

## **REQUEST FOR BOARD ACTION**

### **HENDERSONCOUNTY BOARD OF COMMISSIONERS**

**MEETING DATE:** August 6<sup>th</sup>, 2018

**SUBJECT:** Set Public Hearing for Rezoning Application #R-2018-05, As Amended, Byers Property, Residential Two Rural (R2R) and Local Commercial (LC) to Industrial (I) and Residential Two Rural (R2R)

**PRESENTER:** Autumn Radcliff, Planning Director

**ATTACHMENTS:** Yes  
1. Subject Area Zoning Map

#### **SUMMARY OF REQUEST:**

Rezoning Application #R-2018-05 was initiated on March 29, 2018 and amended on July 11, 2018. It requests that the County rezone approximately 40.55 acres of land from Local Commercial (LC) and Residential Two Rural (R2R) to Industrial (I) and a Residential Two Rural (R2R) district. The acreage consists of 11 adjoining parcels. The property owners of the 11 parcels include Roger Byers, Rolling Ridge, Inc., Byers Precision Fabricators PSP, and Carol Lytle. Lynn Johnson and Anthony Byers will be serving as agents for the Byers along with representatives of the Henderson County Partnership for Economic Development. Stockholders and Directors of Rolling Ridge Inc. were notified of the rezoning application at their March, June and July 2018 meetings and all were in favor of this request as amended.

Upon meeting with staff, the Carol Lytle family submitted a letter requesting that their 0.65 acre parcel be rezoned to the adjacent R2R zoning district. The Byers family also supported this request by the Lytle family which would split zone a portion of the Byers property to R2R.

The Planning Board reviewed the amended application at its meeting on July 19<sup>th</sup> and voted 4-1 to send forth a favorable recommendation to rezone the subject area to an Industrial and R2R zoning district.

#### **BOARD ACTION REQUESTED:**






Before taking action on the rezoning request, the Board of Commissioners must hold a public hearing. Planning Staff recommends that the Board of Commissioners schedule the public hearing for Tuesday, September 4<sup>th</sup>, 2018, at 5:30 P.M.

#### **Suggested Motion:**

I move that the Board schedule a public hearing for rezoning application #R-2018-05, as amended for Tuesday, September 4<sup>th</sup>, 2018, at 5:30 P.M.

#R-2018-05  
Byers Parcels: 10  
Byers Acreage: 39.90  
Lytle Acreage: 0.65

**Legend**

-  Byers Property
-  Lytle Property
-  Split Zoned Area
-  Residential 2 - Rural
-  Local Commercial

