

**HENDERSON COUNTY PLANNING BOARD
MEETING SUMMARY
June 21, 2018**

Planning Board Members Present:

Steve Dozier, Chair
Jim Miller, Vice Chair
Trey Ford
Bruce Hatfield
Rick Livingston
Hunter Marks
Eric Goodman
Grady Hawkins, BOC Liaison

Planning Board Members Not Present:

Paul Patterson
Dan Poeta

Staff Present:

Autumn Radcliff, Planning Director
Stedman Smith, Planner
Toby Linville, Code Enforcement Services Director

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

Adjustment of Agenda: Mr. Steve Dozier asked to move Item #8 up. All members agreed.

May Meeting Summary: Mr. Jim Miller requested minor changes. Mr. Trey Ford made a motion to approve the minutes with suggested changes. His motion was seconded by Mr. Jim Miller. All members voted in favor.

Informal Public Input: No informal public comment.

Revised Master for Cummings Cove (2018-M04) and Phase 9 Development Plan and Cummings Cove Villas Development Plan: Applicant's Agent: Civil Design Concepts;

Presenter: Stedman Smith, Planner: The Planning Board heard from Mr. Stedman Smith. Mr. Smith presented the property of interest and the master plan requiring approval. He stated that Phase 9 would include 28 total units with 2 duplexes and 8 triplexes on 9.02-acres. The Cummings Cove Villas section proposes 34 units with 18 single-family and 8 duplexes on 10.75 acres. Mr. Smith stated that Cummings Cove was originally planned for a mix of single family and multi-family units and currently contains multi-family units. He said the proposed revisions reduces the overall number of units previously approved for these sections. The Board took comment from the project engineer, Mr. Jesse Garner, from Civil Design Concepts. Mr. Garner answered technical questions from the Board, including a discussion on road maintenance. Mr. Jim Miller made a motion to approve the revised master plan and two development plans. His motion as seconded by Mr. Hunter Marks. All members voted in favor.

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

Autumn Radcliff, Planning Director: The Board heard from Ms. Autumn Radcliff on a text amendment regarding Tiny Homes and RV Parks. She provided a brief overview of the amendment which included adding a requirement of a B2 buffer, restrictions on campsites per RV space, and would not allow an RV space to be permitted in the floodway. The amendment also addressed decks, porches, and outdoor storage structures, which would not be allowed in

an RV Park but would in a Park Model RV Park and addressed road standards for these parks. The amendment would also put restrictions on time allowance and allowed density in park model communities. After some discussion, Mr. Hunter Marks made a motion to approve this text amendment with changes as discussed. Mr. Rick Livingston seconded this motion. All members voted in favor.

Administrative Text Amendment to Flood Requirements (TX 2018-05), Presenter: Autumn Radcliff, Planning Director: Ms. Radcliff stated that the applicant has withdrawn their request for a text amendment to fill in the floodplain due to recent flooding. A letter of withdrawal was provided to the Board. Ms. Radcliff said that during the review of this application, the Army Corps of Engineers identified a technical amended needed to the ordinance. Staff requested that the Board make a recommendation to forward this administrative amendment addressing flood plain development permit requirements to the BOC. She stated that the proposed amendment states that a floodplain development permit is required for any projects in the 100-year floodplain regardless if a state or federal permit is needed. Mr. Jim Miller made a motion to approve this amendment. Mr. Hunter Marks seconded his motion. All members voted in favor.

Staff Reports: Mr. Radcliff stated that a new planner has been hired. Her name is Janna Peterson and she will be assisting in the transportation items as well as other planning studies and efforts.

Adjournment: There being no further business, meeting was adjourned at 6.35 p.m.