

**HENDERSON COUNTY PLANNING BOARD
MEETING MINUTES
April 17, 2025, at 5:30 PM**

Planning Board Members Present:

Jim Miller, Acting Chair
Trey Ford
Jared Ownbey
Linda Bradley
Bruce Hatfield
Jason Davis
Bill Lapsley, BOC Liaison

Planning Board Members Not Present:

Robert Griffin
Hunter Marks, Chair
Rick Livingston, Vice Chair

Staff Present:

Autumn Radcliff, Planning Director
Russ Burrell, County Attorney
Matt Champion, Code Enforcement Director/Zoning Administrator
Carlos Martinez, Planner I

Meeting called to order: Mr. Jim Miller called the meeting to order.

Roll Call: Roll call was taken.

Elect Meeting Chair: Since both the Chair and Vice Chair were absent, Mr. Jason Davis made a motion to appoint Jim Miller as the acting Chair for the meeting. Mr. Trey Ford seconded the motion. All voted in favor.

Informal Public Comment: None.

Adjustment of Agenda: None.

March 20, 2025, Meeting Minutes: No change to the meeting minutes was noted. Mr. Bruce Hatfield made a motion to approve the meeting minutes. Mr. Jason Davis seconded the motion. All voted in favor.

Rezoning Application (R-2025-03), Ridge Road: Mr. Carlos Martinez stated that staff received rezoning application #R-2025-03, for PIN: 9599-32-1880, owned by Rolling Ridge, Inc (hereafter the subject area). The subject area is located on Ridge Road and J H Hyder Road. The owner has requested the 1.28-acre property be rezoned from Industrial (I) to Residential Two Rural (R2R). The application was submitted on February 12, 2025, and Chris Stepp is the agent for the application.

The Technical Review Committee reviewed this application on April 15, 2025, and voted to forward the item to the Planning Board for its review and recommendation.

The Board heard from one adjacent property owner who had questions about the rezoning request. Following Planning Board questions, Mr. Bruce Hatfield made a motion to send forward a favorable recommendation on the rezoning request stating that it was consistent with the 2045 Comprehensive Plan. Mr. Jared Ownbey seconded the motion. All voted in favor.

Text Amendment (#TX-2025-03), Law Enforcement Facility: Ms. Autumn Radcliff stated that the Land Development Code (LDC) provides for a police station use that is typically related to municipalities but does include county sheriff or local law enforcement establishments found in the county's jurisdiction. The proposed amendment will replace police station use with law

enforcement establishments and include those associated uses. To be consistent with other governmental uses, these establishments would be permitted in all zoning districts with supplemental requirements.

The Technical Review Committee reviewed this application on April 15, 2025, and voted to forward the item to the Planning Board for its review and recommendation.

Mr. Trey Ford made a motion to send the Board of Commissioners a favorable recommendation on the text amendment as presented and stated that it is consistent with the 2045 Comprehensive Plan recommendations. Ms. Linda Bradley seconded the motion. All voted in favor.

Staff Updates: Ms. Radcliff explained that the Board will have several items at the May meeting for discussion. She also stated that the Board of Commissioners at its meeting yesterday selected Inspire Placemaking to assist with the Land Development Code rewrite. Staff will begin working with them in the next couple of weeks.

Mr. Bill Lapsley stated that there were several legislative bills being considered. He said the Board is watching these closely and has scheduled a special called meeting so that they can discuss and respond to local representatives.

Adjournment: The meeting was adjourned at 5:45 pm.