

MEETING SUMMARY
HENDERSONCOUNTY PLANNING BOARD
March 20, 2014

Planning Board Members Present

Steve Dozier, Chair
Tommy Laughter, Vice-Chair
Rick Livingston
Marilyn Gordon
Lee Roy Nicholson
Wayne Garren
Stacy Rhodes
Mike Cooper
Commissioner Grady Hawkins

Planning Board Members Not Present

David Blackley

Staff Present:

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

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

Adjustment of Agenda: New order for agenda is as follows:

Item 6 Rezoning Application #R-2014-03-C Hugh Lipham
Item 7 Possible Rezoning #R-2014-02 Clear Creek Road
Item 8 Rezoning Application #R-2014-01 Dyer Properties, LLC
Item 9 Continue Discussion on Draft Preservation of Historic Resources

January and February Meeting Summary: No adjustments were made.

Public Input: Public Input was noted during each agenda item.

Rezoning #2014-03-C for Hugh Lipham, Parker Sloan, Planner:

Mr. Sloan briefly explained Rezoning Application #R-2014-03-C, which was submitted on February 1, 2014, requests the County rezone approximately 5.6 acres of land. The applicant requests a rezoning from a Residential Two (R2) zoning district to an Office and Institutional Conditional (O&I-CD) zoning district. The subject area parcel is owned by Virginia Beatty and the applicant is Hugh Lipham. (PIN: 9559-71-0445 & 9559-71-4280). Conditional rezoning will limit the parcel to the use it is to be zoned and the property would be locked into a multi-family use and tied to a site specific plan. Troy Drake, Lisa Gale, Tim Howell, Jim Durfee, Robert Jernigan, and Clinton Greene are property owners in close proximity of the subject area. They were present to speak against the conditional rezoning. Evan Bracken was present to speak for the conditional rezoning. Tommy Laughter made a motion to deny rezoning application #R-2014-03- rezoning from a Residential Two (R2) zoning district to an Office and Institutional Conditional (O&I-CD) zoning district. Rick Livingston seconded the motion. All Board Members were in favor of the motion.

Possible Rezoning #2014-02 Clear Creek Road Presenter, Autumn Radcliff, Senior Planner:

Mr. Radcliff briefly explained Rezoning Application #R-2014-02, 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. Jimmy and Tava Carter were present to clarify the new zoning would not affect the current uses of their parcels. They have a grading business and manufactured home park. Staff assured them it would not. James Wise, Patricia Harwood, and James Harwood were present to speak in favor of having the rezoning initiated. Marilyn Gordon made a motion that the Planning Board initiate a zoning map amendment for the area as requested by the property owners. Mike Cooper seconded the motion. All Board Members were in favor of the motion.

Rezoning #2014-01 for Dyer Properties, LLC -Presenter, Parker Sloan, Planner:

Mr. Sloan briefly explained Rezoning Application #R-2014-01, which was submitted on January 16, 2014, requests the County rezone a 4.87 acre tract. The applicant requests a rezoning from a Industrial (I) to a Residential One (R1) zoning district. The subject area is owned by Dyer Properties LLC (PIN: 9652-73-0943). Stacy Rhodes made a motion that the Planning Board recommend that the Board of Commissioners approve rezoning application #R-2014-01 to rezone the subject area to a Residential One (R1) zoning district based on the recommendations of the Henderson County 2020 Comprehensive Plan. Lee Roy Nicholson seconded the motion. All Board Members were in favor of the motion.

Draft Preservation of Historic Resources Ordinance- Presenter Parker Sloan, Planner:

Mr. Sloan provided the Board with options for the Historic Resource Ordinance designation program.

1. Honorific or Registry Plaque Program.
2. Preservation Ordinance which would allow for a tax deferral on designated properties.
3. The adoption of both an Honorific or Registry Plaque Program and Historic Preservation Ordinance.

After some discussion, Steve Dozier made a motion to table the item until the May meeting to give Planning Board Members time study the options. Tommy Laughter seconded the motion. All Board Members were in favor of the motion.

Staff Reports: Mr. Mitchell stated staff presented the Land Development Code changes to the Board of Commissioners. This will be on the agenda for the Board of Commissioners in April. Autumn Radcliff suggested the meeting in April be canceled due to the Good Friday Holiday. All members were in agreement. She stated that the Board will continue its discussion of the Historic Resource Ordinance and also have at least two rezoning applications on the agenda for May.

Adjournment: There being no further business, meeting was adjourned 6:53 P.M.