

**MEETING SUMMARY**  
HENDERSONCOUNTY PLANNING BOARD  
November 21, 2013

Planning Board Members Present

Steve Dozier, Chair  
Tommy Laughter, Vice-Chair  
Mike Cooper  
David Blackley  
Wayne Garren  
Marilyn Gordon  
Rick Livingston  
Lee Roy Nicholson  
Commissioner Grady Hawkins

Planning Board Members Not Present

Stacy Rhodes

Staff Present:

Autumn Radcliff, Senior Planner  
Parker Sloan, Planner  
John Mitchell, Business and Community  
Development Director  
Jenny Maybin, Planning Board Secretary

Others Present:

Larry Rogers

Meeting called to order: Chairman Dozier called the meeting to order and Roll Call was stated.

Annual Appointment of Officers: Vice-Chairman Dozier asked if there were any nominations. Mike Cooper nominated Steve Dozier for Chair. Rick Livingston seconded the motion. All Board members voted in favor of the motion. Lee Roy Nicholson made a motion to elect Tommy Laughter for Vice-Chair. Rick Livingston seconded the motion. All Board members voted in favor of the motion. Secretary position was is to remain the same. All Board members voted in favor of the motion.

Adjustment of Agenda: No adjustments were noted.

October Meeting Summary: No adjustments were made.

Rezoning #2013-05 for Jesse Harris-Presenter, Parker Sloan, Planner:

Mr. Sloan briefly explained Rezoning Application #R-2013-05, which was submitted on October 25, 2013, requests the County rezone a 4.95 acre tract. The applicant requests a rezoning from a Residential One (R1) to a Local Commercial (LC) zoning district. The subject area is owned by Jessie Harris (PIN: 9579-63-6917). Wayne Garren made a motion that the Planning Board recommend the Board of Commissioners approve rezoning application #R-2013-05 to rezone the subject area to a Local Commercial (LC) zoning district based on the recommendations of the Henderson County 2020 Comprehensive Plan. Mike Cooper seconded the motion. All Board Members were in favor of the motion.

Draft GRTZ Community Plan-Presenter: Autumn Radcliff, Senior Planner

Ms. Radcliff briefly reviewed the GRTZ Community Plan with the board members. Mike Cooper made a motion that the Planning Board recommend the Board of Commissioners approve and adopt the Draft Green River-Tuxedo-Zirconia Community Plan. Wayne Garren seconded the motion. All Board Members were in favor of the motion.

Text Amendments- Presenter: Autumn Radcliff, Senior Planner

Ms. Radcliff went over each of the proposed text amendments. Rick Livingston made a motion to accept the changes as discussed to the text amendments regarding agricultural signs. Wayne Garren seconded

the motion. All Board Members were in favor of the motion. Wayne Garren made a motion to accept the changes made to the road setbacks in Commercial Zoning Districts. Lee Roy Nicholson seconded the motion. All Board Members were in favor of the motion. The other text amendments regarding improvement guarantees and permitted were tabled until the December meeting. A subcommittee of the Planning Board was appointed to recommend expanding allowed uses in certain zoning districts. Steve Dozier, Mike Cooper and Rick Livingston were appointed to the subcommittee and will bring back recommendations at the December Planning Board meeting.

Staff Reports: Ms. Radcliff stated the County adopted a reformatted condensed version of the county codes. The Land Development Code is now section 42. Mr. Mitchell stated the number of permits is still at a record high for the county.

Public Input: No public input was noted. The Planning Board recommended that public input be at the beginning instead of the end of each meeting.

Adjournment: There being no further business, meeting was adjourned 7:04 P.M.