

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE

MEETING DATE: April 15, 2025

SUBJECT: LDC Text Amendment (TX-2025-03), Law Enforcement Establishment

PRESENTER: Autumn Radcliff, Planning Director

ATTACHMENTS: 1. Draft Amendment

SUMMARY OF REQUEST:

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.

BOARD ACTION:

The TRC is requested to make a recommendation on the proposed amendment before forwarding to the Planning Board for its review and recommendation. The Board of Commissioners must hold a public hearing prior to adopting any amendments to the Land Development Code.

Suggested Motion:

I move that the TRC find the attached text amendment of the LDC is consistent with the County Comprehensive Plan and recommend review by the Planning Board.

Text Amendment Summary: 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 replaces the police station use with law enforcement establishment use and includes those associated uses. To be consistent with other governmental uses, these establishments would be permitted in all zoning districts with supplemental requirements (SR).

Amendment: Replace Police Station use with Law Enforcement Establishment use

Law enforcement establishment will replace the definition for police station and the use will be added to the Table of Uses and allowed as a permitted use in all zoning districts per the supplemental requirements listed below.

Law Enforcement Establishment SR

- (1) Site Plan. Major *Site Plan* required in accordance with §42-330 (Major Site Plan Review).
- (2) Lighting. *Adequate lighting* shall be placed in areas used for vehicular/pedestrian access including, but not limited to, stairs, sidewalks, crosswalks, intersections, or changes in grade. *Lighting mitigation* is required.
- (3) Accessibility. *Roads* shall be maintained for motor/emergency vehicle access.
- (4) Operations. No *drills* are to be held before 6:00 a.m. or after 10:00 p.m.
- (5) Accessory Uses. Accessory uses typically associated with law enforcement activities shall be permitted as part of these establishments and must adhere to any supplemental requirements with the following exemptions:
 - a. Outdoor storage is permitted by right and may be permitted in the front yard.
 - b. Automobile and equipment services shall not be considered an accessory use and shall be permitted as a separate use per the Land Development Code and associated supplemental requirements.
 - c. Shooting ranges shall not be considered an accessory use and shall be permitted as a separate use per the Land Development Code and associated supplemental requirements.