

MEETING SUMMARY
HENDERSONCOUNTY PLANNING BOARD
September 18, 2014

Planning Board Members Present

Steve Dozier, Chair
Tommy Laughter, Vice-Chair
Rick Livingston
Marilyn Gordon
Lee Roy Nicholson
Wayne Garren
Paul Patterson
Mike Cooper
Chuck Edwards

Planning Board Members Not Present

Commissioner Grady Hawkins

Staff Present:

Autumn Radcliff, Senior Planner
Matt Champion, Planner
John Mitchell, Business and Community
Development Director
Jenny Maybin, Board Secretary

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

Adjustment of Agenda: No adjustments were noted.

May Meeting Summary: Mike Cooper stated he was not in attendance at the May meeting so his name would need to be removed from the list. This was the only change noted to the meeting summary.

Public Input: No public Input was noted.

Rezoning Application R-2014-05 (A,B,C) Community Plan Zoning Recommendations for the Edneyville, Dana and GRTZ (Green River-Tuxedo-Zirconia) Community Plans

Mr. Champion gave an overview of the community plans for Edneyville, Dana, and GRTZ (Green River-Tuxedo-Zirconia).

On February 19, 2014, the Board of Commissioners adopted the fourth community plan for the Green River-Tuxedo-Zirconia (GRTZ) area. The Community Plans are intended to be a 15 year vision where proposed recommendations of each plan are implemented where appropriate. Currently, only the rezoning recommendation for the Etowah-Horse Shoe Community Plan has been implemented. Staff was directed to review and move forward with the rezoning recommendations for the adopted community plans before beginning the 5th community plan for the East Flat Rock Area. These plans included the Edneyville Community Plan, adopted on May 11, 2010; the Dana Community Plan, adopted on March 16, 2011; and the GRTZ Community Plan. The proposed map amendments for these three community plans are based on the recommendations of each adopted community plan and the Henderson County Comprehensive Plan (See Attached Rezoning Binder and Rezoning Maps).

Fred Pittillo, Kenneth Pryor, and Victor Pryor were present for the Edneyville Community Rezoning. The property they own is located off Gilliam Road. They are requesting staff rezone their farmland area to a Local Commercial (LC) zoning district instead of the proposed Residential 2 Rural (R2R) zoning district.

No members from the Dana Community area were present.

During the GRTZ (Green River-Tuxedo-Zirconia) section of the meeting, many were present from the Kingswood Subdivision including: Dick Jackson, George Major, Don Farr from Village of Flat Rock, Brian Stamm and Mike Kennedy. Their main concern was the small portion of land being rezoned to Residential 2 Rural (R2R) near Kingcrest Drive off Mine Gap Road. Kingswood is a subdivision in the Village of Flat Rock zoning district. They feel as if the Residential 2 Rural (R2R) is too lenient and would request it be rezoned to a Residential 2 (R2) zoning district.

Walter Oates was concerned this rezoning would affect the Bell Mountain Road area near Lake Summit. Staff confirmed it would not.

Mary Morgan was present to request her property to be considered being rezoned from Waterfront Residential (WR) zoning district to Residential 2 Rural (R2R) zoning district. Staff informed her they would look into the possibility.

Chairman Dozier recommended if anyone had any questions regarding the community plans consult with staff so the issues could be addressed before this rezoning requests was voted on.

John Mitchell stated staff would be available after the meeting and at any time during business hours to address questions.

Staff Reports: Ms. Radcliff stated there were not any staff reports at this time.

Adjournment: There being no further business, meeting was adjourned 6:29 P.M.