

**HENDERSON COUNTY PLANNING BOARD
MEETING SUMMARY
July 20, 2017**

Planning Board Members Present:

Steve Dozier, Chair
Jim Miller, Vice Chair
Trey Ford
Eric Goodman
Bruce Hatfield
Hunter Marks
Paul Patterson

Planning Board Members Not Present:

Rick Livingston
Daniel Poeta
Grady Hawkins, BOC Liaison

Staff Present:

Autumn Radcliff, Planning Director
Stedman Smith, Planner
Allen McNeill, Planner
Ashlynn Landreth, Planning Intern

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-2017-03- Allen McNeill, Planner

Mr. McNeill explained that rezoning application #R-2017-03, which was initiated on June 20, 2017 at the request of applicant, Peter Brower of Cliffside at Boulders, LLC, requests the County rezone approximately 3.43 acres of land (thereafter the "Subject Area") from a Hendersonville City Estate Residential (R-40) zoning district to a County Residential One (R-1) zoning district.

Mr. McNeill gave a presentation overview of the request. On July 6th, the City of Hendersonville voted to remove the portion of the Subject Area for the City's ETJ. Henderson County has 90 days to apply a county zoning district designation. Mr. Eric Goodman made a motion that the Board make a favorable recommendation to the Board of Commissioners to rezone the Subject Area to an R1 zoning district. Mr. Jim Miller second the motion. All members voted in favor of the motion.

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 gave a presentation overview of the request. Mr. Doug Nickels, an adjoining property owner, stated to the Board his objection to changing his parcel's zoning. The other adjacent property could not be contacted and was not present at the meeting. Mr. Donald Jones, the applicant, informed the Board that there could be a possible easement agreement with the school, which would supply sewer to the property. He also mentioned that many parcels surrounding the Subject Area are zoned industrial. The Board questioned Mr. Jones about whether the Subject Area would be annexed, to which he was unsure what the final outcome would be. The Board also discussed concerns about spot zoning regarding the Subject Area and the adjacent parcels. Chairman Steve Dozier, proposed to the Board that they table this item until the August meeting and direct staff to continue to reach out to the other adjacent property

owner and gather more information about spot zoning. Mr. Bruce Hatfield made a motion that the Board table the item until August 17th, 2017 meeting. Mr. Trey Ford second the motion. All members voted in favor of the motion.

Staff Reports

Scott Bolyard, the consultant for the Boulders property, presented a preliminary subdivision plan to the Board.

Ms. Autumn Radcliff informed the Board on some upcoming topics for the August meeting, including: update on the text amendments pending the Planning Board Subcommittee meeting, and a possible subdivision application for a major subdivision. In regards to the East Flat Rock Community Plan, she stated that staff had sent letters to the targeted owners about the Plan. This letter stated opportunities to relay their opinion about the proposed rezoning; these opportunities included an online survey, email, regular letter mail, and a public input meeting held on August 10th, 2017. Mrs. Radcliff informed the Board that the Planning Department was scheduling another informal meeting regarding the proposed rezoning in August/September in the community.

Adjournment: There being no further business, meeting was adjourned at 6:03 pm.