

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

Planning Board Members Present:

Steve Dozier, Chair
Jim Miller, Vice Chair
Trey Ford
Eric Goodman
Bruce Hatfield
Rick Livingston
Hunter Marks
Lee Roy Nicholson
Paul Patterson

Planning Board Members Not Present:

Grady Hawkins, BOC Liaison

Staff Present:

Autumn Radcliff, Senior Planner
John Mitchell, Business and Community Development Director

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

Adjustment of Agenda: None.

January Meeting Minutes: No adjustments were made.

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

Major Subdivision – The Sanctuary at Eagles Nest Master Plan - Presenter: Autumn Radcliff, Senior Planner

Ms. Radcliff reviewed the major subdivision application for The Sanctuary at Eagles Nest – Horseshoe Farm Master Plan. Ms. Radcliff explained that the Board of Commissioners denied the conditional rezoning request for this property based on the proposed density. She stated that the application before the Planning Board has been revised and resubmitted under the current R2 zoning for density and allowed uses. Ms. Radcliff explained that the application is for Master Plan approval only. The applicant will have to come back to the Planning Board for approval of the Development Plan for the first phase of the development before any construction can begin. A requirement of the development plan approval will be a permit from the State for the sewer treatment system.

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 ten citizens and had the applicant address concerns raised by the public.

After some discussion, Mr. Jim Miller made a motion that the Planning Board approve the master plan with the condition that the left turn lane off S. Rugby Road be constructed during the first phase of the development and with any conditions as listed in the staff report. Mr. Eric Goodman second the motion. The motion passed with a 7 – 2 vote. Mr. Rick Livingston and Mr. Bruce Hatfield opposed the motion.

Staff Reports

John Mitchell and Autumn Radcliff updated the Board on some upcoming topics for future meetings including the joint meeting of the Planning Board and East Flat Rock Committee scheduled for the March meeting.

Adjournment: There being no further business, meeting was adjourned at 7:45 pm.