

**HENDERSON COUNTY PLANNING BOARD  
MEETING SUMMARY  
December 21, 2017**

**Planning Board Members Present:**

Steve Dozier, Chair  
Jim Miller, Vice Chair  
Trey Ford  
Bruce Hatfield  
Paul Patterson  
Dan Poeta  
Grady Hawkins, BOC Liaison

**Planning Board Members Not Present:**

Eric Goodman  
Rick Livingston  
Hunter Marks

**Staff Present:**

John Mitchell, Business and Community Development Director  
Autumn Radcliff, Planning Director  
Stedman Smith, Planner

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

**Election of Chair and Vice Chair:** Steve Dozier opened the floor for nominations. Mr. Jim Miller made a motion to elect Steve Dozier as Chair. Mr. Trey Ford second the motion. All member voted in favor. Mr. Steve Dozier made a motion to elect Jim Miller as Vice Chair. Mr. Dan Poeta second the motion. All members voted in favor.

**Adjustment of Agenda:** No adjustments were made.

**November Meeting Summary:** No adjustments were made.

**Informal Public Input:** The Board head from one citizen in the Etowah area with some positive remarks about the Board, its review process and public comment opportunities.

**Rezoning Application (#R-2017-06) from Estate Residential (R-40) to Local Commercial (LC) – Applicant: Dennis Krueger – Presenter: Stedman Smith, Planner:** Mr. Smith stated that rezoning application #R-2017-06, which was initiated on November 20, 2017 at the request of applicant and owner, Dennis Krueger, who requests the County rezone approximately 0.39 acres of land (thereafter the “Subject Area”) from an Estate Residential (R-40) zoning district to a Local Commercial (LC) zoning district. The Subject Area is located off Erkwood Dr.

The Technical Review Committee discussed this item at its meeting on December 5th and forwarded the request to the Planning Board for further discussion. Mr. Stedman Smith mentioned that the rezoning application is for a parcel of land within the East Flat Rock Community planning area and that this was mentioned at the November Planning Board meeting during the draft plan review. He stated that the Board did note the possible rezoning application to LC (Local Commercial) which is currently located adjacent to an existing LC zoning district and that the plan recommended rezoning this area to a residential zoning district which would be determined by the Board of Commissioners. Following public comment and Board discussion, Mr. Jim Miller made a motion to send forward a favorable recommendation. Mr. Dan Poeta second the motion. All voted in favor.

**Ad Hoc Subcommittee Update:** Mr. Radcliff provided a brief update on the Ad Hoc Subcommittee. The subcommittee has had three meetings with a fourth meeting scheduled for January 9th. Mr. Radcliff stated that the subcommittee has been discussing serval of the issues related to density, affordable and workforce housing, and reviewing general information related to the Land Development Code (LDC) and the County Comprehensive Plan (CCP). She stated that the subcommittee will begin to talk about possible amendments to the LDC in January, but overall the comments have been that the LDC is a

good document and the process for reviews and approvals that are in place work well, but some changes could be made.

**Staff Reports:** Ms. Radcliff mentioned that the Board will be reviewing text amendments per the request of the County Attorney and a revised master plan for The Sanctuary at Eagles Nest in Horse Shoe. Mr. Mitchell stated that Mr. Tom Staufer, Director of Building Services retired at the end of November and Ms. Crystal Lyda, who has been a supervisor in the department was appointed as the interim director. Mr. Mitchell also thanked the Board for its service in 2017.

**Adjournment:** There being no further business, meeting was adjourned at 5:55 pm.