

**HENDERSON COUNTY PLANNING BOARD
MEETING SUMMARY
November 15, 2018**

Planning Board Members Present:

Steve Dozier, Chair
Jim Miller, Vice Chair
Trey Ford
Bruce Hatfield
Rick Livingston
Hunter Marks
Grady Hawkins, BOC Liaison

Planning Board Members Not Present:

Eric Goodman
Paul Patterson
Dan Poeta

Staff Present:

Autumn Radcliff, Planning Director
John Mitchell, Business & Community Development Director
Allen McNeill, Planner
Janna Peterson, Planner III/Transportation Planner
Eric Warren, Planner

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

Adjustment of Agenda: There were no adjustments to the agenda.

October Meeting Summary: There were no adjustments to the minutes. Mr. Trey Ford made a motion to accept as presented. Mr. Jim Miller second the motion.

Informal Public Input: No public comment at this time.

Rezoning Application (R-2018-03): Applicant - Tracy Grove Community Development Club; Presenter: Allen McNeill, Planner:

Mr. Allen McNeill stated that rezoning application #R-2018-03 requests that the County rezone approximately 0.98 acres of land located off South Allen Road from Residential One (R1) to an Industrial (I) district. The Board reviewed the request at the October meeting and tabled the application until the applicant or applicant's agent could attend to answer Board questions. The Board heard from the applicant's agent, Mr. Kelton Listain.

The Planning Board also heard public comment from adjacent property owners on the request and asked several questions about the property location, setbacks and buffer requirements. Mr. Hunter Marks made a motion to recommend approval of the rezoning application to rezone the parcel to an Industrial zoning district. Mr. Jim Miller second the motion. The motion passed 5-1 with Mr. Bruce Hatfield voting against the motion.

Continued Discussion of the Draft Greenway Master Plan: Presenter – Autumn Radcliff, Planning Director and Janna Peterson, Planner III/Transportation Planner.

Ms. Radcliff stated that the Board received a full presentation on the master plan at the last meeting. Since that time, staff had completed a public survey, two public meetings, and presented the plan to

other boards and committees. Ms. Janna Peterson reviewed the public input received to date and stated there was a 93% approval rating to adopt the master plan. Staff stated that several groups, organizations and boards have sent a letter a support for the plan. Mr. John Mitchell stated that the Recreation Advisory Board was directed by the Commissioners to draft a plan and they put together a subcommittee to work with staff to draft the plan.

The Chairman asked the Greenway Advisory Committee Chair, Chris Burns, to speak on behalf of the committee, process and the draft plan. Mr. Burns stated that the committee represented a diverse makeup of the community including the real estate and business community. He stated that the plan is unique in its voluntary approach. He said the committee met for several months and looked at several examples of greenway plans to determine what is appropriate for Henderson County. In terms of funding, the plan identifies several funding sources including public, private opportunities, grants, public/private partnerships, conservation organizations like Conserving Carolina, and entities such as TDA. Mr. Burns stated that the plan recommends a policy like the Mountains to Sea Trail which is that it works around property unwilling owners.

The Board heard from several members of the public who were in support of the plan. After some discussion, Mr. Trey Ford made a motion that the Board recommend the BOC adopt the Greenway Master Plan. Mr. Jim Miller second the motion. All members voted in favor.

Rezoning Application (R-2018-06): Applicant Gloria Ashely; Presenter: Allen McNeill,

Planner: Mr. Allen McNeill stated that rezoning application #R-2018-06 was initiated on October 1, 2018 by Gloria Ashely. The applicant requests that the County rezone approximately 1.86 acres of land located off Erkwood Drive from Estate Residential (R-40) to a Local Commercial (LC) district.

The Planning Board also heard from the applicant's agent on the request and an adjacent property owner who was concerned with future uses if rezoned. After some discussion, Mr. Bruce Hattfield made a motion to recommend against the rezoning request. There was no second to this motion. Motion failed. Mr. Jim Miller then made a motion to recommend approval of the rezoning application to rezone the parcel to a local commercial zoning district. Mr. Hunter Marks second the motion. The motion passed 5-1 with Mr. Bruce Hattfield voting against the motion.

Staff Reports: Ms. Radcliff introduced Mr. Eric Warren as the new planner on staff. Mr. John Mitchell stated that the County continues to see new residential units stating that there has been a 49.7% increase with approximately 771 permits to date this year.

Commissioner Grady Hawkins stated that the greenway plan is a 30-year plan, but there is also a need to update the County Comprehensive Plan to incorporate some need items for greenways. Commissioner Hawkins also stated a need to incorporate a bike path to get bicycles off the roads for safety reasons.

Adjournment: There being no further business, meeting was adjourned at 6:42 p.m.