

**HENDERSON COUNTY PLANNING BOARD
MEETING SUMMARY
July 18, 2019**

Planning Board Members Present:

Steve Dozier, Chair
Jim Miller, Vice Chair
Dan Poeta
Baird Blake
Trey Ford
Bruce Hatfield
Rick Livingston
Rebecca McCall, BOC Liaison

Planning Board Members Not Present:

Hunter Marks
Paul Patterson

Staff Present:

John Mitchell, Business & Community Development Director
Autumn Radcliff, Planning Director
Eric Warren, Planner

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.

June Meeting Summary: No adjustments to the meeting summary.

Informal Public Input: None.

LDC Text Amendments (#TX-2018-04) – RV Parks and Park Model Parks – Presenter – Autumn Radcliff, Planning Director. Mrs. Autumn Radcliff provided a brief overview of the proposed text amendment. She stated that on July 10th, 2019, the Board of Commissioners (BOC) held a public hearing on the proposed text amendments (#TX-2018-04) for RV parks and park model RV parks. The BOC requested that the Planning Board review the following items related to the proposed amendments:

- Density concerns related to the number of units allowed in the park (10 units per acre is proposed)
- How this would fit in with adopted community plan recommendations

The Planning Board heard from Ms. Kay Caldwell about the proposed amendment. She raised concerns with the business aspect of renting out vacation type units, noise to adjacent property owners, density allocations not matching the district for park model developments and concerns with the potential of residents living year-round in a park model.

The Board had several questions and requested that the BOC allow more time for them to review the issues raised with these uses. Mr. Jim Miler made a motion to table the text amendment to discuss further. Mr. Bruce Hatfield second the motion. All voted in favor.

Conditional Rezoning Application (#R-2019-03-C): Applicant – Blue Ridge Gem Mine; Request – Rezone Approximately 5.82 acres from Residential Two Rural (R2R) to a Local Commercial Conditional District (LC-CD); Presenter – Eric Warren, Planner. Ms. Radcliff provided the Board with an overview of conditional rezoning process and stated that it is a rezoning allowing only the use that is proposed per the submitted site plan. She stated that conditions can be placed on the property and that the Planning Board should discuss these

conditions to recommend to the BOC and if the Planning Board recommends for or against the rezoning application. She stated that if approved, any changes to the proposed use or plan must be approved by the BOC.

Mr. Eric Warren stated that Rezoning request R-2019-03C was initiated on May 13, 2019 by Meyer Banz. The application requests Henderson County to rezone approximately 5.82 acres from Residential Two Rural (R2R) to Local Commercial Condition District (LC-CD). The acreage is contained in one parcel (PIN: 9588-07-2064). The property owners are Philip & Ann Botnick. He stated that the Technical Review Committee reviewed the rezoning request on July 2, 2019. Conditions discussed at the TRC meeting have been attached to the staff report.

The Planning Board heard from several nearby property owners who were opposed the proposed rezoning. The issues included: property values, traffic, potential traffic accidents, screening, and dumpster location. The applicant provided a PowerPoint presentation and answered several questions from the Board.

The Planning Board discussed recommending the following conditions:

- Hours of operation from 9-6
- Street trees on Tracy Grove Road provided it does not block the entrance site visibility
- Landscape buffer around the building along property lines
- Have owner sign acknowledge of proximity to agriculture uses
- Provide to the maximum extent possible protection to the adjacent owner, Ms. McCracken
- Move dumpster from property line to an internal location near the parking lot
- Shield lighting from neighboring properties

Mr. Rick Livingston made a motion to send the BOC an unfavorable recommendation on the rezoning requested. Mr. Bruce Hatfield second the motion. The motion failed with a 3-4 vote with Mr. Steve Dozier, Mr. Dan Poeta, Mr. Trey Ford and Mr. Baird Blake voting against the motion.

Mr. Dan Poeta made a motion to send forth a favorable recommendation on the rezoning request with the conditions listed above. Mr. Rick Livingston stated he would support the request with those conditions. Mr. Trey Ford second the motion. Motion passed 6-1.

Staff Reports: None

Adjournment: There being no further business, meeting was adjourned at 7:00 PM.