

# REQUEST FOR BOARD ACTION

## HENDERSON COUNTY PLANNING BOARD

**MEETING DATE:** April 18, 2024

**SUBJECT:** Land Development Code Rewrite

**PRESENTER:** Autumn Radcliff, Planning Director  
Janna Bianculli, Senior Planner

**ATTACHMENTS:** None

### SUMMARY OF REQUEST:

With the adoption of the 2045 Comprehensive Plan, the Planning Board is currently working on the draft Implementation Plan. The first priority in the Implementation Plan is the Land Development Code (LDC) rewrite and associated zoning map amendments.

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

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, but the districts needed to be established first. Staff will provide the Planning Board with a draft project schedule and begin discussing the new zoning districts at the April meeting.

### BOARD ACTION:

The Planning Board is requested to provide direction on the information presented at the meeting.

**Suggested Motion:** None.