

MEETING SUMMARY
HENDERSONCOUNTY PLANNING BOARD
February 21, 2013

Planning Board Members Present

Jonathon Parce, Chair
Tommy Laughter, Vice-Chair
Mike Cooper
Rick Livingston
Marilyn Gordon
Commissioner Grady Hawkins

Planning Board Members Not Present

Lee Roy Nicholson
Stacy Rhodes
Wayne Garren
Steve Dozier

Staff Present:

Autumn Radcliff, Interim Planning Director
Parker Sloan, Planner
Sarah Zambon, Deputy County Attorney
Jenny Maybin, Planning Board Secretary

Others Present:

Melissa Ballard, Broadway Group, LLC

Meeting called to order: Mr. Parce called the meeting to order and Roll Call was stated.

Adjustment of Agenda: No adjustments were noted.

January Meeting Summary: No adjustments were noted.

Rezoning Application #R-2013-01-C (Broadway Group, LLC)-Presenter Parker Sloan, Planner:

Mr. Sloan stated that on December 28, 2012, The Broadway Group, LLC requested that the County rezone approximately 1.71 acre tract. The applicant requests a conditional rezoning from a Residential Two-Rural (R2R) zoning district to a Community Commercial (CC) conditional zoning district. The subject area is owned by Roger Gagnon and currently vacant. The applicant is The Broadway Group, LLC (PIN: 9539-98-3442). The subject area is located along Highway 64 West near the intersection with Banner Farm Road. The surrounding properties are primarily residential uses with Horseshoe Baptist Church located next door to the east. A restriction being placed on the subject area due to conditional rezoning is for the property to only be used for retail sales and services. Jonathon Parce made a motion that the Planning Board recommend the Board of Commissioners approve the rezoning application #R-2013-01-C to conditionally rezone the subject area to a Community Commercial (CC) zoning district with the conditions regarding the design standards and community character recommendations in the Etowah/Horseshoe plan and based on the recommendations of the Henderson County 2020 Comprehensive Plan. Tommy Laughter seconded the motion. All Board Members were in favor of the motion.

Staff Reports: Interim Planning Director, Autumn Radcliff introduced, Jenny Maybin, the new designee to serve as the planning board secretary. Ms. Radcliff mentioned the Commissioners are currently taking applications for people who work or have business in the county to serve on a regulations review committee. This committee will be used to review all the county codes. Ms. Radcliff gave an update on the Seven Falls project.

Public Input: No Public Input was noted.

Adjournment: There being no further business, meeting was adjourned 6:26 P.M.