

HENDERSON COUNTY PLANNING BOARD
MEETING SUMMARY (Electronic Meeting Via Zoom Communications)
August 20, 2020

Planning Board Members Present:

Steve Dozier, Chair
Jim Miller, Vice Chair
Jennifer Balkcom
Baird Blake
Trey Ford
Bruce Hatfield
Rick Livingston
Hunter Marks
Rebecca McCall, BOC Liaison

Planning Board Members Not Present:

Paul Patterson

Staff Present:

John Mitchell, Business & Community Development Director
Autumn Radcliff, Planning Director
Matt Champion, Project Development Planner
Jacob Compher, Planner
Janna Peterson, Planner III
Toby Linville, Code Enforcement Director
Russ Burrell, County Attorney

Meeting called to order: Mr. Steve Dozier called the meeting to order.

Roll Call: Roll Call was then stated.

June 18, 2020 Meeting Summary: No change to the meeting summary was noted.

Informal Public Input: None.

Conditional Rezoning Application (#R-2020-03-C), SE Asphalt. Applicant: Jeff Shipman, SE Asphalt; Applicants Agent: Warren Sugg, Engineer with Civil Design Concepts; Presenter: Matt Champion, Project Development Planner. Mr. Trey Ford requested to be recused due to a business conflict of interest with the applicant. The Board was in favor of this request.

Mr. Matt Champion stated Conditional Rezoning Application #R-2020-03-C was initiated on May 1, 2020 and requests that the County conditionally rezone approximately 6.5 acres of land from Community Commercial (CC) zoning district to a Conditional District (CD-2020-03) to construct a new asphalt plant. The subject area is located on a portion of PIN: 9568-37-1990 along Spartanburg Hwy (US 176). The property owners are DGP Holdings, LLC and NKMR Ventures, LLC. The applicant is SE Asphalt-Jeff Shipman, and agents are Warren Sugg with Civil Design Concepts and Brian Gulden, Attorney.

The Chairman noted that a copy of all the public comments received had been sent to the board members prior to the meeting for their review.

The Planning Board heard over an hour presentation from the applicant, Jeff Shipman along with his agents, Warren Sugg and Brian Gulden, including guest speaker presentations/videos about the impacts of asphalt plants.

Following the applicant's presentation, the Chairman stated that approximately 44 people had signed up for public comment and asked if anyone wanted to speak in favor of the project. One person spoke in favor of the rezoning request. The Chairman asked the board members if they had any questions of the applicant or comments.

After some discussion by the Planning Board, Mr. Rick Livingston stated that the rezoning request was not in compliance with the County Comprehensive Plan, which includes the adopted East Flat Rock Community Plan that recommended community commercial on this site, and based on the overwhelming public input against the project and the residential nature of the area, he made a motion that the Planning Board recommend that the Board of Commissioners deny the rezoning request for an asphalt plant.

Mr. Bruce Hatfield seconded the motion. Motion carried 5-2 with Mr. Baird Blake and Mr. Hunter Marks voting against the motion.

Staff Reports: None.

Adjournment: There being no further business, meeting was adjourned at 7:15 PM.