

**HENDERSON COUNTY PLANNING BOARD**  
**MEETING SUMMARY (Electronic Meeting Via Zoom Communications)**  
**November 19, 2020**

**Planning Board Members Present:**

Steve Dozier, Chair  
Jennifer Balkcom  
Baird Blake  
Jim Miller  
Hunter Marks  
Rick Livingston  
Rebecca McCall, BOC Liaison

**Planning Board Members Not Present:**

Trey Ford  
Paul Patterson  
Bruce Hatfield

**Staff Present:**

John Mitchell, Business & Community Development Director  
Autumn Radcliff, Planning Director  
Matt Champion, Project Development Planner

**Meeting called to order:** Mr. Steve Dozier called the meeting to order.

**Roll Call:** Roll Call was then stated.

**September 17, 2020 Meeting Summary:** No change to the meeting summary was noted.

**Informal Public Comment:** None.

**Continued Discussion of 2020 Annual LDC Text Amendments (TX-2020-01); Presenter:**  
**Autumn Radcliff, Planning Director.** Ms. Radcliff stated that the draft text amendments the Planning Board reviewed on September 17<sup>th</sup> were discussed by the BOC on October 21<sup>st</sup>. The BOC requested to send back the text amendments to the Planning Board for further review. She stated that staff has revised the draft text amendments based on discussions during the BOC meeting for the Planning Board to discuss.

Ms. Radcliff stated that the revised draft amendments include the following changes:

- Requiring special fill permits to be approved by the Board of Commissioners as a conditional rezoning request only when it meets 1 of the 5 specific requirements
- No change in removing permeable surface requirement for multi-family developments
- Allowing accessory structures in the front yard with a special use permit
- Conditional rezoning resubmittal requirements to meet 1 of 4 specific requirements in order to reapply within 12 months of denial
- Additional clarification on the definition of a home school
- Add definition for separation setback to be measured from the property line of the proposed use to the property line of the adjacent use

No motion was necessary as the proposed text amendments will be reviewed and voted on by the Planning Board at the December 17, 2020 meeting. Following the Boards direction, staff will revise the proposed text amendments and bring to the Planning Board in December. Ms. Radcliff stated that a couple of these text amendments may require further discussion by the Board and those would be addressed at a future Planning Board meeting.

**Staff Reports:** No updates from staff.

**Adjournment:** There being no further business, meeting was adjourned at 5:55 PM.