

**HENDERSON COUNTY PLANNING BOARD
MEETING SUMMARY
March 15, 2018**

Planning Board Members Present:

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

Planning Board Members Not Present:

Grady Hawkins, BOC Liaison

Staff Present:

John Mitchell, Business and Community Development Director
Autumn Radcliff, Planning Director
Allen McNeill, Planner

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

Adjustment of Agenda: No adjustments were made.

January Meeting Summary: No adjustments were made.

Informal Public Input: There was no public input at this time.

Rezoning Application (#R-2018-01) from R2R to R1, applicant – Patty Jean Orr & Clair Orr

Whitmire – Presenter: Allen McNeill, Planner: Mr. Allen McNeill stated that rezoning Application #R-2018-01, which was initiated on January 16th, 2018 by applicant and owners, Patty Jean Orr and Clair Orr Whitmire, requests the County rezone approximately 3.73 acres of land (thereafter the “Subject Area”) from an Residential Two Rural (R2R) zoning district to a Residential One (R1) zoning district. The Subject Area is located off Holly Springs Road and Wampus Run.

The applicant provided the Planning Board with some background on the Subject Area. Following Board discussion, Mr. Hunter Marks made a motion to forward a favorable recommendation on the rezoning application and stated that it was consistent with the CCP. Mr. Trey Ford seconded the motion. All voted in favor.

Discussion on Tiny Homes and RV Park Requirements - Presenter: John Mitchell, Business and Community Development Director and Autumn Radcliff, Planning Director:

Mr. John Mitchell stated that due to recent applications for RV Parks and some issues that arose during the review of these applications, the Board had been asked to look at the current standards and determine what amendment might be needed and he showed the Board examples of different types of tiny homes. Ms. Autumn Radcliff presented the Board with information about the current requirements for Tiny Homes and RV Parks, including information from the inspections department. After some discussion, the Board asked staff to provide draft amendment options at the April meeting to address some of the issues that had been discussed. The Board agreed to continue its discussion to the April meeting.

Staff Reports: Ms. Autumn Radcliff stated that the Parks and Recreation Department was holding a public input session a conceptual master plan for Jackson Park and provided a flyer on the upcoming meeting. Ms. Radcliff also mentioned that the County was launching a new website design in April, and stated that the BOC adopted the LDC text amendments that the Board forwarded on and explained the options that were also adopted by the Commissioners. She also stated that NC 191 public input was

taking place that night in Mills River, the I-26 public input meeting was scheduled for April 16th at Biltmore Baptist Church from 4-7, and that the public comment period had been extended through the end of April for Balfour Parkway. Mr. Mitchell stated that the East Flat Rock Community Plan had been sent back to the Planning Board for some minor amendments that would be presented at the April meeting.

Adjournment: There being no further business, meeting was adjourned at 6:25 pm.