

**HENDERSON COUNTY PLANNING BOARD
MEETING SUMMARY
March 17, 2022
King Street Meeting Room**

Planning Board Members Present:

Steve Dozier, Chair
Jim Miller, Vice Chair
Jennifer Balkcom
Baird Blake
Trey Ford
Bruce Hatfield
Rick Livingston
Hunter Marks
Jared Ownbey
Rebecca McCall, BOC Liaison

Planning Board Members Not Present:

Staff Present:

Autumn Radcliff, Planning Director
Russ Burrell, County Attorney
Janna Bianculli, Senior Planner
Matt Champion, Code Enforcement Director
Chris Todd, Business and Community Development Director

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

Roll Call: Roll Call was then stated.

Informal Public Comment: Two members of the public spoke. One comment was in reference to a potential rezoning application off Cabin Creek Road and compliance with the current comprehensive plan. The other comment requested that the Planning Board look at the requirements for accessory dwelling units. There was a concern that the LDC standards allow for 2 manufactured homes (singlewides) without meeting the manufactured home park standards. The Board asked staff to include this as a potential amendment in the LDC Discussion.

Adjustment of the Agenda: None.

February 17, 2022, Meeting Summary: No change to the meeting summary was noted.

2045 Comprehensive Plan Steering Committee Discussion: Mr. Jake Petrosky with Stewart provided the Board with an update on the current process, working goals, and future land use map and character areas. The Board discussed the general layout of the goals including the objectives/outcomes and possible action steps. The Board also discussed action steps related to agriculture, housing, community and neighborhood anchors, and infrastructure expansion. The Board requested to see information on density and where they would occur in the county. These maps and recommendations will be available next month according to the consultant. Stewart is working on building out the future land use map for the steering committee to review and mark up. The Board also asked about how the municipal plans are being incorporated. The consultant is not planning within those jurisdictions but has spoken to these jurisdictions about plans and further discussion will occur along those planning jurisdiction boundaries in terms of

utilities and future growth. Discussion on the map, goals and recommendations will continue over the next couple of months and hope to get public comment in May/June. Staff continues to receive surveys responses. The Planning Board request the appropriate time to discuss and apply the plan recommendations. The Board discussed that if a special called meeting or work session is needed that it can be scheduled to have more time to discuss the comprehensive plan outside the regular planning board meeting.

LDC Text Amendment Discussion: Ms. Radcliff stated that the Board had been directed by the BOC to discuss several possible text amendments. These would be presented and discussed over the next several meetings and recommended to the BOC as they are finalized. Staff provided the Board with an overview of zoning tools and the process of each and how they differ. These included special use permits, by right administrative approvals, zoning district requirements and additional supplemental requirements by use type, and conditional rezonings and regular rezonings. Staff asked the Board if there were any specific items to include in the review of the permitted and special use table. There have been several use types not specifically listed in the LDC that the Board will discuss and determine if it should be added to the use table. The Board asked staff to provide a draft amendment to address accessory dwellings units as mentioned during the informal public input. Staff will bring a draft amendment to the Planning Board to review in April.

Staff Updates: No updates were provided.

Adjournment: There being no further business, meeting was adjourned at 7:35 PM.