

**HENDERSON COUNTY PLANNING BOARD  
MEETING SUMMARY  
May 16, 2024, at 5:30 PM**

**Planning Board Members Present:**

Rick Livingston, Vice Chair  
Jim Miller  
Trey Ford  
Robert Griffin  
Jason Davis  
Bruce Hatfield  
Jared Ownbey  
Linda Bradley  
Bill Lapsley, BOC Liaison

**Planning Board Members Not Present:**

Hunter Marks

**Staff Present:**

Autumn Radcliff, Planning Director  
Janna Bianculli, Senior Planner  
Matt Champion, Zoning Administrator  
Russ Burrell, County Attorney

**Meeting called to order:** Mr. Jim Miller called the meeting to order at 5:30 pm. He thanked Steve Dozier for his years of service and guidance to him as Vice Chair.

**Roll Call:** Roll call was then taken.

**Welcome New Planning Board Member:** Mr. Jim Miller welcomed Jason Davis to the Planning Board. He was appointed to replace Mr. Dozier.

**Election of Chair and Vice Chair:** Mr. Jim Miller opened the nominations for Chair and Vice Chair. Mr. Rick Livingston made a motion to nominate Hunter Marks for Chair. Mr. Mr. Trey Ford seconded the motion. All voted in favor. Mr. Jim Miller made a motion to nominate Mr. Rick Livingston for Vice Chair. Mr. Trey Ford seconded the motion. All voted in favor.

**Informal Public Comment:** The Planning Board heard from one member of the public who was concerned about the recent establishment of a low-impact campground. Staff explained the process of the site plan review that permitted the use.

**Adjustment of Agenda:** There were no adjustments to the agenda.

**April 18, 2024, Meeting Summary:** No change to the meeting summary was noted.

**Conditional Rezoning (R-2024-01-C) Orchards of Naples Road:** Mr. Matt Champion stated that an application was made for an apartment complex off Naples Road near US 25 N. The property is zoned RC (Regional Commercial). Apartment complexes require a conditional rezoning in the LDC, which is why the application is being made. The subject property has access to both water and sewer. The applicant's engineer and agent, Jarred Deritter with WGLA, presented some project specs and answered the Board's questions. After some discussion, Mr. Trey Ford made a motion to send forward a favorable recommendation on the rezoning application with the conditions stated in by the TRC. Mr. Jared Owenby seconded the motion. All voted in favor.

**Draft Implementation Plan (2045 Comprehensive Plan) Discussion:** Ms. Janna Bianculli provided an overview to the Planning Board and handed out the Draft Implementation Plan for the Board to review. The Board asked staff to provide a table that showed the recommendations and action steps grouped by Phase. Ms. Bianculli said that staff will work on additional tables to include in the Implementation Plan. Ms. Autumn Radcliff asked the Board to review the Draft Implementation Plan and be ready to discuss it at the June meeting

**Land Development Code Rewrite Discussion:** Ms. Autumn Radcliff provided the Planning Board an overview of the rewrite process for the members not at the April meeting. She provided the Board with an overview of the new zoning codes. The Planning Board discussed the new districts and requested that staff make minor changes to some residential districts to clarify the abbreviations. The Board gave consensus on the new districts. She said the use table would take some time to develop, but it would be presented to the Board for review before moving forward with the other rewrite steps. Ms. Radcliff also stated that staff was working with the tax department to create an existing land use layer that would be needed for the zoning map

**Staff Updates:** Ms. Autumn Radcliff introduced the board to the new staff planner, Carlos Martinez. Ms. Radcliff also stated that the Board will have applications next month to review at the June meeting. Commissioner William Lapsley updated the Planning Board on the discharge permit for the Edneyville sewer. He provided an overview of the time delays the county has experienced. The BOC will vote on the issue in June. He also stated that the county has contacted property owners where the sewer line would be located.

**Adjournment:** With no further business, the meeting was adjourned at 7:30 pm.