

**HENDERSON COUNTY PLANNING BOARD
MEETING SUMMARY
March 21, 2024, at 5:30 PM**

Planning Board Members Present:

Steve Dozier, Chair
Jim Miller, Vice Chair
Robert Griffin
Trey Ford
Jared Ownbey
Bruce Hatfield
Linda Bradley
Bill Lapsley, BOC Liaison

Planning Board Members Not Present:

Rick Livingston
Hunter Marks

Staff Present:

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

Meeting called to order: Mr. Steve Dozier called the meeting to order at 5:30 pm.

Roll Call: Roll Call was taken.

Informal Public Comment: The Planning Board heard from 2 members of the public related to flooding and floodplain development, and cell towers concerns.

Adjustment of Agenda: None.

February 15, 2023, Meeting Summary: No change to the meeting summary was noted.

Cell Tower Discussion: Mr. Matt Champion stated that the Land Development Code (LDC) regulates cell towers based on 3 category types. He went over the different category types including setbacks and tower heights. The Board was provided with a packet of information and provided an overview of this information. The County Attorney also explained the legal restrictions to how communication towers may be regulated. The Board also heard concerns from 2 members of the public dealing with health and safety, setbacks, and community impact of new cell towers.

The Board discussed the item and asked questions of staff and the County Attorney. The Planning Board noted that if any amendments to the cell tower regulations were needed, they would be considered. This item was for informational purposes only. No action was required.

LDC Text Amendments Based (TX-2024-01): Ms. Autumn Radcliff and Ms. Janna Bianculli provided an update on the 2045 Comprehensive Plan. It was noted that the Board of Commissioners adopted the plan at their meeting on March 20th. With the adoption of the plan, staff identified several amendments to the LDC that were needed until the county could complete a rewrite of the code. These amendments would convert language from the old comprehensive plan to corresponding terminology in the new 2045 Comprehensive Plan. The Board was presented with a draft of the amendments proposed.

After some discussion, Mr. Jim Miller made a motion to send forward a favorable recommendation on the proposed “band-aid” amendments and that the amendments were consistent with the 2045 Comprehensive Plan. Mr. Robert Griffin second the motion. All voted in favor.

2045 Comprehensive Plan – Next Steps: Ms. Radcliff stated that the next steps for the Planning Board will be to draft the Implementation Plan for the 2045 Comprehensive Plan. Staff will begin working on the Implementation Plan and bring the first draft to the Planning Board at its April meeting. Staff stated that one of the first priorities in the Implementation Plan was the LDC rewrite and associated zoning map amendments. There was a long discussion with the Planning Board and the BOC Liaison, Commission Lapsley, about the timing and need for these amendments. It was noted that unlike in 2007 with the LDC was adopted, the county was zoned OU (Open Use). The County now has traditional zoning in place that would remain until the LDC could be rewritten.

Staff stated that the rewrite will include additional zoning districts to match with the 2045 Comprehensive Plan recommendations, reduce the number of SUP’s, include a review of the Table of Uses, recommendations for additional uses and a review of the SR requirements for those uses. Staff will start determining the new zoning districts, particularly the residential districts, and bring a draft to the Planning Board at its April meeting. Staff stated that the zoning districts will need to be determined before the descriptions or allowed uses can be considered. Staff stated that the map amendments would also be considered in the process, but that the districts needed to be established first and would try to work on some examples.

Staff Updates: None.

Adjournment: With no further business, the meeting was adjourned at 7:10 pm.