

**HENDERSON COUNTY PLANNING BOARD
MEETING SUMMARY
June 16, 2022
King Street Meeting Room**

Planning Board Members Present:

Steve Dozier, Chair
Jim Miller, Vice Chair
Jennifer Balkcom
Baird Blake
Hunter Marks
Jared Ownbey
Rebecca McCall, BOC Liaison

Planning Board Members Not Present:

Rick Livingston
Trey Ford
Bruce Hatfield

Staff Present:

Autumn Radcliff, Planning Director
Russ Burrell, County Attorney
Matt Champion, Code Enforcement Director
Natalie Berry, Project Engineer/Site Development Director

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

Roll Call: Roll Call was then stated.

Informal Public Comment: Nancy Diaz, the new director for Mountain True introduced herself to the Board.

Adjustment of the Agenda: None.

May 19, 2022, and May 25, 2022, Meeting Summaries: No change to the meeting summary was noted.

LDC Text Amendment Continued Discussion – TX-2022-03, Required Amendments to the Soil Erosion and Sedimentation Control Regulations: Natalie Berry provided the Board with an overview of the required amendments to the Soil Erosion and Sedimentation Control regulations. She stated that these amendments were identified during the annual audit and as required due to adopted State level changes to be in compliance with the model ordinance and statues. The Board discussed the proposed amendments and any potential impacts these required state changes had for the County. Following the Boards discussion, Jim Miller made a motion to send forward a favorable recommendation on the draft amendments. Jennifer Balkcom second the motions. All voted in favor.

LDC Text Amendment Continued Discussion – TX-2022-02, Personal Storage Structures:

Autumn Radcliff stated that on June 6th the Board of Commissioners held a public hearing on text amendment TX-2022-02. During this meeting, the Commissioners voted to send back the amendment so the Planning Board could discuss changes proposed by Commissioner Hill, including reviewing the current standards for temporary portable storage containers. Staff provided the draft amendment approved by the Planning Board and included the proposed changes discussed during the Commissioners meeting.

The Planning Board discussed the suggested changes and amended the draft text for personal storage structures. The Board had an in-depth discussion on these changes.

Following this discussion, Jim Miller made a motion to recommend the draft text amendment with the changes discussed for the personal storage structures. Hunter Marks second the motion. All member voted in favor.

The Board then discussed the amendments to the temporary portable storage containers. Jim Miller made a motion that the Board send forward a favorable recommendation on the changes as presented. Jared Ownbey second the motion. All voted in favor.

Staff Updates: Autumn Radcliff stated that staff is working with the consultant and the changes to the Future Land Use Map as discussed at the joint meeting in May and the next steps. She also mentioned that the Zoning Board of Adjustment will be hearing some applications for Special Use Permits. Some citizens thought those were rezonings and wanted to make the Planning Board aware if asked.

Adjournment: There being no further business, meeting was adjourned at 6:45 PM.