

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: December 4, 2006

SUBJECT: Meeting Schedule for Land Development Code Workshops and Public Hearings

ATTACHMENTS: 1. Staff Memorandum

SUMMARY OF REQUEST:

The Board of Commissioners referred the draft Land Development Code to the Planning Board for further review and consideration. The Planning Board has met numerous times since July to re-draft the Land Development Code. On Monday, November 15, 2006, the Planning Board with a 9-0 vote unanimously recommended a new draft. The Planning Staff and consultant are incorporating the latest changes requested by the Planning Board.

It would be appropriate for the Board of Commissioners to schedule a workshop and hearings to discuss the coming draft. The new draft will be delivered to the Commissioners as soon as the recent changes are completed. Please refer to the attached memorandum for consideration of meeting dates.

BOARD ACTION REQUESTED:

Planning Staff requests the Board of Commissioners to schedule workshop and public hearing dates.

Suggested Motion: I move that the Board call special meetings and public hearings to be held at the dates, times and location discussed by the Board.

MEMORANDUM

TO: Henderson County Board of Commissioners

FROM: Anthony Starr, Planning Director

DATE: December 4, 2006

SUBJECT: Land Development Code – Workshop and Public Hearing Dates

On November 15, 2006 the Planning Board unanimously (9-0 vote) recommended the new draft of the Land Development Code (LDC) to the Board of Commissioners for consideration and adoption. On November 15, 2006 the Board of Commissioners directed staff to prepare draft schedule to provide for review of the Land Development Code and public hearings. The Planning Board is now considering the new zoning map that will be required. It is anticipated that these maps and the draft LDC will be available by December 11, 2006.

Planning Staff proposes that the Board of Commissioners schedule a workshop to begin the review of the draft LDC. The suggested date is:

Monday, December 11, 2006 6pm Board of Commissioners Meeting Room

Subsequent workshops can be scheduled as needed.

Prior to adoption of the draft LDC and zoning map, one public hearing is required. Given the potential level of public interest, it may be appropriate to schedule additional hearings. The suggested public hearing dates are:

Tuesday, January 23, 2007	6pm	Location TBD
Tuesday, January 30, 2007	6pm	Location TBD
Thursday, February 1, 2007	6pm	Location TBD

Planning staff suggests the Board choose two dates. Should attendance exceed expectations, the hearing could be continued to another specific day without re-advertising.

Following the public hearings, the Board may adopt the new LDC at anytime. The Board may desire to hold additional workshops to discuss changes after receiving public comments. The Board could schedule these additional workshops once the public hearings are held. Using this proposed schedule, adoption of the new LDC could occur as early as February or March.