

**HENDERSON COUNTY PLANNING BOARD
MEETING SUMMARY
January 16, 2025, at 5:30 PM**

Planning Board Members Present:

Rick Livingston, Vice Chair
Jim Miller
Robert Griffin
Trey Ford
Bruce Hatfield
Jason Davis
Bill Lapsley, BOC Liaison

Planning Board Members Not Present:

Hunter Marks, Chair
Jared Ownbey
Linda Bradley

Staff Present:

Autumn Radcliff, Planning Director
Carlos Martinez, Planner

Meeting called to order: Mr. Rick Livingston called the meeting to order.

Roll Call: Roll call was taken.

Informal Public Comment: The Board heard two members of the public. One comment related to the League of Women Voters and their purpose attending meetings, and one comment sharing information about the City of Hendersonville's meeting discussion floodplain development.

Adjustment of Agenda: No adjustments were made.

December 19, 2024, Meeting Summary: No change to the meeting summary was noted.

Rezoning Application #R-2024-08, Shafer Road: Mr. Carlos Martinez stated that rezoning application #R-2024-08, is for a portion of PIN: 9587-51-5538 (hereafter the subject area), owned by Pennie R. Melton. The parcel is 28.15 acres, 27.83 of which are zoned RC. The remaining .32 acres are already zoned R2R. The subject area is located off Continental Divide Drive along Shafer Road. The owner has requested a 6.65-acre portion of the property be rezoned from Regional Commercial (RC) to Residential District Two Rural (R2R). The application was submitted on December 11, 2024. Per Comprehensive Plan Amendment Standards, a notice was posted on-site, and a mailed notice was delivered to owners of all parcels within 400 feet of any property line at least 10 but no more than 25 days prior to the public hearing.

The Technical Review Committee reviewed the application on January 7, 2025, and moved to forward the application to the Planning Board for their review and recommendation.

There were some questions from adjoining neighbors in attendance that wanted to know more about the request. Following Board discussion, Mr. Bruce Hatfield made a motion to send the Board of Commissioners a favorable recommendation on the rezoning request. Mr. Jason Davis seconded the motion. All voted in favor.

Staff Updates: There were no staff updates.

Adjournment: The meeting was adjourned at 5:49 pm.