

**HENDERSON COUNTY PLANNING BOARD
MEETING SUMMARY
April 19, 2018**

Planning Board Members Present:

Steve Dozier, Chair
Jim Miller, Vice Chair
Trey Ford
Bruce Hatfield
Rick Livingston
Hunter Marks
Paul Patterson
Dan Poeta

Planning Board Members Not Present:

Grady Hawkins, BOC Liaison
Eric Goodman

Staff Present:

John Mitchell, Business and Community Development Director
Autumn Radcliff, Planning Director
Allen McNeill, Planner
Stedman Smith, Planner
Natalie Berry, Project Engineer
Crystal Lyda, Building Services Director

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

Adjustment of Agenda: No adjustments were made.

March Meeting Summary: No adjustments were made.

Informal Public Input: The Planning Board heard from Mr. Michael Martin. Mr. Martin had an issue with the LDC and interpretation about his ability to put an enclosed picnic shelter with a bathroom on a vacant parcel of land near Lake Summit. The Planning Board asked staff to look at options for Mr. Martin.

Draft East Flat Rock Community Plan Amendments – Presenter: Autumn Radcliff, Planning

Director: Ms. Autumn Radcliff stated that the Board of Commissioners reviewed the draft plan at its meeting on February 21, 2018, and continued its discussion at the March 21, 2018 meeting. The BOC had questions about some of the recommendations and directed that the Planning Board review the revised recommendations that were discussed by the Commissioners. Ms. Radcliff provided the Board with an overview of the amendments in question. After some discussion, Mr. Jim Miller made a motion to approve the amended recommendations to the Draft East Flat Rock Community Plan and forward to the Board of Commissioners for inclusion in the plan for adoption. Mr. Bruce Hatfield second the motion. All voted in favor.

Continued Discussion on Tiny Homes and RV Park Model Amendments (TX-2018-04) - Presenter:

Autumn Radcliff, Planning Director: Ms. Radcliff stated due to recent applications for new Recreational Vehicle (RV) Parks, the Planning Board was directed to review the current standards and provide draft recommendations to the Commissioners to address certain issues that arose during these application reviews. At the March 15th Planning Board meeting, staff provided the Board with photos of park model homes and information regarding the current Land Development Code (LDC) regulations. Following Board discussion, it was agreed that staff would present some draft amendments at the April meeting and the Board would continue its discussion on the item. Ms. Radcliff provided some draft text amendment options for Board discussion. These amendments included new standards for existing RV Parks and adding a new use for a Park Model RV Park. The Board was provided with an overview of the draft amendments including some additional information about RV/Park Models. Ms. Crystal Lyda answered questions related to the NC State Building Codes and the Department of Insurance as it relates to Park Model's. The Board discussed the need for fire safety in terms of unit spacing and limiting

the number of park models in a traditional RV Park to a percentage of the overall spaces. The Board agreed to continue its discussion to the May meeting.

Rezoning Application (#R-2018-02) from CC to R2R, Applicant: Douglas Cox – Presenter: Stedman Smith, Planner: Mr. Stedman Smith stated that rezoning Application #R-2018-02, which was initiated on March 13, 2018 by applicant and owner, Douglas Cox, requests the County rezone approximately 0.37 acres of land (thereafter the “Subject Area”) from a Community Commercial (CC) zoning district to a Residential Two Rural (R2R) zoning district. The Subject Area is located off Upward Road near the intersection of Howard Gap Road.

The Planning Board heard from the applicant and following Board discussion, Mr. Jim Miller made a motion to forward a favorable recommendation on the rezoning application and stated that it was consistent with the CCP. Mr. Dan Poeta seconded the motion. The motion passed 7-1 with Mr. Hunter Marks voting against the motion.

Text Amendment Application (TX-2018-05) Flood Hazard Reduction, Applicant: Civil Design Concepts (CDC) – Presenter: Stedman Smith, Planner: Mr. Stedman Smith stated that on March 8, 2018, a text amendment application was submitted by Civil Design Concepts (CDC) to amend the Natural Resources Article VIII in the Land Development Code. The amendment seeks to allow for the entire area in the flood fringe to be filled as necessary, to raise the elevation above the base flood elevation in keeping with State and Federal recommendations and requirements. Currently, only up to 20% of areas in the flood fringe can only be filled. Mr. Smith provided several options for the Boards consideration. Ms. Natalie Berry answered the Boards questions about the current requirements and FEMA requirements. The applicant also presented its reasoning for the request and a comparison to other jurisdictions and the model state ordinance. After some discussion, Mr. Hunter Marks made a motion to table the request until the May meeting. Mr. Jim Miller seconded the motion. The motion passed 7-1 with Mr. Trey Ford voting against.

Staff Reports: Mr. John Mitchell stated that the County just hired a new inspector. The Board asked if there were any other developments that would be coming to the Board in the coming months. Mr. Mitchell mentioned that there has been discussion in the papers about a drug rehab facility in the Flat Rock area. He stated that no application has been made. If the applicant seeks a rezoning or conditional rezoning, the Planning Board would make a recommendation on that. If the applicant seeks a special use permit that would go before the Zoning Board of Adjustment.

Adjournment: There being no further business, meeting was adjourned at 6:55 pm.