

**HENDERSON COUNTY PLANNING BOARD
MEETING SUMMARY
April 15, 2021
BRCC Location**

Planning Board Members Present:

Steve Dozier, Chair
Jim Miller, Vice Chair
Jennifer Balkcom
Baird Blake
Trey Ford
Bruce Hatfield
Hunter Marks
Paul Patterson
Rebecca McCall, BOC Liaison (remote)

Planning Board Members Not Present:

Rick Livingston

Staff Present:

John Mitchell, Business & Community Development Director
Autumn Radcliff, Planning Director
Matt Champion, Zoning Administrator & 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.

March 18, 2021 Meeting Summary: No change to the meeting summary was noted.

Informal Public Comment: None.

Conditional Rezoning Application (#R-2021-01-CD) HS Shipman:

Mr. Trey Ford asked to be recused from this vote due to a conflict of interest. The Board accepted the request.

Mr. Champion stated that conditional rezoning application #R-2021-01-C was submitted on February 19, 2021 and requests that Henderson 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 (US176). The property owner is Jeffrey B. Shipman Enterprises, Inc., the applicant is HS Shipman, and agent is Warren Sugg with Civil Design Concepts.

Conditional Districts allows for the Board of Commissioners to place conditions on the property to address community concerns and make the proposed development compatible with adjacent uses. As required by the LDC, a neighbor compatibility meeting was held on Tuesday, March 30, 2021 at Blue Ridge Community College (BRCC). A copy of the meeting report is included in the agenda item. Additional community input received will be provided to the Planning Board prior to the meeting.

The Technical Review Committee (TRC) reviewed the application on April 6, 2021 and forward the application to the Planning Board.

After hearing from the applicants' representatives and agents, the Planning Board heard from several individuals in the community against the rezoning request. There were a couple of citizens in support of the application.

Following Board discussion, Mr. Bruce Hatfield made a motion that the Planning Board send forward an unfavorable recommendation to rezone the property. Mr. Jim Miller seconded the motion. The motion passed 5-2 with Mr. Blake Baird and Mr. Paul Patterson voting against the motion.

Staff Reports: None.

Adjournment: There being no further business, meeting was adjourned at 8:05 PM.