

**MEETING SUMMARY**  
HENDERSONCOUNTY PLANNING BOARD  
October 16, 2014

Planning Board Members Present

Steve Dozier, Chair  
Rick Livingston  
Mike Cooper  
Marilyn Gordon  
Lee Roy Nicholson  
Wayne Garren  
Chuck Edwards

Planning Board Members Not Present

Tommy Laughter, Vice-Chair  
Paul Patterson

Staff Present:

Autumn Radcliff, Senior Planner  
Matt Champion, Planner  
Christopher Todd, Planner  
Sarah Zambon, Deputy County Attorney  
John Mitchell, Business and Community  
Development Director  
Jenny Maybin, Board Secretary

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

Adjustment of Agenda: No adjustments were noted.

May Meeting Summary: No adjustments were made.

Public Input: No public Input was noted.

Rezoning Application R-2014-05 (A,B,C) Community Plan Zoning Recommendations for the Edneyville, Dana and GRTZ (Green River-Tuxedo-Zirconia) Community Plans

Mr. Champion gave a brief overview of the community plans for Edneyville, Dana, and GRTZ (Green River-Tuxedo-Zirconia) that had been presented at the past two meetings with staff's proposed changes.

On February 19, 2014, the Board of Commissioners adopted the fourth community plan for the Green River-Tuxedo-Zirconia (GRTZ) area. The Community Plans are intended to be a 15 year vision where proposed recommendations of each plan are implemented where appropriate. Currently, only the rezoning recommendation for the Etowah-Horse Shoe Community Plan has been implemented. Staff was directed to review and move forward with the rezoning recommendations for the adopted community plans before beginning the 5th community plan for the East Flat Rock Area. These plans included the Edneyville Community Plan, adopted on May 11, 2010; the Dana Community Plan, adopted on March 16, 2011; and the GRTZ Community Plan. The proposed map amendments for these three community plans are based on the recommendations of each adopted community plan and the Henderson County Comprehensive Plan (See Attached Rezoning Binder and Rezoning Maps).

A letter was received requesting the zoning across from Mona Lisa Foods in the Edneyville area off St. Paul's Road be rezoned to a Local Commercial (LC) zoning district.

Kingcrest Subdivision and representatives from the Village of Flat Rock requested the large tract near Kingcrest Subdivision be rezoned to a Residential 2 (R2) zoning district instead of the proposed Residential 2 Rural (R2R) zoning district.

After speaking with property owners, staff recommended changing a portion of the community plan rezoning maps for the Edneyville area. Some of the property owners have requested different zonings than what staff had originally proposed. Two maps were presented as an option for the Edneyville area. Wayne Garren made a motion to accept Map Option 1. Lee Roy Nicholson seconded the motion. All members were in favor.

Wayne Garren made a second motion the Board recommend approval of rezoning application #R-2014-05 (A, B, C) to rezone the proposed zoning map amendments in the Edneyville, Dana, and Green River/Tuxedo/Zirconia, Community Plans based on the recommendations of the County 2020 Comprehensive Plan. Rick Livingston seconded the motion. All members were in favor.

Staff Reports: Ms. Radcliff stated the county commissioners lifted the moratorium for property addressing and road renaming. They also adopted some of the amendments requested over the past year. The Board of Commissioners meeting for the rezonings will be November 19, 2014. John Mitchell stated permits issued in September were the 3<sup>rd</sup> highest month on record for the county.

Adjournment: There being no further business, meeting was adjourned 5:56 P.M.