

MEETING SUMMARY
HENDERSON COUNTY PLANNING BOARD
July 19, 2012

Planning Board Members Present:

Jonathan Parce, Chair
Stacy Rhodes
Marilyn Gordon
Rick Livingston
Steve Dozier
Wayne Garren
Lee Roy Nicholson

Planning Board Members Not Present:

Tommy Laughter, Vice Chair
Mike Cooper
Commissioner Bill O'Connor

Staff Present:

Anthony Starr, AICP, Planning Director
Autumn Radcliff, Senior Planner
Todd Taylor, Permit Specialist
Christina Walsh, Planning Intern

Others Present:

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

Adjustment of Agenda: Anthony Starr asked that an adjustment of agenda to include the presentation of the Green River/Tuxedo/Zirconia Plan.

June Meeting Summary: No adjustments for the June Meeting Summary were noted.

Overview of Land Development Code Regulation Changes - Mr. Starr presented several amendments to the Land Development Code based on the Planning Board's previous discussions. The text amendments include: modifying CCP amendment process, reducing the multi-family minimum parking requirement, reducing industrial minimum parking requirement, reducing accessory structure property setbacks, modify dumpster requirements, correcting the decision making section, a technical amendment for soil erosion appeals, modifying quasi-judicial hearings procedures, eliminating the soil erosion permit/sketch plan, and reducing the curve radii for new subdivision roads.

Steve Dozier made the following motion: I move that the Planning Board find that the attached text amendment, with the amendment as noted to the dumpster requirements, to the LDC is consistent with the County Comprehensive Plan based on the goals of encouraging appropriate development practices that protect the environment, provide for the public safety, and reduce infrastructure and development costs. I further move that the Planning Board recommend approval of the attached LDC text amendments to the Board of Commissioners. Rick Livingston seconded the motion. All board members were in favor of the motion.

Update for Green River, Tuxedo & Zirconia Community Plan

Mr. Starr introduced Christina Walsh, Planning Intern, who gave a PowerPoint presentation for the Green River Tuxedo Zirconia community plan also known as GRTZ. She began by providing a description of the information gathering techniques that helped them with their findings as well as a community survey which was designed to determine what the citizens of the area wanted to see as far as future development in their community. This survey represented approximately 4,900 parcels of land and consisted of approximately 2,800 surveys mailed. She then gave a visual overview of the existing land use using maps showing locations of commercial and industrial inventory, the CCP growth management strategy for this area, and the existing future land use map for this area. In addition, she gave a detailed description of the geography and history of the area.

Staff Reports:

In the staff report, Mr. Starr brought up the fact that the commissioners have not yet taken a stance on how to regulate the Sweepstakes businesses. He mentioned that emails were being sent to him regarding the topic and eventually they would have to address the issue. Mr. Starr also mentioned that the legislature considered legislation regarding the regulation these businesses, but it failed to gain approval. He stated that the county does not have authority to charge a privilege license fee for these businesses, but we do have the option to restrict the businesses' locations and operations through land use regulations. Mr. Starr mentioned that the

commissioners and planning board may restrict this business via location, type of building used, hours of operation, etc.

Mr. Starr presented the board with an informational map to show the boundary extent of a newly proposed ETJ requested by the Village of Flat Rock. The Village of Flat Rock recently submitted this ETJ request to the Board of Commissioners for review. Mr. Starr just wanted to let the Planning Board know that this was something that the county would be involved with in the coming months.

Adjournment- There being no further business, the meeting was adjourned at 6:55p.m.