

**HENDERSON COUNTY PLANNING BOARD
MEETING SUMMARY
October 20, 2016**

Planning Board Members Present:

Steve Dozier, Chair
Jim Miller, Vice Chair
Trey Ford
Eric Goodman
Bruce Hatfield
Hunter Marks
Paul Patterson

Planning Board Members Not Present:

Grady Hawkins, BOC Liaison
Lee Roy Nicholson
Rick Livingston

Staff Present:

Autumn Radcliff, Senior Planner
John Mitchell, Business and Community Development Director
Kyle Guie, Planner
Sarah Zambon, Deputy County Attorney

Meeting called to order: Steve Dozier called the meeting to order and Roll Call was stated.

Adjustment of Agenda: None.

August Meeting Summary: No adjustments were made.

Public Input: No public input was noted at this time.

Rezoning Application #R-2016-03-C - Presenter: Autumn Radcliff, Senior Planner and Kyle Guie, Planner

Kyle Guie explained that rezoning application #R-2016-03-C which was initiated at the request of the applicant, Sendoco - Asheville LLC (John Turchin, Agent), requests the County rezone approximately 85.34 acres of land (thereafter the "Subject Area") from a Residential Two (R2) zoning district to a Mixed Use (MU-CD) zoning district. The Subject Area is located on South Rugby Road approximately a half mile north of Brevard Road (US 64) and south of Haywood Road (NC 191). Mixed Use zoning districts are approved as conditional zoning districts and require a site specific plan for proposed use(s). Conditions may be placed on the property provided they are reasonable and must be agreed to by the applicant. Only the proposed uses shown on the site plan are permissible.

Mr. Guie went through the staff report and presentation on the rezoning request. The applicant Mr. John Turchin along with his consultants, Mr. Bob Grasso, Land Planning Collaborative; Mark Brooks, Brooks Engineering Associates; Wesley Stokes, JM Teague Engineering, went through the various aspects of the project proposal.

The Board heard from several members of the public concerning the project. After some discussion Mr. Jim Miller made a motion that the Board recommend to the BOC to rezone the subject area from and Residential 2 (R2) zoning district to a Mixed Use (MU-CD) zoning district based on the County Comprehensive Plan (CCP) and approve the corresponding master plan. Hunter Marks second the motion, motion passed 6-1.

Staff Reports

None.

Adjournment: There being no further business, meeting was adjourned at 7:42 pm.