



NEIGHBORHOOD COMPATIBILITY MEETING REPORT
HENDERSON COUNTY COURTHOUSE AND DETENTION
CENTER EXPANSION (25-06-CZD)
NCM MEETING DATES: JANUARY 23, 2025

PETITION REQUEST: Rezoning: Planned Institutional Development- Conditional Zoning District (PID-CZD)
APPLICANT/PETITIONER: Christopher Todd (Assistant County Manager) of Henderson County Government [Applicant] & William Lapsley (County Commissioner Chairman) of Henderson County Government [Owner]

NEIGHBORHOOD COMPATIBILITY MEETING SUMMARY:

A Neighborhood Compatibility Meeting was held for this project on January 23rd, 2025 at 2pm in the 2nd floor meeting room of City Hall, 160 6th Ave. E. and via Zoom. The meeting lasted approximately 1 hour and 1 minutes.

There were 3 members of the public in attendance in-person while 12 attended virtually. The applicant and their development team were present as were 2 members of City staff.

Staff gave the formal introduction and a brief overview of the request.

There were 0 pre-submitted public comments.

The development team presented their project proposal for the proposed courthouse and detention center development.

Concerns and questions from the public related to:

- Consideration of impacts from increased traffic.
- The need for the expansion.
- Discussion on if a TIA would be required.
- Concerns over the public drop off area being an issue.
- The concern of the visual aesthetics of the courthouse structure and how to make it more welcoming.
- Whether the project proposed any sustainable aspects (pervious pavers, solar panels, rooftop gardens, etc.)
- What type of stormwater control measure would be used for the project.
- How the existing tree canopy would be impacted.
- Whether or not bird deterrent stickers would be used on the windows.

Full minutes from the Neighborhood Compatibility Meeting and pre-submitted public comments are available for review by request.