

**HENDERSON COUNTY PLANNING BOARD
MEETING SUMMARY
April 20, 2017**

Planning Board Members Present:

Steve Dozier, Chair
Jim Miller, Vice Chair
Trey Ford
Eric Goodman
Rick Livingston
Hunter Marks
Lee Roy Nicholson
Paul Patterson
Grady Hawkins, BOC Liaison

Planning Board Members Not Present:

Bruce Hatfield

Staff Present:

Autumn Radcliff, Senior Planner
Brian Burgess, Planner
John Mitchell, Business and Community Development Director
Chip Gould, Co-Chair of the East Flat Rock Community Plan Advisory Committee

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

Adjustment of Agenda: None.

March Meeting Summary: No adjustments were made.

Public Input: No public input was noted at this time.

Draft East Flat Community Plan Continued Discussion

Mr. Steve Dozier, Chairman stated that since some of the members were not present at the March meeting and were just receiving their information, he would table any decisions until a later meeting. Mr. Chip Gould, Co-Chair of the East Flat Rock Community Plan Advisory Committee, provided the Board with a brief overview about the draft plan and process that the advisory committee went through. After some discussion by the Board, staff was asked to send out a notification to property owners that were recommended for a zoning change by the plan to receive their input about those recommendations. The adoption of the draft plan would not rezone any of the proposed properties, but those properties would be recommended for a zoning change during a separate rezoning process. The Board will discuss the input results of this effort at a following meeting this summer.

Major Subdivision – Dodd Meadows Combined Revised Master and Development Plan (2010-M03) – Presenter Brian Burgess, Planner.

Mr. Brian Burgess gave an overview on the combined revised master and development plan for Dodd Meadows. Dodd Meadows has recently acquired additional property adjacent to the subdivision that will allow Habitat to expand the existing Dodd Meadows community. After some discussion and hearing from the applicant's agent, Mr. Will Buie, the Planning Board found no issues with the proposed revisions. Mr. Rick Livingston made a motion to approve the revised master and development plan for Dodd Meadows with the conditions listed in the staff report. Mr. Eric Goodman second the motion, all members voted in favor.

Staff Reports

Ms. Autumn Radcliff updated the Board on some upcoming topics for the next meeting, including a rezoning application the Board would hear at its May meeting. She also stated that staff will work on letters for the East Flat Rock Plan and will put that item on the agenda at the next possible meeting for Board discussion. Mr. John Mitchell stated that the department is currently looking to hire two new planners to replace current vacant positions and have received several good applications. He also stated that the March numbers for current development have been released and show an increase, particularly in environmental health and for commercial permits.

Adjournment: There being no further business, meeting was adjourned at 6:00 pm.