

**HENDERSON COUNTY PLANNING BOARD
MEETING SUMMARY
June 20, 2019**

Planning Board Members Present:

Steve Dozier, Chair
Jim Miller, Vice Chair
Baird Blake
Trey Ford
Bruce Hatfield
Rick Livingston
Paul Patterson
Rebecca McCall, BOC Liaison

Planning Board Members Not Present:

Hunter Marks
Dan Poeta

Staff Present:

John Mitchell, Business & Community Development Director
Autumn Radcliff, Planning Director
Matt Champion, Project Development Planner
Eric Warren, 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.

May Meeting Summary: No adjustments to the meeting summary.

Informal Public Input: None.

Conditional Rezoning Application (#R-2019-02-C): Applicant – Amber Owen; Request – Rezone approximately 5.0 ac from Residential Two (R2) to an Industrial Conditional District (I-CD); Presenter – Matt Champion, Project Development Planner.

Mr. Matt Champion provided a brief overview of the request and stated that the Planning Board tabled the item at its May 16th meeting. He stated that staff had confirmed that the existing use had a waste water permit from DEQ for the existing sewer system which is still valid. He also stated that a 30 ft stream setback is required. Mr. Champion noted that staff had received 5 letters of support for the rezoning and had received several phone calls in opposition to the request.

The Board heard from approximately 19 residents on the rezoning with concerns to the existing operation, safety, noise, traffic, future industrial uses and location to an existing residential area. After some discussion, Mr. Rick Livingston made a motion to forward an unfavorable recommendation to the Board of Commissioners on the rezoning request. Mr. Bruce Hatfield second the motion. All voted in favor.

The Board also recommended that the following conditions for the BOC's consideration if the rezoning request is approved. These conditions or issue of concern include: requiring stormwater management, requesting NCDOT consider a traffic signal at Howard Gap Road and Whispering Hills Drive and possible turn lanes, restrict hours of operation to 8:00 AM to 8:00 PM, restrict trucks on property from engine idling, require a sound barrier wall or buffer along adjacent residential property, and prevent truck traffic to enter or exit through Whispering Hills subdivision.

Combined Master and Development Plan Application – Haywood Crossing Major Subdivision (2019 M04): Applicant – Spano & Associates Haywood, LLC; Applicants Agent – Scott Burwell; Presenter – Eric Warren, Planner.

Mr. Eric Warren stated that staff received a subdivision application submitted on behalf of property owners Spano & Associates Haywood, LLC, on May 9, 2019. The application is for Haywood Crossing Major Subdivision, consisting of 20 lots for single family dwellings and 743.33 ft of new private roadway. The subject area is located off Haywood Rd (NC 191) and contains 20.38 acres in eight parcels (PINs: 9650-06-9662, 9650-17-5207, 9650-16-5805, 9650-16-4528, 9650-16-1443, 9650-16-3229, 9650-16-4056).

This application is a revision of the major subdivision Master and Development Plan for Haywood Park Estates, now titled Haywood Crossing. The previous conditional rezoning plan for 33 lots was approved unanimously by the Planning Board and denied by the Board of Commissioners. The current proposal for 20 lots meets the current, by right, density standard for the zoning district in which it is located (R2). The TRC reviewed this application at its regularly scheduled June 4, 2019 and forwarded the application to the Planning Board.

After some discussion, the Planning Board stated that the final plat should provide notation for the 30 ft private driveway easement and that staff should follow up with NCDOT on if a driveway permit is required and if a right in right out on the 2nd entrance is required. Mr. Jim Miller made a motion that the Planning Board approve the combined master and development plan with the conditions listed in the staff report and the additional conditions discussed by the Board. Mr. Trey Ford second the motion. The motion was approved 5-2 with Mr. Paul Patterson and Mr. Bruce Hatfield voting against the motion.

Staff Reports: Ms. Autumn Radcliff stated that staff was working on text amendments related to the subdivision regulations and would look at expanding the advertisement requirements for the Planning Board meetings. The Board requested if staff could investigate larger notice signs. Ms. Radcliff said that staff had already been discussing and researching options for posted notifications.

Adjournment: There being no further business, meeting was adjourned at 6:52 PM.