

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

MEETING DATE: March 20, 2014

SUBJECT: Possible Rezoning Application #R-2014-02

PRESENTER: Matt Champion, Planner

ATTACHMENTS:

1. Aerial Photo Map
2. Current Zoning Map

SUMMARY OF REQUEST:

The Henderson County Planning Department received a request to consider rezoning parcels located along Clear Creek Road from an Industrial (I) zoning district to a Residential Two Rural (R2R) zoning district. The primary issue regarding the current property owners is the inability to build any residential structures. Staff has identified several residential parcels to include in this possible rezoning request (See attached map).

Planning staff mailed the affected property owners a letter on March 7, 2014. The mailing included an aerial map of the proposed subject area, zoning district comparison, and the table of permitted uses. Staff informed the property owners of the upcoming Planning Board meeting and encouraged comments during or prior to the meeting.

Under the terms of the LDC, groups or individuals cannot file the standard petition for rezonings unless they own the subject property. However, the Board of Commissioners, Planning Board or Planning Director may initiate zoning map amendments. If the Planning Board is inclined to consider the request, it should initiate the zoning map amendment process for this area and staff will return with a formal report and recommendation.

BOARD ACTION REQUESTED:

The Planning Board should discuss how it desires to proceed with the request to rezone parcels along Clear Creek Road. If the Board supports the rezoning request of the area, the Board should initiate the zoning map amendment. The request would be presented to the Planning Board for formal consideration at a future meeting.

Suggested Motion:

I move the Planning Board initiate a zoning map amendment for the area as requested by the property owners.



Howard Gap Rd

HOWARD GAP RD

Vulcan Materials Co.

Interstate 26

Clear Creek Road

-  Subject Area
-  Streets
-  Parcels

0 320 640 1,280 Feet

