

**HENDERSON COUNTY PLANNING BOARD
MEETING SUMMARY
February 16, 2023, at 5:30 PM**

Planning Board Members Present:

Steve Dozier, Chair
Jim Miller, Vice Chair
Robert Griffin
Hunter Marks
Bruce Hatfield
Rick Livingston
Linda Bradley
Trey Ford
Bill Lapsley, BOC Liaison

Planning Board Members Not Present:

Jared Ownbey

Staff Present:

Autumn Radcliff, Planning Director
Russ Burrell, County Attorney
Matt Champion, Zoning and Code Enforcement Director
Chris Todd, Business and Community Development Director
Liz Hanson, Planner I

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

Roll Call: Roll Call was taken.

Introduction of New Planning Board Member: Mr. Dozier introduced and welcomed new Planning Board member, Linda Bradley.

Informal Public Comment: None.

Adjustment of Agenda: None.

January 19, 2023, Meeting Summary: No change to the meeting summary was noted.

Revised Development Plan for Carriage Park Section 18: Mr. Matt Champion stated that a Revised Section 18 Development Plan was received on behalf of Cool Creek, LLC, by Jesse Gardner with Civil Design Concepts, P.A. on January 17, 2023. The Revised Section 18 Development Plan shows a total of 17 single-family dwellings with a revised road plan to access the structures. Due to NCGS 160D, minor modifications are required to be reapproved by the original approval authority. Carriage Park is currently operating under a special use permit, SP-93-13, that was approved by the Board of Commissioners. Within SP-93-13, Development Plan approval authority was granted to the Planning Board. Since there is no increase or decrease in total number of dwelling units, the revision requires just Planning Board review.

The applicant's engineer was present to answer the Board questions. Mr. Jim Miller made a motion to approve the revised plan with conditions as discussed and listed within the staff report. Mr. Trey Ford seconded the motion. All voted in favor.

Rezoning Application #R-2023-01, Gilliam Mountain Road: Ms. Liz Hanson stated that rezoning Application #R-2023-01, initiated on January 6, 2023, requests that the County rezone approximately 2.25 acres from Residential Two Rural (R2R) to Local Commercial (LC) zoning

district. The acreage consists of PIN: 0601-44-4366 located off Gilliam Mountain Rd (SR 1602). The property owner is Paco Properties, LLC. The applicant is Pascual Hernandez.

The Technical Review Committee reviewed the application at its February 7th, 2023, meeting, and saw no administrative issues with the request and voted unanimously to forward the application to the Planning Board.

Mr. Rick Livingston made a motion to send forward a favorable recommendation on rezoning application #R-2023-01. Mr. Robert Griffin seconded the motion. All voted in favor.

Text Amendment #TX-2023-01, SR 9.11 – County Owned/Operated Solid Waste Collection

Facilities: Ms. Autumn Radcliff stated the supplemental requirements for SR 9.11, county owned or operated solid waste facility, need to be amended to provide clarification to the gross floor area restrictions. Due to the nature and type of the use, there are several permitted accessory structures and uses that are allowed. The proposed amendment would clarify that the gross floor area requirements in the base zoning district do not apply to this specific type of use under SR 9.11. She provided a draft of the proposed changes. Following discussion, Mr. Rick Livingston made a motion to forward a favorable recommendation on the draft text amendment. Mr. Hunter Marks second the motion. All voted in favor.

Staff Updates: Ms. Radcliff stated that the Board would have a couple of items on next months meeting including a text amendment and a conditional rezoning application. Commissioner Bill Lapsley updated the Board on the commissioners review of the 2045 Comprehensive Plan and the discussion of 2 goals per month. He stated that he did not want the Planning Board to get the impression that the Commissioners review meant there was any issue or concern with the Planning Board recommended draft or the work of staff.

Adjournment: With no further business, the meeting was adjourned at 5:55pm.