

**HENDERSON COUNTY PLANNING BOARD
MEETING SUMMARY
January 20, 2022
King Street Meeting Room**

Planning Board Members Present:

Steve Dozier, Chair
Jim Miller, Vice Chair
Jennifer Balkcom
Baird Blake
Trey Ford
Bruce Hatfield
Hunter Marks
Jared Ownbey

Planning Board Members Not Present:

Rick Livingston
Rebecca McCall, BOC Liaison

Staff Present:

Autumn Radcliff, Planning Director
Russ Burrell, County Attorney
Janna Bianculli, Senior Planner
Grayson Taylor, Planner III
Austin Parks, Planner I

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

Roll Call: Roll Call was then stated.

Informal Public Comment: Three members from the public spoke to the Board concerning the 2045 comprehensive plan and its importance in addressing environment concerns, smart growth, housing, modes of transportation, protection for forestland and agriculture lands, and balancing for a strong economy that can be resilient.

Adjustment of the Agenda: None.

December 16, 2021, Meeting Summary: No change to the meeting summary was noted.

Rezoning Application #R-2021-03: 161 Twin Springs Road: Mr. Austin Parks stated that staff received a rezoning application #R-2021-03, which was initiated on December 6, 2021. It requests that the County rezone approximately 5.21 acres of a 21.83-acre parcel from Industrial (I) to Residential District One (R1) zoning district. The subject parcel (PIN: 9651-79-4087) is located at 161 Twin Springs Road (SR 1353).

The Technical Review Committee reviewed the application at its January 4, 2022, meeting, and saw no administrative issues with the request and voted unanimously to forward the application to the Planning Board.

The Board heard from the applicant who stated that he intends to keep the remaining portion for industrial use and replace an existing home with 2 new additional homes in the residential zoning district. The Board expressed concerns with reducing land zoned for Industrial purposes but acknowledge that residential homes were already in the norther portion of this area.

Following Board discussion, Mr. Jim Miller made a motion to send forward a favorable recommendation on the rezoning request. Mr. Jared Ownbey second the motion. The motion passed 6-2 with Mr. Baird Blake and Mr. Trey Ford voting against the motion.

2045 Comprehensive Plan Steering Committee Work Session: Ms. Autumn Radcliff stated that Jake Petrosky with Stewart would provide a presentation. Mr. Petrosky updated the board on the outcome of Phase 1 and what we are working on now. Phase I is complete with the general high level initial public input. He said that there would be additional public input opportunities and workshops in Phase II before the open comment on the draft plan later in Phase III. Mr. Petrosky provided the Planning Board with an overview of some of the top survey comments staff received. Over 6,400 surveys have been submitted which is a good rate of return compared to our county size. The survey is still open for additional comments to come in, but staff has compiled the data from those already received to use as the draft goals are determined. He also stated that the County is continuing to work on the missing areas in the survey demographics to reach those under the age of 55 and particularly those 18–45 years old. It was noted there was a lack of comments related to job growth and industrial and manufacturing land use. Staff explained that therefore the steering committee and BOC must work to balance the County goals for the future and plan for growth while preserving other aspects of our county.

Mr. Petrosky stated that staff will send out information to the Board for its review so that they have time to look through the public input gathered to date. He also stated the next step is working on determining the goals in the plan. The Board had a brief discussion about examples of goals and what was important to them. The Board was asked to think about the goals and provide feedback to staff. The Board would be updated on the process at the February meeting. The Consultant plans to have the next steering committee meeting with the Board in March and will be providing an update to the BOC as well.

Staff Updates: No updates were provided.

Adjournment: There being no further business, meeting was adjourned at 7:16 PM.