

**MEETING SUMMARY**  
HENDERSON COUNTY PLANNING BOARD  
December 19, 2013

Planning Board Members Present

Steve Dozier, Chair  
Mike Cooper  
David Blackley  
Marilyn Gordon  
Rick Livingston  
Lee Roy Nicholson

Planning Board Members Not Present

Stacy Rhodes  
Tommy Laughter, Vice-Chair  
Wayne Garren  
Commissioner Grady Hawkins

Staff Present:

Autumn Radcliff, Senior Planner  
Parker Sloan, Planner  
John Mitchell, Business and Community  
Development Director  
Sarah Zambon, Deputy County Attorney  
Jenny Maybin, Planning Board Secretary

Others Present:

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

Adjustment of Agenda: No adjustments were noted.

November Meeting Summary: No adjustments were made.

Public Input: No public input was noted.

Rezoning #2013-06 for the Warm Company-Presenter, Parker Sloan, Planner:

Mr. Sloan briefly explained Rezoning Application #R-2013-06, which was submitted on November 20, 2013, and requests the County rezone a 5 acre tract from a Residential Two Rural (R2R) zoning district to an Industrial (I) zoning district. The Subject Area is owned by the Chumbley Family, LLC and the applicant is The Warm Company (PIN: 9589-08-7579). Mike Cooper made a motion that the Planning Board recommend the Board of Commissioners approve rezoning application #R-2013-06 to rezone the Subject Area to a Local Commercial (LC) zoning district based on the recommendations of the Henderson County 2020 Comprehensive Plan. David Blackley seconded the motion. All Board Members were in favor.

Text Amendments- Presenter: Autumn Radcliff, Senior Planner

Ms. Radcliff reviewed the recommendations suggested by the Planning Board subcommittee and comments received by Bill Lapsley on the improvement guarantee amendments. After some discussion, Rick Livingston made a motion to accept the changes Mr. Lapsley recommended to the improvement guarantee section including extending the valid period of an improvement guarantee to 18 months. Lee Roy Nicholson seconded the motion. All Board Members were in favor of the motion. The Board also agreed to put the amendment to allow convenient stores as a special use in residential areas on the list of amendments for the next annual review. After some discussion, Mike Cooper made a motion to send a favorable recommendation on the text amendments to the Board of Commissioners. Rick Livingston seconded the motion. All members were in favor.

Staff Reports: Ms. Radcliff stated the Historic Resource Committee would be at the January meeting to present the new Historic Resource Ordinance. Also, she wanted to let the board know the text amendments would also go before the Technical Review Committee to be reviewed. Mr. Mitchell wanted

to let the board know some of the economic improvements close by, Buncombe County approved a new 400 resident's major subdivision.

Adjournment: There being no further business, meeting was adjourned 6:51 P.M.