

**HENDERSON COUNTY PLANNING BOARD  
MEETING SUMMARY  
June 15, 2017**

**Planning Board Members Present:**

Steve Dozier, Chair  
Trey Ford  
Eric Goodman  
Bruce Hatfield  
Rick Livingston  
Hunter Marks  
Daniel Poeta  
Grady Hawkins, BOC Liaison

**Planning Board Members Not Present:**

Jim Miller, Vice Chair  
Paul Patterson

**Staff Present:**

Autumn Radcliff, Senior Planner  
Brian Burgess, Planner  
John Mitchell, Business and Community Development Director  
Russ Burrell, County Attorney  
Stedman Smith, Planner  
Allen McNeill, Planner  
Ashlynn Landreth, Planning Intern

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

**Adjustment of Agenda:** None.

**April Meeting Summary:** No adjustments were made.

**Public Input:** No public input was noted at this time.

**Rezoning Application #R-2017-01- Brian Burgess, Transportation Planner**

Mr. Burgess explained that rezoning application #R-2017-01, which was initiated on March 15, 2017 at the request of applicant, Matthew Dyer, requests the County rezone approximately 4.87 acres of land (thereafter the "Subject Area") from an Residential One (R-1) zoning district to an Industrial (I) zoning district.

Mr. Burgess gave a presentation overview of the request. Mr. John Mitchell spoke to the Board and stated that the TRC's favorable recommendation was based on the technical aspect and should not be viewed as a recommendation by staff that the Subject Area should be changed or not changed. Ms. Radcliff then reminded the Board about an email received from an adjacent property owner, who was not in favor of the rezoning. After some discussion by the Board, Mr. Trey Ford made a motion that the Board make a favorable recommendation to the Board of Commissioners to rezone the Subject Area to an Industrial zoning district. Mr. Eric Goodman second the motion. All members voted in favor of the motion.

**Rezoning Application #R-2017-02- Ashlynn Landreth, Planning Intern**

Ms. Radcliff introduced Ms. Landreth to the Board and explained that as part of her internship with the Planning Department, she had worked on the staff report for this rezoning and would be presenting it to the Board. Ms. Landreth explained that rezoning application #R-2017-02, which was initiated on March 15, 2017 at the request of applicants, Coy S. Davis Estate, Leisure Craft Inc., and Landlogic LLC, requests the County rezone approximately 37.4 acres of land (thereafter the "Subject Area") from a

Residential Two Rural (R2R) and Community Commercial (CC) zoning district to an Industrial (I) zoning district.

Ms. Landreth gave a presentation overview of the request. Mr. Burton Hodges, representing Partnership for Economic Development, spoke to the Board about their support for the rezoning. Mr. Trey Goodman removed himself from voting on this rezoning due to a conflict of interest. Mr. Rick Livingston made a motion that the Board make a favorable recommendation to the Board of Commissioners to rezone the Subject Area to an Industrial zoning district. Mr. Eric Goodman second the motion. All members voted in favor of the motion.

#### **LDC Text Amendment #TX-2017-01- Autumn Radcliff, Senior Planner**

Ms. Autumn Radcliff presented the LDC Text Amendment #TX-2017-01, Consideration of Removing a Small Place of Assembly from the R2 District. Danny McConnell, representing McConnell Farms, addressed possible concerns of limiting the number of people allowed at small places of assembly to 150. The Board decided to appoint a subcommittee to look at all uses in the R2 and other residential districts with help of the Planning Department Staff and come back to the Board with the findings at the July or August meeting. The item was tabled until a future meeting.

#### **Staff Reports**

Ms. Radcliff introduced Stedman Smith and Allen McNeill as the new planners for the county. Ms. Autumn Radcliff updated the Board on some upcoming topics for the July meeting, including a development plan, and a rezoning application. She also stated that they will also be revisiting the East Flat Rock Community Plan. She mentioned that the staff will be sending out letters to the property owners in the proposed rezoning area and that there will be a public input meeting on July 10<sup>th</sup> in the King Street meeting room.

**Adjournment:** There being no further business, meeting was adjourned at 6:25 pm.