

**MEETING SUMMARY**  
HENDERSONCOUNTY PLANNING BOARD  
August 15, 2013

Planning Board Members Present

Tommy Laughter, Chair  
Steve Dozier, Vice-Chair  
David Blackley  
Wayne Garren  
Marilyn Gordon  
Rick Livingston  
Lee Roy Nicholson

Planning Board Members Not Present

Stacy Rhodes  
Mike Cooper  
Commissioner Grady Hawkins

Staff Present:

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

Others Present:

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.

May Meeting Summary: No adjustments were made.

Mills River Deannexationand Rezoning #2013-02-Presenter, Matt Champion, Planner:

Mr. Champion briefly explained Rezoning Application #R-2013-02, which was initiated on June 20, 2013. The Henderson County Planning Department requests the County rezone approximately 74.68 acres of land. On June 30, 2013 the Town of Mills River De-Annexed twelve (12) individual parcels of land through North Carolina House Bill 671. Henderson County has 120 days, or until October 28, 2013 to determine and apply a County zoning designation for the subject area. The subject area is located approximately half a mile south of Highway 280 off Old Pole Bridge Road, which is off Old Turnpike Road. The surrounding properties to the north, west, east, and south consist of residential use and some vacant land. The parcel directly south is commercial use as an auto repair and salvage shop. The subject northeast, east, and south is zoned Residential 2 Rural (R2R). The allowable density for this area will then be 1 unit per acre and will limit the commercial uses allowed. Henderson County Planning Department recommends rezoning the Subject Area from a Mills River Mixed Use (MR-MU) zoning district to a Residential Two Rural (R2R) zoning district.Planning Staff requests the Planning Board take action to recommend that the Board of Commissioners approve rezoning application #R-2013-02 to rezone the Subject Area to a Residential Two Rural (R2R) zoning district. Wayne Garren made a motion that thePlanning Board recommend the Board of Commissioners approve the rezoning application #R-2013-02 to rezone the subject area Residential 2 Rural (R2R). Vice-Chairman, Steve Dozier seconded the motion. All Board Members were in favor of the motion.

Staff Reports:- Autumn Radcliff gave brief updates on each of the following topics: GRTZ Community Plan, Historic Resource Commission, and Seven Falls Development. The GRTZ Community Plan will have a meeting next month discussing public input that was given on the draft plan from the last community meeting. Staff anticipates a joint meeting with the committee and the Planning Board possibly in October. Also, a few rezoning applications have been turned in. They should be coming before the

board in the next few meetings. The Historic Resource Commission is drafting an ordinance at the request of the Board of Commissioners. This will also be coming before the board in the next few months to be reviewed and recommendations given to the Board of Commissioners. Seven Falls project is now underway with work being done. The contractor for this project had to be bonded and has a maintenance agreement to maintain the property for twelve months. John Mitchell explained the planning department is currently working on a text edit package. The purpose of this is to correct issues with the code and bringing them before the board for approval. Regulatory Review Advisory Committee will be presenting their recommendations to the Board of Commissioners in September, if commissioners choose to act on the committee's recommendations some of them will be brought before this board. Also, an increasing number of permits are being issued [be-in](#) the permit center. The month of June had the largest numbers of permits issued in the history of the county since records began.

Public Input: Property Owners Bill Westbrook and wife, Denise Hunt, owners of parcel #2 voiced their concerns on the affect Residential 2 Rural (R2R) zoning would have on the covenants of the property and what commercial uses are allowed within this district. Staff assured them this would not affect their covenants in any way. Any restrictions their covenants have on commercial businesses would still be in place. Another concern was which [fire](#) department will service the properties. Rick Livingston stated Etowah/Horse Shoe Fire Department will be responding to any fire calls in this area. This district is a class 4 insurance rated fire department the same as Mills River Fire Department.

Adjournment: There being no further business, meeting was adjourned 6:02 P.M.