

**HENDERSON COUNTY PLANNING BOARD
MEETING SUMMARY
September 19, 2019**

Planning Board Members Present:

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

Planning Board Members Not Present:

Bruce Hatfield
Hunter Marks
Paul Patterson

Staff Present:

John Mitchell, Business & Community Development Director
Autumn Radcliff, Planning Director
Matt Champion, Project Development Planner
Eric Warren, Planner
Russ Burrell, County Attorney

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

Adjustment of Agenda: None.

July Meeting Summary: No adjustments to the meeting summary.

Informal Public Input: None.

Rezoning Application #R-2019-05 (R1 to I): Applicant – Sirocco Properties, LLC;

Presenter: Eric Warren, Planner. Mr. Eric Warren stated that rezoning application R-2019-05 request that the County rezone approximately 30.86 acres of land from a Residential One to an Industrial zoning district. The acreage consists of 1 parcel (PIN 9652-86-3577) located at the intersection of Howard Gap Road and Jackson Road, and is owned by Sirocco Properties, LLC. The Board heard from the applicant's representative, Mr. Gary Cline who works for the property owner.

The Board also heard from approximately 6 nearby property owners who were concerned with the property being rezoned to an industrial zoning district that allows several permitted uses and stated that they were open to some industrial uses if they could see a site plan. The Planning Board discussed the request and adjacent uses. Mr. Jim Miller made a motion to make a favorable recommendation on the rezoning request. No second was made to the motion. Mr. Rick Livingston then made a motion to forward an unfavorable recommendation on the rezoning request to the BOC and suggested that the applicant apply as a conditional rezoning with a site-specific plan. Mr. Baird Blake seconded the motion. Motion passed with a 5-1 vote with Mr. Jim Miller voting against the motion. Staff stated that they would discuss the conditional rezoning option with the applicant.

Continued Discussion on Text Amendment TX-2018-04 (RV Parks and Park Model RV Parks): Presenter – Autumn Radcliff, Planning Director.

Ms. Autumn Radcliff provided an overview to the Board on the text amendments and the status of the amendment process including the recommendations of the adopted community plans relating to this amendment. The Board heard from Ms. Kaye Caldwell on concerns with the Park Model RV parks and more restrictions on the use. The Board discussed several options with RV's, Park Models and Tiny Home developments. After further discussion, the Chair requested the item be tabled. All members agreed.

2019 Annual LDC Text Amendment Discussion. Ms. Autumn Radcliff stated that the Board was provided a draft of the subdivision amendments. Mr. Matt Champion provided an overview of all the related subdivision amendments discussed at the August meeting. The Board was in favor of most all the amendments but requested to review and discuss a couple of the amendments in more depth at the October meeting. Staff stated they would bring back the additional amendments related to the subdivision regulations next month for the Board's recommendation. All members were in favor of tabling the discussion until the October meeting.

Staff Reports: Ms. Radcliff stated that the bid was awarded for the I-26 project in Henderson County and construction on I-26 from US 25 in Mountain Home to the I-40 interchange would begin this fall.

Ms. Radcliff also stated that staff was presenting the CCP process to the Board of Commissioners in October and would provide an overview to the Planning Board at its October meeting.

Mr. John Mitchell reported that the County hired a new IT director and that the County was in the process purchasing a new permitting software that will go live in the Spring of 2020. He also stated that Mr. Curtis Griffin, the County Property Addressing Coordinator is retiring, and the County will be rehiring his position.

Adjournment: There being no further business, meeting was adjourned at 7:30 PM.