

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

Planning Board Members Present:

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

Planning Board Members Not Present:

Trey Ford

Staff Present:

John Mitchell, Business & Community Development Director
Autumn Radcliff, Planning Director
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: The Chairman moved item #7 for rezoning application #R-2018-09 for Laughter to follow item #8 for the Tap Root Farm rezoning.

January Meeting Summary: There were no adjustments to the minutes. Mr. Bruce Hatfield made a motion to accept as presented. Mr. Eric Goodman second the motion.

Informal Public Input: No public comment at this time.

Conditional Rezoning Application (#R-2018-08-C): Haywood Park Estates: Applicant – Spano & Associates Haywood, LLC; Request – Rezone 18.35 ac from Residential Two (R2) to Residential One Conditional District (R1-CD); Presenter – Eric Warren. Mr. Eric Warren stated that rezoning application #R-2018-08-C was initiated on December 3, 2018 by Spano & Associates Haywood, LLC. The applicant requests that the County rezone approximately 18.35 acres of land located off NC 191 from Residential Two (R2) to a Residential One Conditional Zoning District (R1-CD) district. Mr. Warren gave a brief overview of the request and stated that the Planning Board first reviewed the application at the January meeting and made a motion to table the request for the school to respond to the project since West Henderson adjoined the subject area. A letter from the School Board Chair was forward to the Planning Board. The Board also heard from the property owner within the proposed development who had concerns about buffering consideration around his lot. The applicant's agent said that they will work with the existing neighbor about a buffer with landscaping or fencing option around the lot.

After some discussion, Mr. Jim Miller made a motion to send forward a favorable recommendation on the rezoning request with the condition that the applicant and the adjacent property owner agree in writing to the fencing or applicable buffering requirements. Mr. Dan Poeta 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. Mr. Rick Livingston asked to be recused from any discussion or vote on this project due to close relationship with the developer. The Chair accepted this request. Ms. Radcliff stated that rezoning application #R-2018-10-C was initiated on December 27, 2018 by Ken Jackson for the Tap Root Farm. The applicant requests that the County rezone approximately 286 acres of land located off Butler Bridge Road from Regional Commercial (RC) to Residential One Conditional Zoning District (R1-CD) district. She stated that total parcel size is 319.66 ac and consist of 3 parcels of land. Approximately 33.66 acres along Butler Bridge Road will remain in the existing RC zoning district. Ms. Radcliff provided the Board with an overview of the request. The applicant's agent, Jesse Gardner with CDC (Civil Design Concepts) presented a detailed presentation on the proposed development that includes 1,218 units made of single-family lots, townhomes and apartments.

The Board was provided a report on the neighborhood compatibility meeting and heard from nearby residents and representatives from the Asheville Regional Airport on concerns related to safety, noise from passing aircraft, school capacity, and traffic.

After discussion from the Board, Mr. Jim Miller made a motion that the Board table the request until the Board could receive the official recommendation from the FAA on airport impacts and the NCDOT on the Traffic Impact Study (TIS) recommendations. The Chairman requested the applicant consider making any changes to the proposed plan that were discussed and presenting those changes to the Board if applicable. Mr. Dan Poeta second the motion. All voted in favor.

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: The Chairman recommended to table this application until the Board has made a recommendation on the Tap Root Farms rezoning request. Mr. Jim Miller made a motion that the Board table 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. Mr. Bruce Hatfield second the motion. All voted in favor.

Staff Reports: Mr. John Mitchell noted that the Tap Root Farm rezoning request was the first application to require a neighborhood compatibility meeting since that requirement was added. He stated that approximately 100 people attended and was allowed the opportunity to learn about the development and ask questions directly to the applicant and was very successful.

Mr. Mitchell also mentioned that since the economy is doing so well, the County inspections have increased and there are three vacancies for inspectors currently. He also stated that Environmental Health is trying to keep up with inspections especially with the amount of rain the County has experienced.

Mr. Steve Dozier stated that he had spoke with staff about the upcoming CCP updates and asked that an overview be presented at the next meeting if the agenda allowed.

Ms. Radcliff updated the Board on the I-26 improvements that will begin this August/September. She provided the Board with a brief overview of the process and timetable.

Adjournment: There being no further business, meeting was adjourned at 7:12 PM.

