

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

Meeting Date: September 20, 2006

Subject: Set Public Hearing on Text Amendment Application #TX-2006-01

Attachments: None

SUMMARY OF REQUEST:

Text Amendment Application #TX-2006-01, which was submitted on July 14, 2006, requests that the County amend four sections of the Henderson County Zoning Ordinance (HCZO). The proposed amendments include:

1. An amendment to HCZO Section 200-21, to eliminate light industrial uses and junkyards as conditional uses in the C-2 (Neighborhood Commercial) zoning district.
2. An amendment to HCZO Section 200-22, to add mini-storage facilities to uses allowed by right in the C-4 (Highway Commercial) zoning district.
3. An amendment to HCZO Section 200-23, to add mini-storage facilities to uses allowed by right in the I-1 (Light Industrial) zoning district.
4. An amendment to HCZO Section 200-24, to add mini-storage facilities to uses allowed by right in the I-2 (General Industrial) zoning districts.

The applicants are Jeff Naber, Rod Rogers, and the Sedgewood Property Owners' Association. The applicants' agent is Angela Beeker.

The Henderson County Planning Board first considered text amendment application #TX-2006-01 at its regularly scheduled meeting on August 15, 2006. During that meeting, the Planning Board voted 7 to 2 to send a favorable recommendation, with modifications suggested by Staff, for text amendment application #TX-2006-01, to amend Sections 200-21, 200-23 and 200-24 of the Zoning Ordinance. The Planning Board, by its favorable recommendation on the application with Staff suggested modifications, did not send a favorable recommendation to amend Section 200-22 of the Zoning Ordinance.

Before taking action on the text amendment application, the Board of Commissioners must hold a public hearing. Staff proposes that the hearing be scheduled for Wednesday, October 18, 2006, at 11:00 A.M.

COUNTY MANAGER'S RECOMMENDATION / BOARD ACTION REQUESTED:

I recommend that the Board of Commissioners schedule a public hearing on text amendment application #TX-2006-01 for Wednesday, October 18, 2006, at 11:00 A.M., or schedule a special called meeting.