

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

Planning Board Members Present:

Steve Dozier, Chair
Jim Miller, Vice Chair
Eric Goodman
Bruce Hatfield
Rick Livingston
Hunter Marks
Paul Patterson
Daniel Poeta
Grady Hawkins, BOC Liaison

Planning Board Members Not Present:

Trey Ford

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.

Adjustment of Agenda: None.

August Meeting Summary: No adjustments were made.

Public Input: The Planning Board received public input. Approximately thirteen people spoke about The Farm at Eagles Nest development both for and against the project.

Board Update - Master Plan for The Farm at Eagles Nest - Presenter: Autumn Radcliff

Ms. Radcliff updated the Board on the status of the master plan review for The Farm at Eagles Nest. The Planning had its first consideration of the application at its August 17th meeting. The Board tabled the item to allow time for the Zoning Board of Adjustment (ZBA) to hear the special use permit application for the 8-plex units and the RV spaces, and for the Traffic Impact Study (TIS) to be completed. Ms. Radcliff stated that the ZBA approved the special use permit at its August 30th meeting. She also stated that the scoping meeting for the TIS with NCDOT had occurred and the TIS will be submitted at the end of September. Once the TIS has been reviewed by NCDOT, a copy of the TIS would be made available online in October. Ms. Radcliff stated that the Planning Board has 90 days from its first consideration to make a decision on the application. The Planning Board was provided with an updated copy of the master plan based on the ZBA meetings placement of the 8-plex units.

LDC Text Amendment #TX-2017-01- Presenter: Autumn Radcliff

On June 15, 2017, the Planning Board discussed LDC Text Amendment #TX-2017-01, regarding small place of assembly in residential districts. The Planning Board discussed the issues and voted to appoint a subcommittee of the Planning Board to discuss the item and bring back a recommendation to the Board. On August 17, 2017 the Planning Board reviewed the subcommittee recommendations and directed staff to make some modifications and bring back for Board review in September. At the September meeting, the Board requested that staff make some additional modifications to the site plan requirements for gross floor area as it relates to permit approvals. Staff will bring the item back at future meeting.

Staff Reports

- Ms. Radcliff informed the Board, that staff held a fourth public input meeting on the East Flat Rock (EFR) Community Plan at Hillandale Elementary School. Staff also mentioned that there was a request to revise the history section of the EFR plan per some local accounts. The Board

agreed to allow staff to address the history section of the plan and bring back to the Board for a formal recommendation to the BOC.

- Ms. Radcliff and Mr. Mitchell provided a brief update to the Board on the status of the Greenway Feasibility Studies and Recreation Master Plan.
- Mr. Mitchell also informed the Board that Mr. Tom Stauffer, the Director of Permits and Inspections will be retiring in December.

Adjournment: There being no further business, meeting was adjourned at 6:53 pm.