

**HENDERSON COUNTY PLANNING BOARD
MEETING SUMMARY
May 16, 2019**

Planning Board Members Present:

Steve Dozier, Chair
Baird Blake
Trey Ford
Bruce Hatfield
Paul Patterson
Dan Poeta
Rebecca McCall, BOC Liaison

Planning Board Members Not Present:

Rick Livingston
Hunter Marks
Jim Miller, Vice Chair

Staff Present:

John Mitchell, Business & Community Development Director
Autumn Radcliff, Planning Director
Matt Champion, Project Development Planner
Russ Burrell, County Attorney

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.

March Meeting Summary: No adjustments to the meeting summary.

Informal Public Input: The Board heard from one citizen regarding affordable housing needs in the County.

Rezoning Application (#R-2019-02-C): Applicant – Amber Owen; Request – Rezone approximately 5.0 ac from Residential Two (R2) to an Industrial Conditional District (I-CD); Presenter – Matt Champion, Project Development Planner. Mr. Matt Champion stated that rezoning application #R-2019-02-C was initiated on March 18, 2019 by the property owner, Amber Owen. The applicant requests that the County rezone approximately 5.0 acres of land located at the intersection of Howard Gap Road and Whispering Hill Drive from Residential Two (R2) zoning district to an Industrial Conditional Zoning District (I-CD) district. Mr. Champion gave a brief overview of the request, stating that the existing industrial use had been in place prior to any County zoning on the property. He explained that the applicants have purchased the parcel adjoining the existing business to expand their operations. He stated that the conditional rezoning process requires a site-specific plan and only the use as shown on the plan will be allowed on the property. Any changes to the site plan require a public hearing and BOC approval. He said that the BOC can set specific conditions on the development and the Planning Board can recommend conditions for the BOC to consider.

The Board heard from several nearby residents in Whispering Hills with concerns about the proposed rezoning. After some discussion, Mr. Dan Poeta made a motion to table the rezoning request until the June Planning Board meeting. Mr. Bruce Hatfield second the motion. All voted in favor.

Staff Reports: None.

Adjournment: There being no further business, meeting was adjourned at 6:12 PM.