

MEETING SUMMARY
JOINT MEETING OF THE
HENDERSON COUNTY PLANNING BOARD
&
GREEN RIVER-TUXEDO-ZIRCONIA (GRTZ)
COMMUNITY PLAN ADVISORY COMMITTEE
October 17, 2013

Planning Board Members Present

Tommy Laughter, Chair
Steve Dozier, Vice-Chair
Stacy Rhodes
David Blackley
Wayne Garren
Marilyn Gordon
Rick Livingston
Commissioner Grady Hawkins

Planning Board Members Not Present

Mike Cooper
Lee Roy Nicholson

Staff Present:

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

Others Present:

GRTZ Community Plan Advisory Committee
Larry Rogers

Meeting called to order: Chairman Laughter called the meeting to order and Roll Call was stated.

Adjustment of Agenda: No adjustments were noted.

September Meeting Summary: No adjustments were made.

GRTZ Community Plan Advisory Committee: Call to Order, Meeting minutes approved, and introduction of committee

Presentation of Draft GRTZ Community Plan:

Planning staff presented the draft plan for the GRTZ Community Plan to the Planning Board. Ms. Radcliff explained the GRTZ Advisory Committee has sent out surveys and held meetings for the community to participate in so they could get their opinions of what they wanted to see happen in their community. Mr. Champion explained the current status of the GRTZ Community, demographics; including age population and growth, median household and income poverty, natural and cultural resources, natural areas, cultural and historical sites, agriculture, housing, community facilities and public services, transportation, economic development, Tuxedo Park and recommended zoning map. The GRTZ main goals are to help encourage growth and at the same time preservation for the community. After the presentation and hearing questions and comments from both boards, the planning board chose continue the discussion of the GRTZ draft at the November meeting.

GRTZ Community Plan Advisory Committee Adjournment

Special use Permit Amendment & Master Plan Revision for Riverstone Subdivision(2008-M09)
Parker Sloan, Planner:

Mr. Sloan gave a brief overview of the amendment for the Riverstone Master Plan. Drew Norwood, owner and developer submitted a new Master Plan for the project known as Riverstone. The applicant is requesting to increase the number of residential units from the current 524 to 549 within the project. The revised master plan proposes a total of 429 single family lots plus a second community pool facility. Vice-Chairman Dozier made a motion to approve the revised Master Plan with the conditions noted in the staff report and any others noted by the TRC contingent upon the Special Use Permit amendment being approved. Rick Livingston seconded the motion. All members voted in favor. Marilyn Gordon made a second motion the Planning Board recommend the Zoning Board of Adjustment approve the Special Use Permit amendment. Wayne Garren seconded the motion. All members voted in favor.

Discussion of Text Amendments: Mr. Mitchell and Ms. Radcliff presented the possible text amendment changes the Regulation Review Advisory Committee proposed to the board including:

- Review the on and off premises signs portion of the Land Development Code.
- Review roadway setbacks in the Land Development Code
- Review agricultural workforce housing in the Minimum Housing Code

Staff Reports: Mr. Mitchell stated this was the second highest month for the number of permits being issued for the county. Ms. Radcliff said they will be bringing back the actual draft changes to the text amendments to be reviewed, conditional rezoning will be on the agenda in November, historic resource commission draft ordinance will be coming forward for review and Seven Falls emergency work has been finished up.

Public Input: No public input was noted.

Adjournment: There being no further business, meeting was adjourned 7:22 P.M.