

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: September 3, 2013

SUBJECT: Final Recommendations from the Regulation Review Advisory Committee

PRESENTER: John Mitchell, Business and Community Development Director/
Bert Lemkes, Regulation Review Committee Chairman

ATTACHMENTS: Final Recommendations Review Advisory Committee

SUMMARY OF REQUEST:

The Regulation Review Advisory Committee was formed by the Board of Commissioners to review the County's Code of Ordinances, other regulations, and policies with an eye toward insuring that they are as conducive to economic growth as possible while meeting the broader public needs and expectations that led to their adoption. The committee was charged to report its findings within six months of its formation.

According to its charter, the committee will present its final report.

BOARD ACTION REQUESTED:

No board action suggested. This item is informational only.

Suggested Motion:

No motion suggested.



Planning Department

100 North King Street
Hendersonville, NC 28792

REGULATION REVIEW ADVISORY COMMITTEE **FINAL RECOMMENDATIONS – JULY 11, 2013**

Introduction

The Henderson County Regulation Review Advisory Committee (RRAC) was formed by the Henderson County Board of Commissioners to advise it on how County regulations could be modified to make the County more business-friendly, with an eye toward employment growth. The Committee held meetings on a bi-weekly basis, beginning in April 2013.

The committee sought input from a number of sources. First, business and community groups that have an interest in the Henderson County Code were invited to address the RRAC, with specific issues. Groups that addressed the committee were: Henderson County AgriBusiness, The Henderson County Chamber of Commerce, the Hendersonville Homebuilders Association, the Henderson County Partnership for Economic Development, the Partnership for Economic Progress, and E.C.O.. Second, a community survey was conducted using the county's website, and email lists from partnering organizations. Finally, County staff reported on the use and functionality of the current code.

These recommendations were prepared using the meeting summaries, and feedback from members of the committee and after a lively discussion accepted by a majority vote to present to the Board of Commissioners in a future meeting. They are intended as recommendations for the Board of Commissioners to direct staff in addressing, as the Board sees fit. The recommendations are as follows:

General

- No central source for the Henderson County Code exists, that is easily accessible.

Recommendation: the code should be placed online, indexed and searchable

Text Amendments

- Alcohol consumption and sale is not permitted on county owned property.

Recommendation: review the Facility Use Policy

- Retail business signage regulations, particularly those relating to direct sales of local agricultural products, in the Land Development Code are burdensome to agriculture.

Recommendation: review the on and off premises signs portion of the Land Development Code

- Some setbacks from right of ways are burdensome to commercial development.

Recommendation: review roadway setbacks in the Land Development Code

- The Minimum Housing Code restricts workforce housing options for agricultural businesses.

Recommendation: review agricultural workforce housing in the Minimum Housing Code

Recommendation: coordinate with relevant organizations to promote affordable workforce housing

Regulatory Review Process

- The regulatory review process is too lengthy and cumbersome for some business development projects.

Recommendation: review the permitting process for potential development projects

Recommendation: develop an on request, expedited development process, which may include compressed scheduling of required public hearings

Recommendation: review the possible expansion of permitted uses in the zoning districts

Business and Community Development

- The process for appealing permitting decisions is not clear.

Recommendation: develop a communications plan to make the appeal process more accessible and easily understood

Permitting

- Permitting fees for commercial development projects are higher than those of other counties in the region.

Recommendation: review the fee structure for commercial permits

- Environmental health is not part of the “one stop shop” for county permitting.

Recommendation: review the location of environmental health permitting, and consolidate into the “one stop shop” for county permitting