

MEETING SUMMARY
HENDERSON COUNTY PLANNING BOARD
September 24, 2015

Planning Board Members Present:

Steve Dozier, Chair
Marilyn Gordon, Vice-Chair
Lee Roy Nicholson
Wayne Garren
Paul Patterson
Jim Miller
Grady Hawkins

Planning Board Members Not Present:

Rick Livingston
Trey Ford
Chuck Edwards

Staff Present:

Autumn Radcliff, Senior Planner
John Mitchell, Business and Community Development Director
Kyle Guie, Planner
Russ Burrell, County Attorney
Jenny Maybin, Board Secretary

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

Adjustment of Agenda: New order for agenda is as follows:

Item 6 McMurray Road and Ballenger Road Rezoning Request
Item 7 Rezoning Application #R-2015-03-Patricia Johnson
Item 8 Special Fill Permit SFP-15-01 Greater than 20% fill for Etowah Boating Access
Item 9 2015 Annual LDC Text Amendments

July Meeting Summary: No adjustments were made.

Public Input: No public input was noted at this time. Property owners wishing to speak would be given the opportunity as the item is presented.

McMurray Road and Ballenger Road Rezoning-Presenter, Autumn Radcliff, Senior Planner:

Ms. Radcliff stated Planning staff had received letters from Mr. Galloway and Ms. King requesting the Planning Board consider initiating a rezoning on their properties located between McMurray Road and Ballenger Road. The subject area in question was rezoned from an R1 (Residential 1) zoning district to an I (Industrial) zoning district on November 19, 2014 as part of the recommendation of the Dana Community Plan.

The Planning Board received public comment from Russell Galloway and Bruce Thompson, both of which requested that the Planning Board initiate a rezoning application on their behalf.

After some discussion the Board made a motion to table this item to allow adjoining property owners in the vicinity of the request the opportunity to comment. All Board Members were in favor of the motion.

Rezoning Application #2015-03 for Patricia Johnson-Presenter, Kyle Guie, Planner:

Mr. Guie briefly explained Rezoning Application #R-2015-03, which was initiated on August 29, 2015 at the request of property owner Patricia Johnson, requests the County rezone approximately 9.28 acres. The applicant requests a rezoning from a Residential One (R1) to a Local Commercial (LC) zoning district.

Jim Miller made a motion to approve rezoning application #R-2015-03- rezoning the entire parcel from a Residential One (R1) to a Local Commercial (LC) zoning district. Wayne Garren seconded the motion. All Board Members were in favor of the motion.

Special Fill Permit, SFP-15-01, Greater than 20% fill for Etowah Boating Access for NC Wildlife Resource Commission for Henderson County-Presenter, Toby Linville

Mr. Linville summarized the staff report for a boat access ramp being classified as a Park, located off Brevard Road across from Cummings Road. The subject area is approximately 1.69 acres (PIN: 9539430929). The property is currently vacant and zoned Residential 2 Rural (R2R). The NC Wildlife Resources Commission on behalf of Henderson County will construct a boating access ramp and floating pier along the French Broad River at Brevard Rd near Cummings Rd. This project will require a Special Fill Permit because the WRC will need to fill more than 20% of the land area in the floodplain for parking and driveway access. Planning Board must consider whether this additional fill meets the requirements of the Land Development Code. Jeff Ferguson with NC Wildlife Resource Commission was present to address any questions.

Wayne Garren made a motion to recommend approval of SFP-15-01 to the Flood Damage Prevention Board. Marilyn Gordon seconded the motion. All members voted in favor.

Text Amendments- Presenter: Autumn Radcliff, Senior Planner

Ms. Radcliff went over each of the proposed text amendments to the Land Development Code and the Noise Ordinance. Henderson County property owner, Joey Rhodes was present to speak in favor of changing accessory structure setback location. Larry Rogers, from the Partners for Economic Progress, spoke regarding sign regulations. Jim Miller made a motion to accept the changes as discussed to the text amendments except for items E) Add a Temporary Use for Festivals, Concerts, Overnight Camping, Charitable and Alcohol Served Events and F) Reduce Requirements for Accessory Residential Dwellings. These will be discussed further and brought back before the board at a later date. Lee Roy Nicholson seconded the motion. All members voted in favor.

Staff Reports

Staff introduced Kyle Guie a new planner for the county. Also, a reminder was given about the County Appreciation Dinner on October 20th.

Adjournment: There being no further business, meeting was adjourned 6:48P.M.