

**HENDERSON COUNTY PLANNING BOARD
MEETING SUMMARY
October 19, 2017**

Planning Board Members Present:

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

Planning Board Members Not Present:

Grady Hawkins, BOC Liaison
Eric Goodman

Staff Present:

John Mitchell, Business and Community Development Director
Autumn Radcliff, Planning Director
Stedman Smith, Planner
Allen McNeill, Planner
Russ Burrell, County Attorney

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

Adjustment of Agenda: The Chairman adjusted the agenda to allow for separate public input on the master plan application.

September Meeting Summary: No adjustments were made.

Rezoning Application (R-20147-05) Estate Residential (R40) to Local Commercial (LC) – Susan Sneed, Applicant – Presenter: Allen McNeill

Mr. Allen McNeill stated that rezoning application (R-2017-05), which was initiated on August 28th, 2017, request the County rezone approximately 1.48 acres of land (thereafter the "Subject Area"). Planning Staff finds no technical restriction to the Subject Area being rezoned from Estate Residential (R-40) zoning district to a Local Commercial (LC) zoning district. The Subject Area is located off Grandview Lane at the intersection of South Rugby Road. The owner of the Subject Area is Mr. & Mrs. Sneed. Following a brief overview of the application and compliance with County plans and ordinances, the Board received public comment. One property owner spoke against the request. Mr. Jim Miller made a motion to recommend that the BOC approve the rezoning request, Mr. Hunter Marks seconded the motion, all member's voted in favor of the motion.

Public Input on Master Plan Application: The Planning Board received public input on the master plan application for The Farm at Eagles Nest. Speakers were limited to 2 minutes. Approximately fifteen people signed up to speak.

Master Plan Application for The Farm at Eagles Nest (Hamond Tract) (#2017-M08)- Presenter: Stedman Smith

The Chairman asked if any Board members had any reason they should recuse themselves. Mr. Dan Poeta stated that his company had done work with the applicant and he had recused himself during the initial discussions.

Mr. Stedman Smith stated that on August 3, 2017, applicant John Turchin and agent Robert Grasso submitted a Master Plan and special use permit for The Farm at Eagles Nest located on the Hammond Tract in Etowah. The subject area is approximately 223.51 acres of land (according to the tax records) and is located on McKinney Road. The applicant is proposing a total of 299 units that will consist of single-family, duplex, and 8-plex units, as well as 1 guest suite, 24 RV spaces, and number of common

area recreational amenities. The project is also located within a WS-IV water supply watershed district and a portion of the subject area is located within the floodplain. The subject area is in the Residential One (R1) zoning district. A City of Hendersonville public water connection is proposed and a connection to the Etowah Sewer Company or a direct discharge permit from the State for a package plant is proposed.

Following a brief presentation by staff the Board had several questions and a discussion on the proposed application. Mr. Bruce Hatfield made a motion to deny the master plan application, Mr. Rick Livingston seconded the motion. The motion passed 4-3. Mr. Bruce Hatfield, Mr. Rick Livingston, Mr. Jim Miller and Mr. Steve Dozier voting in favor of the motion. Mr. Hunter Marks, Mr. Paul Patterson, and Mr. Trey Ford voted against the motion.

Staff Reports: None

Adjournment: There being no further business, meeting was adjourned at 6:58 pm.