

**HENDERSON COUNTY PLANNING BOARD  
MEETING SUMMARY  
October 24, 2019**

**Planning Board Members Present:**

Steve Dozier, Chair  
Jim Miller, Vice Chair  
Baird Blake  
Trey Ford  
Bruce Hatfield  
Rick Livingston  
Hunter Marks

**Planning Board Members Not Present:**

Paul Patterson  
Dan Poeta  
Rebecca McCall, BOC Liaison

**Staff Present:**

John Mitchell, Business & Community Development Director  
Autumn Radcliff, Planning Director  
Matt Champion, Project Development Planner  
Eric Warren, 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:** None.

**Meeting Summary:** No adjustments to the meeting summary.

**Informal Public Input:** None.

**Conditional Rezoning Application #R-2019-05-C (Outdoor and Covered Storage Area):**

**Applicant – Sirocco Properties, LLC; Presenter: Eric Warren, Planner.** Mr. Eric Warren stated that rezoning application R-2019-05-C was revised and resubmitted as a conditional rezoning application. He stated that the request to conditionally rezone 7.77 acres of land from Residential One (R1) to a Regional Commercial Conditional District for the purpose of an outdoor storage area and includes a covered storage area. The request is for a portion of the parcel (PIN: 96652-86-3577) located at the intersection of Howard Gap Road and Jackson Road, and is owned by Sirocco Properties, LLC.

The Board heard from the applicant, Mr. Charlie Owen and three nearby property owners. After some discussion, Mr. Jim Miller made a motion to make a favorable recommendation on the rezoning request with the following conditions:

- 10' maximum low eave height on covered storage area
- B1 buffer along Jackson Rd.

Mr. Baird Blake seconded the motion. All voted in favor.

**Rezoning Application #R-2019-06 (CC to R1): Applicant – Joseph B. King; Presenter: Eric Warren, Planner.**

Mr. Jim Miller requested to recuse himself due to a conflict of interest with the application. The Chairman accepted the request.

Mr. Eric Warren stated that rezoning application #R-2019-16 was initiated on September 16, 2019 and requests that the County rezone approximately 1.37 acres of land from Community Commercial (CC) zoning district to Residential One (R1). The acreage is the back portion of the

parcel (PIN 9588-80-0510) located at 947 Upward Road near the intersection of Upward Road and S. Orchard Road.

After some discussion, Mr. Bruce Hatfield made a motion that the Board send forth a favorable recommendation and requested that the application include a small strip on the adjacent property. The Board recommended that the applicant contact the adjacent property owner to have them join the application or the recommendation was the would initiate the rezoning on this stip. Mr. Trey Ford seconded the motion. Motion approved 6-0.

**2019 Annual LDC Text Amendment Discussion (Subdivision Regulations)** Ms. Autumn Radcliff stated that the Board had been discussing several amendments related to the subdivision regulations. Mr. Matt Champion provided an overview of all the related subdivision amendments. The proposed subdivision text amendments include: aggregation, lot designs, conservation subdivisions, clarifications for all subdivision types, property addressing, and private road standard reductions. The second round of proposed amendments include subdivision review processes and procedures and reducing the requirements when submitting for subdivision approval. Following staff's overview and Board discussion, Mr. Jim Miller made a motion to send forward a favorable recommendation on the text amendments except for the portion of amendment G that related to recording all lots in an approved development plan to allow staff to discuss with the tax department. Mr. Rick Livingston second the motion. All voted in favor.

**Staff Reports:** Ms. Radcliff stated that the Board of Commissioners approved the 2045 CCP schedule and handed out a copy to the Planning Board. She stated that the process was in the early stages and the Planning Board would be an active part in the process and would serve as the recommending board to the BOC.

Ms. Radcliff also stated that Mr. Eric Warren's last day will be next Friday, and his position has been posted on the county website.

**Adjournment:** There being no further business, meeting was adjourned at 6:45 PM.