

MEETING SUMMARY
HENDERSON COUNTY PLANNING BOARD
January 17, 2013

Planning Board Members Present

Jonathon Parce, Chair
Steve Dozier
Lee Roy Nicholson
Rick Livingston
Marilyn Gordon
Wayne Garren

Planning Board Members Not Present

Tommy Laughter, Vice-Chair
Stacy Rhodes
Mike Cooper
Commissioner Grady Hawkins

Staff Present:

Autumn Radcliff, Interim Planning Director
Matt Champion, Planner
Sarah Zambon, Deputy County Attorney
Jenny Maybin, Planning Board Secretary

Others Present:

Bruce Alexander

Meeting called to order: Mr. Parce called the meeting to order and Roll Call was stated.

Adjustment of Agenda: No adjustments were noted.

November Meeting Summary: No adjustments were noted.

Land Development Code Text Amendment (TX-2013-01) Temporary Uses Frequency for Religious Services: Mr. Champion stated the Planning Department received a request to amend the Land Development Code to extend the length of time religious services may operate under a temporary use permit. The proposed text amendment allows religious services, under a temporary use permit, to operate for up to twelve (12) weeks, instead of eight (8) days (See Attachment 1, Draft Text Amendment). Planning Staff recommends approval of the proposed text amendment. It appears to be consistent with the County's Comprehensive Plan. Some Board members expressed concern with the duration and location of religious events. Other Board members expressed concerns with current LDC restrictions on religious events as it relates to first amendment rights. After some discussion, Wayne Garren made a motion that the Planning Board recommend the Board of Commissioners approve the Text Amendment (TX-2013-01) and that the Planning Board find that the proposed text amended is consistent with the Henderson County 2020 Comprehensive Plan. Rick Livingston seconded the motion. Motion was approved 4-2.

Rezoning Application #R-2012-06: Mr. Champion stated that on November 19, 2012, Glassy Mountain Partners, LLC requested that the County rezone a 0.43 acre tract. The applicant requests a rezoning from a Community Commercial (CC) zoning district to a Residential One (R1) zoning district. The subject area is owned by Glassy Mountain Partners LLC (PIN: 9577-59-3179). Planning Board recommend approval of rezoning application #R-2012-06 to rezone the subject area to a Residential One (R1) zoning district based on the recommendations of the Henderson County 2020 Comprehensive Plan. Steve Dozier made a motion that the Planning Board recommend the Board of Commissioners approve the rezoning application to rezone the subject area Residential One (R1) based on the recommendations of the Henderson County 2020 Comprehensive Plan. Wayne Garren seconded the motion. All Board Members were in favor of the motion.

Revised Combined Master and Development Plan for the Vistas at Champion Hills Major Subdivision (2006-M27) and Special Use Permit Amendment (SP-06-01) for the Vistas at Champion Hills PUD: Ms. Radcliff stated Bruce Alexander, owner and developer submitted a new Combined Master Plan and Development Plan for the project known as Vistas at Champion Hills. The

applicant is requesting to no longer construct duplex residential units within the project but instead construct single family residences. The original Vistas at Champion Hills Major Subdivision Development Plan was approved in December 2006 with the corresponding Special Use Permit (SP-06-01) approved by the Henderson County Board of Commissioners in November of 2006. The Master and Development plan and special use permit approval are linked together, as the special use permit order issued for the project references the approved 2006 development plan. A one year extension for the development plan approval was granted administratively on December 19, 2012. The special use permit (SP-06-01) allows for 20 dwelling units to be constructed as duplexes within the project area. To proceed with the project under the original density but as single family residences, the owner and developer would need to seek special use permit amendment approval from the Henderson County Zoning Board of Adjustment. The project is located on approximately 12.89 acres of land located off Willow Road (SR 1191). The revised master and development plan proposes a total of 20 single family lots plus common area surrounding the lots. The applicant is currently proposing a density of 1.55 dwelling units per acre. One private road is proposed (Hogan's View Circle) to serve the project site. The project is not located in a water supply watershed district nor is it located within the floodplain. A city of Hendersonville public water system has been installed and a private sewer line has been installed and proposed to serve the project site. Staff has found that the Combined Master Plan and Development Plan appear to meet the technical standards of the subdivision regulations of Chapter 200A, Henderson County Land Development Code (LDC) except for the comments listed in the Staff Report. Jonathon Parce made a motion that the Planning Board approve the Combined Master Plan and Development Plan with the conditions noted in the staff report. Wayne Garren seconded the motion. All Board Members voted in favor of the motion. Jonathon Parce made a second motion that the Planning Board recommend the Zoning Board of Adjustment approve the applicants request to amend Special Use Permit SP-06-01 as shown on the 1-17-13 approved Revised combined Master and Development Plan. Rick Livingston seconded this motion. All Board Members voted in favor of the motion.

Staff Reports: Interim Planning Director, Autumn Radcliff stated there were not any staff reports at this time.

Public Input: No Public Input was noted.

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