembly buildings. Staff will bring back proposed amendments at the next meeting.

### **Staff Reports**

Ms. Autumn Radcliff informed the Board, that the Transportation Advisory Committee met and received some information on the Balfour Parkway. Ms. Radcliff also informed the Board that staff had scheduled a public input meeting on the Draft East Flat Rock Community Plan at Hillandale Elementary School on Tuesday, September 19<sup>th</sup> at 5:30 pm.

Mr. John Mitchell informed the Board that the Recreation Advisory Committee had started their Master Plan process. He also mentioned that the Board of Commissioners authorized the inspections department to hire an additional inspector to accommodate the increased work load in that department. Mr. Mitchell also informed the Board that there will be an Eclipse viewing party at the Historic Courthouse on Monday, August 21<sup>st</sup> starting at 1:00 pm.

**Adjournment:** There being no further business, meeting was adjourned at 6:55 pm.