

HENDERSON COUNTY PLANNING BOARD
MEETING SUMMARY
September 16, 2021
King Street Meeting Room

Planning Board Members Present:

Steve Dozier, Chair
Baird Blake
Bruce Hatfield
Hunter Marks
Jennifer Balkcom
Rebecca McCall, BOC Liaison

Planning Board Members Not Present:

Trey Ford
Jim Miller, Vice Chair
Paul Patterson
Rick Livingston

Staff Present:

Autumn Radcliff, Planning Director
Matt Champion, Code Enforcement Director
Russ Burrell, County Attorney

Meeting called to order: Mr. Steve Dozier called the meeting to order.

Roll Call: Roll Call was then stated.

Election of Officers. Mr. Bruce Hatfield made a motion to elect Jim Miller as the Vice Chair. Mr. Hunter Marks second the motion. All voted in favor. Mr. Hunter Marks made a motion to elect Steve Dozier as the Chair. Mr. Bruce Hatfield second the motion. All voted in favor.

Informal Public Comment: Two members of the public gave comment.

Adjustment of the Agenda: None.

August 19, 2021 Meeting Summary: No change to the meeting summary was noted.

Land Development Code Text Amendment (TX-2021-06) – Conditional Rezoning Limits in Residential and Non-Residential Zoning Districts: Ms. Autumn Radcliff stated that during the July 15th and August 19th Planning Board meetings, the Board requested staff to draft a text amendment to address concerns with conditional rezonings applications and current allowed uses when requested within both residential and non-residential zoning districts. The Board reviewed the draft language. Follow some discussion about clarifications to application acceptance, Ms. Jennifer Balkcom made a motion to send forward a favorable recommendation on the text amendment with the language changes discussed. Mr. Baird Blake second the motion. After some discussion by the Board members, Ms. Balkcom withdrew the motion and made a motion to table the item until the October meeting to hear input from the other members.

Land Development Code Text Amendment (TX-2021-07) – Removing Private Driveway

Easement Option in Major Subdivisions: Ms. Radcliff stated that during the August 19th Planning Board meeting, the Board requested staff to draft a text amendment to remove private driveway easement option in major subdivisions. She stated that this concern was due to emergency access in larger developments if roads did not meet minimum standards under the LDC for local roads.

Following Board discussion, Ms. Jennifer Balkcom made a motion to send forward a favorable recommendation on the text amendment. Mr. Bruce Hatfield second the motion. All voted in favor of the motion.

Land Development Code Text Amendment (TX-2021-08) – Special Use Permit

Restrictions: Ms. Radcliff stated that recent special use permit (SUP) applications have identified inconsistencies in the Land Development Code for SUP requirements or limitations in non-residential zoning districts that do not apply to the same use in residential zoning districts.

The Board discussed the issue and following their discussion Mr. Baird Blake made a motion to send forward a favorable recommendation on the proposed text amendment. Mr. Hunter Marks second the motion. All voted in favor.

Staff Updates: Ms. Radcliff provided the following updates.

1. Crab Creek storage project was denied by the Zoning Board of Adjustment.
2. LDC updates are available online on the county website.
3. 2045 Comprehensive Plan: Stakeholder meetings had been completed, several upcoming open house meetings and 2 public workshops are scheduled starting in late September through early December, the survey is available through December and staff has received around 5,000 surveys to date, and the Planning Board meeting will have another steering committee meeting in October with the consultant
4. October Planning Board meeting will be remote to allow the consultant to present the comprehensive plan information at the next meeting as they will be available to attend the meeting, and this will allow for a more interactive meeting for the Board.

Additional Public Comment: The Board allowed for an additional public comment that missed the informal public comment period.

Adjournment: There being no further business, meeting was adjourned at 6:16 PM.