

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: March 7, 2011

SUBJECT: Set Public Hearing for Rezoning Application #R-2010-03-C

PRESENTER: Anthony Starr, Planning Director

ATTACHMENTS: 1. #R-2010-03-C Area Map

SUMMARY OF REQUEST:

Billy Corn, owner of subject parcel, submitted rezoning application #R-2010-03-C for the County to rezone approximately 2.42 acres of land, located off of Howard Gap Road (US 176), from an R1 (Residential One) zoning district to an I-CD (Industrial Conditional District).

Conditional zoning districts are different from traditional zoning districts because they require a site plan for the proposed use(s) of the property and certain conditions or restrictions are placed on the property based on the proposed or allowable use(s). Conditional zoning district decisions are a legislative process subject to the same procedures as traditional zoning districts.

The Henderson County Planning Board considered rezoning application #R-2010-03-C at its regularly scheduled meeting on February 17, 2011. During that meeting, the Planning Board voted 5-2 to send the Board of Commissioners a favorable recommendation on rezoning application #R-2010-03-C to zone the Subject Area to an I-CD (Industrial Conditional District).

Before taking action on the rezoning application, the Board of Commissioners must hold a public hearing. Staff proposes that the public hearing be scheduled for April 20, 2011, at 9:00 A.M.

BOARD ACTION REQUESTED:

Planning Staff recommends that the Board of Commissioners schedule the public hearing for rezoning application #R-2010-03-C and for Wednesday, April 20, 2011, at 9:00 A.M., or schedule a special called meeting on or after that date.

Suggested Motion:

I move that the Board schedule a public hearing for Rezoning Application #R-2010-03-C for Wednesday, April 20, 2011, at 9:00 A.M.



Vulcan Mine

Howard Gap RD

HOWARD GAP RD

Approximate Location of Gravel Impound Lot





Pop Corn Drive

POP CORN DR



0 100 200 400 Feet

Legend

-  Portion to be Rezoned
-  Total Project Parcel
-  Parcels
-  Streets

Rezoning Application
#R-2010-03-C
Billy Corn, owner