

**HENDERSON COUNTY PLANNING BOARD  
MEETING SUMMARY  
April 18, 2024, at 5:30 PM**

**Planning Board Members Present:**

Jim Miller, Vice Chair  
Trey Ford  
Rick Livingston  
Jared Ownbey  
Linda Bradley  
Bill Lapsley, BOC Liaison

**Planning Board Members Not Present:**

Steve Dozier, Chair  
Robert Griffin  
Hunter Marks  
Bruce Hatfield

**Staff Present:**

Autumn Radcliff, Planning Director  
Janna Bianculli, Senior Planner  
Matt Champion, Zoning Administrator  
Chris Todd, Business and Community Development Director

**Meeting called to order:** Mr. Jim Miller called the meeting to order at 5:30 pm.

**Roll Call:** Roll Call was taken. It was noted that Linda Bradley joined the meeting at 5:34.

**Informal Public Comment:** The Planning Board heard from 2 members of the public related to flooding and recent rain fall event data, as well as the need for stronger conservation subdivision regulations. The speakers provided a handout each to the Board.

**Adjustment of Agenda:** Ms. Autumn Radcliff stated that there were several members absent for this meeting, so staff would provide a brief overview of each item and the Planning could discuss in more detail at the May meeting when the full board could be in attendance. The Board agreed with this. No adjustments to the agenda was made.

**March 21, 2024, Meeting Summary:** No change to the meeting summary was noted.

**Draft Implementation Plan (2045 Comprehensive Plan) Discussion:** Ms. Janna Bianculli gave a brief PowerPoint presentation on the Implementation Plan structure and purpose. She stated that the plan will require multiple boards, committees, and county staff to implement over the next 20 years. She stated that the draft Implementation Plan is structured into four phases. Each phase represents a 5-year period with the completion date of each recommendation assigned to a phase, although work may begin much sooner. It was noted that some recommendations are shown as ongoing and is not assigned to a specific phase.

Ms. Bianculli showed an example of how a recommendation will appear in the table and explained how to use the table. The Board provided consensus on the format. Staff explained that the full draft Implementation Plan would be provided to the Board prior to the May meeting for review. It is anticipated that the Board will not make a recommendation until the June meeting. The Implementation Plan will be forwarded to the Board of Commissioners for their acceptance following the Planning Boards approval.

**Land Development Code Rewrite Discussion:** Ms. Autumn Radcliff provided the Planning Board an overview of the rewrite process that was presented to the Board of Commissioners on April 17<sup>th</sup>. She stated that the top priority in the Implementation Plan is the Land Development Code (LDC) rewrite and associated zoning map amendments.

She stated that when the LDC was adopted in 2007, most of the county was zoned OU (Open Use) which had no density restrictions, no minimum lot size requirements, and no setbacks. The county now has traditional zoning districts in place for the entire county, and these will remain valid and in place during the rewrite process. The LDC rewrite process will take time to complete (approximately 12 months) and will include several changes to the current code and corresponding zoning map to align with the newly adopted Future Land Use map. Some recommended changes that staff has identified include:

- Revise and add residential zoning districts that correspond to the density proposed in the 2045 Comprehensive Plan
- Decrease the overall number of special use permits
- Review supplemental requirements for all uses and allow uses to be permitted by right with the appropriate corresponding standards
- Add new identified uses to the table of permitted and special uses
- Review references to federal and state general statutes as well as local ordinances
- Update review processes and procedures

Ms. Radcliff explained that the first step in the rewrite process is to determine the zoning districts before the descriptions or allowed uses can be discussed. The zoning map amendments will also be considered in the process withing the coming months.

Commissioner Lapsley stated the urgency to get the new districts established with the allowed uses and the associated zoning amendments. Mr. Rick Livingston stated that he wanted to make sure there was public involvement on the zoning rewrite from the community and organized groups or communities like the Etowah area. Ms. Radcliff stated that there will be public participation throughout the process. She noted that staff will divide the county into 3 sections (which will cover the entire county) and concentrate public meetings for the community in these 3 main areas. In addition, staff will try to meet with some of the more organized communities as part of the public participation. Staff will provide the Board with a draft of the zoning district structure at the May meeting for discussion. These early decisions are necessary before discussing the use table.

**Staff Updates:** Ms. Autumn Radcliff stated that the current Chair, Steve Dozier, has decided to not seek reappointment, so the Board of Commissioners has appointed Jason Davis. She said that this was Steve's last official meeting, but he had plans to be out of town. She said that staff will have a small reception at 5:00 on May 16<sup>th</sup> in the King Street Meeting room prior to the Planning Board meeting. Ms. Radcliff noted that the Board will need to elect a Chair and Vice Chair at the May meeting as well.

**Adjournment:** With no further business, the meeting was adjourned at 6:28 pm.