

**HENDERSON COUNTY PLANNING BOARD
MEETING SUMMARY
July 19, 2018**

Planning Board Members Present:

Steve Dozier, Chair
Jim Miller, Vice Chair
Dan Poeta
Paul Patterson
Bruce Hatfield

Planning Board Members Not Present:

Trey Ford
Eric Goodman
Rick Livingston
Hunter Marks
Grady Hawkins, BOC Liaison

Staff Present:

Autumn Radcliff, Planning Director
Stedman Smith, Planner
John Mitchell, Business & Community Development Director

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

Adjustment of Agenda: There were no adjustments to the agenda.

May Meeting Summary: There were no adjustments to the minutes.

Informal Public Input: No public comment.

Amended Rezoning Application (R-2018-05) Byers Industrial Request – Presenter:

Stedman Smith, Planner and Autumn Radcliff, Planning Director: Mr. Stedman Smith stated that rezoning application #R-2018-05 was initiated on March 29, 2018 and amended on July 11, 2018. It requests that the County rezone approximately 40.55 acres of land from Local Commercial (LC) and Residential Two Rural (R2R) to Industrial (I) and a Residential Two Rural (R2R) district. The acreage consists of 11 adjoining parcels. The property owners of the 11 parcels include Roger Byers, Rolling Ridge, Inc., Byers Precision Fabricators PSP, and Carol Lytle. Lynn Johnson and Anthony Byers will be serving as agents for the Byers along with representatives of the Henderson County Partnership for Economic Development. Stockholders and Directors of Rolling Ridge Inc. were notified of the rezoning application at their March, June and July 2018 meetings and all were in favor of this request as amended.

Mr. Stedman Smith stated that rezoning request, was originally reviewed by the Planning Board at the May meeting and the Board must review the application again since it had been amended. He said that staff had met with the Carol Lytle family and since this meeting they had submitted a letter requesting that their 0.65 acre parcel be rezoned to the adjacent R2R zoning district. The Byers family also supported this request by the Lytle family which would split zone a portion of the Byers property to R2R. After hearing from the applicants, Mr. Jim Miller made a motion to accept the amendments to the application and recommend that the property be split zoned to an Industrial zoning district and R2R zoning district. Mr. Dan Poeta second the motion. The motion was approved 4-1 with Mr. Bruce Hatfield voting against the motion.

Staff Reports: Ms. Radcliff updated the Board on the hiring of a new Planner III, Ms. Janna Peterson. Ms. Radcliff stated that she will be attending the Planning Board's meetings in the future for items regarding transportation and long-range planning.

Adjournment: There being no further business, meeting was adjourned at 5.44 p.m.