

**HENDERSON COUNTY PLANNING BOARD**  
**MEETING SUMMARY (Electronic Meeting Via Zoom Communications)**  
**December 17, 2020**

**Planning Board Members Present:**

Steve Dozier, Chair  
Jim Miller, Vice Chair  
Trey Ford  
Bruce Hatfield  
Hunter Marks  
Paul Patterson  
Rebecca McCall, BOC Liaison

**Planning Board Members Not Present:**

Baird Blake  
Jennifer Balkcom  
Rick Livingston

**Staff Present:**

John Mitchell, Business & Community Development Director  
Autumn Radcliff, Planning Director

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

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

**November 19, 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): Special Fill Permits, Permeable Pavement Requirements, Accessory Structures and Home Schools:**

**Presenter: Autumn Radcliff, Planning Director.** Ms. Radcliff stated The Planning Board reviewed the draft text amendments to the LDC as part of the 2020 annual review at its meeting on September 17<sup>th</sup>. The Planning Board voted unanimously to forward a favorable recommendation on the proposed amendments. The draft amendments included:

- Requiring special fill permits to be approved by the Board of Commissioners as a conditional rezoning request
- Removing permeable surface requirement for multi-family developments
- Allowing accessory structures in the front yard
- Clarify home school uses

On October 5<sup>th</sup>, the Board of Commissioners help a public hearing on the draft text amendments. Following the public hearing and discussion by the Commissioners, the Board voted to send the amendments to the Planning Board requesting revisions based on the discussion by the Board. The Planning Board discussed the Board of Commissioners concerns and provided staff feedback on the amendments. Staff has revised the proposed amendments as discussed by the Planning Board. A couple of the amendments (conditional rezoning resubmittals and separation setbacks) require further discussion by the Board and will be processed at a later date to allow the Board to review and process amendments required under 160d that are time sensitive.

Following Board discussion, Mr. Bruce Hatfield made a motion to approve the text amendments as presented with the revisions and based on the recommendations of the CCP. Mr. Trey Ford seconded the motion. All members voted in favor.

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

**Adjournment:** There being no further business, meeting was adjourned at 5:45 PM.