

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

MEETING DATE: May 19, 2022

SUBJECT: LDC Text Amendment – TX-2022-02, Personal Storage Structures (not for commercial use) on Vacant Parcels

PRESENTER: Autumn Radcliff, Planning Director
Matt Champion, Zoning Administrator

ATTACHMENTS: 1. Draft Amendment

SUMMARY OF REQUEST:

At the April Planning Board meeting, the Board requested that staff provide a text amendment to allow for personal storage structures (for noncommercial uses) on vacant parcels. The LDC allows for accessory structures with a principal home or business but does not allow for these types of structures on vacant parcels. This amendment would allow a property owner to build a structure, for example a garage, for personal storage.

Attached for the Board review is a draft amendment to allow a provision for personal storage structures. The Board may wish to make additional changes to the draft language following is discussion.

BOARD ACTION:

Recommendation by the Planning Board is required prior to the Board of Commissioners adopting any text amendments to the Land Development Code.

Suggested Motion: I move that the Planning Board send forward a favorable recommendation on the proposed text amendment TX-2022-02 for personal storage structures with any changes as discussed, and that these changes are consistent with the County Comprehensive Plan.

LDC Text Amendment (TX-2022-02)

Recommended changes are highlighted in red.

Personal Storage Structures

Summary: The Planning Board request an amendment to allow for personal storage structures (not for commercial uses) on vacant parcels. The LDC allows for accessory structures with a principal home or business but does not allow for these types of structures on vacant parcels. This amendment would allow a property owner to build a structure, for example a garage, for personal storage.

Amend the Table of Permitted and Special Uses as follows.

1. Residential Uses	R1	R2	R2R	R3	R4	OI	LC	CC	RC	I	SR
Personal Storage Structure	P	P	P	P	P	P	P	P	P	P	1.14

§42-62. Supplemental Requirements to the Table of Permitted and Special Uses

SR 1.14. Personal Storage Structure

- (1) Maximum Number Permitted Per Lot. One (1) personal storage structure per acre.
- (2) A personal storage structure may not be used as a residence or for the purpose of operating a business and may not include a kitchen or bathroom facility.
- (3) Utilities. No private or public utilities shall be allowed except for power.
- (4) Use. Personal use by the property owner.
- (5) Location. Meet the front or ROW setback of the applicable zoning district (without a principal structure or use) and must be setback a minimum of 5 (five) feet from the *side* and *rear* property lines.