

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

MEETING DATE: December 16, 2021

SUBJECT: Discuss Land Development Code Items Per BOC Request

PRESENTER: Autumn Radcliff, Planning Director

ATTACHMENTS: None

SUMMARY OF REQUEST:

During the December 6th Board of Commissioners meeting, the Board requested that the Planning Board discuss specific amendments to the Land Development Code.

- Review issues with conditional zoning districts for large subdivisions (currently 300 or more units/lots)
- Review the Table of Permitted and Special Uses and make recommendations to modify the language regarding:
 1. Residential uses to be permitted in all zoning districts.
 2. Nonresidential uses to be permitted and or special uses in residential districts, commercial districts, and industrial districts.
 3. Additional zoning districts, such as open use or Industrial (i.e. I-1 (heavy industry) and I-2 (light industry)).
 4. Replacement of conditional zoning districts with special use permits or with supplemental requirements for non-residential uses in commercial and industrial districts.

Staff will provide an overview to the Planning Board at the December meeting and discuss an outline to work through these amendments over the next several meetings/months.

BOARD ACTION:

No Action Required.

Suggested Motion: None.