

**HENDERSON COUNTY PLANNING BOARD
MEETING SUMMARY
March 21, 2019**

Planning Board Members Present:

Steve Dozier, Chair
Jim Miller, Vice Chair
Trey Ford
Eric Goodman
Bruce Hatfield
Hunter Marks
Paul Patterson
Dan Poeta
Rebecca McCall, BOC Liaison

Planning Board Members Not Present:

Rick Livingston

Staff Present:

John Mitchell, Business & Community Development Director
Autumn Radcliff, Planning Director
Eric Warren, Planner
Matt Champion, Project Development Planner
Russ Burrell, County Attorney

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

Adjustment of Agenda: There were no adjustments to the agenda.

February Meeting Summary: Mr. Jim Miller made a motion to accept as presented. Mr. Eric Goodman second the motion.

Informal Public Input: No public comment at this time.

Rezoning Application (#R-2019-01): Applicant – Brian Hahn; Request – Rezone 12.14 ac from Residential One (R1) to Industrial (I); Presenter – Eric Warren. Mr. Eric Goodman is acting as agent to this application and recused himself from this consideration by the Board. The Board accepted this request. Mr. Eric Warren stated that rezoning application #R-2019-01 was initiated on January 28, 2019 by Brian Hahn. The applicant requests that the County rezone approximately 12.14 acres of land located at the intersection of New Hope Road and Airport Road from Residential One (R1) to an Industrial Zoning District (I) district. Mr. Warren gave a brief overview of the request. Mr. Goodman, the applicant's agent stated that the property is currently being utilized for an existing business and a tree cutting operation. He stated that the owner is wishing to market some of the property for sell.

After some discussion, Mr. Jim Miller made a motion to send forward a favorable recommendation on the rezoning request. Mr. Trey Ford second the motion. All voted in favor.

Conditional Rezoning Application (#R-2018-10-C): Tap Root Farm: Applicant – Ken Jackson; Request – Rezone 286 ac from Regional Commercial (RC) to Residential One Conditional District (R1-CD); Presenter – Autumn Radcliff. Ms. Radcliff stated that rezoning application #R-2018-10-C was first considered by the Planning Board at its February 21st meeting. She stated that the Board tabled the request in order to receive the official

recommendations from the FAA on airport impacts and the NCDOT on the Traffic Impact Study (TIS), and to allow the applicant to make changes to the plan as discussed by the Board at the February meeting. Ms. Radcliff stated that the TIS and the letter from the FAA had been submitted for the Boards review. Ms. Radcliff also reviewed the revised plans that the Planning Board had requested from the applicant. She stated that the applicant removed the apartment units and is now proposing approximately 1,078 units of single-family lots and townhomes. She stated that the engineer had also redesigned the internal road layout to provide a loop road for the townhomes for emergency services.

The Board also heard from the applicant, the Asheville Airport and a few members of the public concerning the new proposed plans. After a lengthy discussion, Mr. Jim Miller made a motion to send forward a favorable recommendation with conditions as stated including that the applicant work with the airport on a navigation easement. Mr. Dan Poeta second the motion. The motion failed with a 4-4 vote. Voting in favor of the motion was Mr. Steve Dozier, Mr. Jim Miller, Mr. Dan Poeta and Mr. Trey Ford. Voting against the motion was Mr. Bruce Hatfield, Mr. Eric Goodman, Mr. Paul Patterson and Mr. Hunter Marks. Mr. Rick Livingston who was not present had previously been rescued from discussion of this item due to a conflict. The Board agreed to forward the request to the BOC for its review and decision.

Rezoning Application (#R-2018-09): Applicant – Shane & Kelly Laughter, SE, Johnston III, Phillip Gilliam, and Timothy Johnston; Request - rezone 6.06 ac from Residential One (R1) to Regional Commercial Zoning District (RC); Presenter – Eric Warren, Planner:

Mr. Eric Warren stated that rezoning application #R-2018-09 was initiated on December 27, 2018 and requests that the County rezone 4 parcels of land with approximately 6.06 acres from Residential (R1) to Regional Commercial (RC). Mr. Warren stated that the Board tabled the request due to the proximity of the Tap Root rezoning request and to allow the Board to make a recommendation on that request due to its size and impact before making a recommendation on this request.

After some discussion, Mr. Hunter Marks made a motion to send forward a favorable recommendation to rezone the subject area. Mr. Eric Goodman second the motion. All voted in favor.

Land Development Code Text Amendments (TX-2018-04): Recreational Vehicle (RV) Parks and Park Model Recreational Vehicle (RV) Parks; Presenter – Autumn Radcliff, Planning Director:

Ms. Autumn Radcliff stated the Board of Commissioners (BOC) directed the Planning Board to review the requirements for RV (Recreational Vehicle) Parks which include park model parks. The Planning Board sent forward draft amendments last fall. The BOC tabled its discussion and asked that the TRC and Planning Board review the standards for central holding tanks/dump stations and determine the appropriate density for these parks. Ms. Radcliff presented and overview of the draft amendments to address these issues.

After some discussion by the Board, Mr. Jim Miller made a motion to send forward the draft amendments as discussed to the BOC for its review and approval. Mr. Dan Poeta second the motion. All voted in favor.

Discussion of the County Comprehensive Plan (CCP) Updates: Presenter – Autumn Radcliff, Planning Director: The Chairman stated that he had spoken with staff and requested the Board discuss the CCP update. Ms. Autumn Radcliff stated that the CCP was adopted in July of 2004 to provide a guideline for growth in the County through the year 2020. She stated that it is now time to update the CCP with a new plan that will guide growth for the next 15-20

years. Ms. Radcliff stated that 4 main items were necessary before the County can undertake a CCP update. These items include: 1. Completion and adoption of the Cane Creek Sewer District Master Plan, 2. Completion and adoption of the Master Water and Sewer Plan for the City of Hendersonville, 3. Determination from the City of Hendersonville and other municipalities of where they anticipate their growth to be extended in the next 15-20 years, and 4. The demographic and other related data from the 2020 Census which will not be available until 2022.

After some discussion by the Board, Mr. Trey Ford made a motion that the Planning Board recommend that the BOC adopt a resolution extending the applicable years through 2023 to provide the County time to receive the necessary documents to complete an update. Mr. Bruce Hatfield second the motion. All voted in favor.

Reschedule the April Planning Board Meeting: Due to spring break and the Good Friday holiday, the Planning Board meeting scheduled for April 18th will be rescheduled to Thursday, April 25th at 5:30 PM in the King Street meeting room. Being no objection, Mr. Jim Miller made a motion to approve rescheduling the April meeting to the 25th. Mr. Dan Poeta second the motion. All voted in the favor.

Staff Reports: Mr. John Mitchell welcomed Matt Champion back to the Planning Department. He will be serving as the Project Development Planner with the County working on new developments, subdivisions, amendments and plan updates.

Adjournment: There being no further business, meeting was adjourned at 7:10 PM.