

MEETING SUMMARY
HENDERSON COUNTY PLANNING BOARD
April 19, 2012

Planning Board Members Present:

Jonathan Parce, Chair
Lee Roy Nicholson
Marilyn Gordon
Steve Dozier
Wayne Garren
Mike Cooper
Rick Livingston

Planning Board Members Not Present:

Stacy Rhodes
Tommy Laughter, Vice Chair
Bill O'Connor, Commissioner, Liaison to the Board

Staff Present:

Anthony Starr, AICP, Planning Director
Parker Sloan, Planner
Sarah Zambon, Deputy County Attorney

Others Present:

Scott Bolyard, Landscape Architect, Applicant Agent
Tom McCanless, Civil Engineer

Meeting called to order: Chairman Parce called the meeting to order and Roll Call was stated. There were no adjustments to the agenda.

Overview of Land Development Code Subdivision Regulations - Mr. Starr provided the Board with an overview of the Land Development Code Subdivision Regulations since there are a number of new Planning Board members who may not be familiar with the subdivision regulations and existing members not familiar with recent text amendments. Mr. Starr reviewed subdivision types, road standards, standards applicable to all subdivisions and additional standards applicable to major subdivisions, provisions and density bonus thresholds for conservation subdivisions, and improvement guarantees. The Planning Board approves major subdivisions of 35 to 299 lots/units. The Planning Board will be reviewing its first major subdivision since December 2010 at this same meeting following the presentation.

Major Subdivision – Boulders of Hendersonville Master Plan and Phases 1 & 1A Development Plans – Mr. Sloan stated that Scott Bolyard, Landscape Architect, on behalf of Peter Brower, owner, submitted a Master Plan and Phase I and IA Development Plan for the project known as The Boulders of Hendersonville. A minor subdivision conditional letter of approval for a total of lots 9 was issued on March 17, 2011. The project is located on approximately 41.73 acres of land located near Randy Drive (SR 2033) and Melinda Drive and composed of three (3) separate parcels. The Master Plan proposes a total of 59 single family lots (density of 1.4 dwelling units per acre). Phase I of the Boulders of Hendersonville is proposed to contain 9 of the 59 single family lots on 8.3 acres. Phase 1A of The Boulders of Hendersonville is proposed to contain 12 of the 59 single family lots on 6.2 acres. The project is not located in a water supply watershed district nor is it located within the floodplain. According to County records, the project site does contain a protected mountain ridge and slopes in excess of 60 percent. A private on site water system with a public connection to the City of Hendersonville and private individual septic systems are proposed to serve the project site. Mr. Cooper made a motion that the Planning Board find and conclude that the Master Plan and Phase I & Phase 1A Development Plan appear to comply with the subdivision provisions of Chapter 200A, Henderson County Land Development Code (LDC); and further move that the Master Plan and Phase I & Phase 1A Development Plan be approved subject to the following conditions: the applicant satisfies any conditions that may result from the comments listed in the Staff Report (Attachment 1) acknowledging that the staff report reference of a Geo-technical report is satisfied by the applicants report completed by Mr. Dunko, and conditions recommended by the Technical Review Committee, and any conditions or other comments that result from discussion at the Planning Board meeting. Mr. Parce seconded the motion. The Board voted unanimously to adopt the motion.

Staff Reports: Mr. Starr gave Staff Report Updates:

- The text amendment for solar farms was approved on April 18th by the BOC as originally presented. There are currently 6-8 possible solar project proposed in the County.

- Mr. Starr gave the Board an informational handout from the school of government blog on video sweepstake establishments. Currently the use is allowed in the County anywhere retail sales and services are permitted. The County has 5 establishments within its jurisdiction. The Board of Commissioners discussed the issue and the Planning Board may be discussing the issue in coming months.

Adjournment- There being no further business, the meeting was adjourned at 6: 48p.m.