

## HENDERSON COUNTY PLANNING BOARD

### MINUTES

April 16, 2009

The Henderson County Planning Board met on April 16, 2009 for their regular meeting at 5:30 p.m. in the King Street Meeting Room located at 100 North King Street, Hendersonville, NC. Planning Board members present were Tedd Pearce, Chair, Jonathan Parce, Vice-Chair; Renee Kumor, Tommy Laughter, Steve Dozier, Mike Cooper, Suprina Stepp, and Gary Griffin. Others present included Anthony Starr, Planning Director; Autumn Radcliff, Senior Planner, Sarah Zambon, Associate County Attorney; Mark Williams, Commissioner and liaison to the Planning Board, and Kathleen Scanlan, Secretary. Board member Stacy Rhodes was absent.

Chairman Pearce called the meeting to order and asked for the approval of the March 19, 2009 meeting minutes. Steve Dozier made a motion to approve the minutes subject to one topographical error and Renee Kumor seconded the motion. All members voted in favor.

Adjustment of Agenda. Additions to the agenda by Chairman Pearce were recommendation for a liaison for Dana Community Plan Committee and discussion on the proposed move for the Planning Department and Permitting Department. Both of these will be discussed after public input.

Staff Reports. Mr. Starr announced that Alexis Baker, Planner, is moving to the Engineering Department as an Environmental Program Co-Coordinator. She will be working with the recycling program and the energy concepts of County buildings. He mentioned that most of the Land Development Code amendments were approved by the Board of Commissioners with the exception of four amendments. The four remaining amendments included the two amendments that the Planning Board had not recommended plus the amendments that addressed increasing the density in the R-1 district and the accessory windmills provision. The Board of Commissioners tabled these four amendments and asked Staff to bring back some additional information.

Discuss and Suggested Amendments to the Henderson County 2020 Comprehensive Plan

Economic Development Element. Mr. Starr stated that the 2020 County Comprehensive Plan (CCP) is scheduled to undergo an annual review for minor and administrative changes and a thorough revision in the years 2010, 2015, and 2020. He said that because of the decrease in the present Staff, we would not be able to undergo a thorough revision of the CCP, but would go through the major elements in the County Comprehensive Plan (CCP) and update each one

individually. He said that Staff feels that the Economic Development Element is a priority and should be reviewed first due to the current economy and market. He said that Staff has been working with business leaders in Henderson County (such as Andrew Tate of HC Partnership for Economic Development and Larry Rogers of HC Partners for Economic Progress) to update the economic section and associated recommendations in the CCP. No amendments have been drafted at this point but Mr. Staff said he wants the Planning Board to come up with recommendations as well as other groups and draft potential amendments or changes to the CCP. Mr. Dozier asked Mr. Tate whether he sees any parts of the CCP that could cause problems in bringing industry or recruiting industry at this point. Mr. Tate said that the foundation of the CCP is solid and the four recommendations stated in the Plan will still remain the same but he feels that the sub-strategies could be worked on and adjusted accordingly since its writing almost five years ago. Chairman Pearce felt that the Board could discuss some prioritization of each section and updating it. Mark Williams suggested getting together with Mr. Pearce on how to approach these changes. Chairman Pearce requested that Mr. Dozier work with Mr. Tate and Mr. Rogers on some preliminary recommendations to this element and write a report for the Planning Board on their findings and bring back within 45 to 60 days. Renee Kumor added that the report should note all of the items that have already been accomplished and the date they were accomplished.

Planning Department Subdivision Geo-database. Ms. Radcliff stated that the Planning Department wanted the Board to be aware that they have been working on developing a GIS (Geographic Information System) Subdivision Geo-database. The subdivision geo-database will eventually contain information for all subdivisions on file with the Planning Department. She stated that the department files date back to 1988, and currently Staff has entered all major subdivisions since 2000 and all minor subdivisions from 2007 to the current date into the database. Staff will continue working on the files until all the files have been put into the database. She presented a PowerPoint presentation showing the background and types of subdivisions that are put into the system and all the details and specifics about the subdivision database. While Staff primarily uses this geo-database to identify locations of existing subdivisions and to keep track of relevant data associated with these subdivisions, other departments are interested in eventually utilizing this information for such purposes as emergency response and police patrol.

Introduction to Utility Scale Wind Power. Ms. Radcliff stated that utility scale wind power is becoming more popular for the Eastern U.S. including a number of potential sites throughout all regions in North Carolina. Currently, the Land Development Code (LDC) does not specifically allow for small scale wind turbines/mills or for large scaled utility wind turbines. She said the Planning Board recommended a proposed text amendment to the LDC for these small wind

turbines/mills as an accessory use, and this amendment is being considered by the Board of Commissioners but has not been approved. She stated that many jurisdictions are developing regulations or ordinances to address these projects, and the North Carolina Wind Working Group has developed a model wind ordinance to help communities design a local wind ordinance.

Regulations for utility scaled wind power will need to be addressed in Henderson County during a future round of text amendments. A presentation was given explaining what wind energy is, where in the U.S. current ones have been installed, the economic development impacts, proposal for an amendment to regulate utility scaled wind projects during the LDC 2009 annual review and the issues that need to be addressed regarding regulations, their dimensions, and the areas that they would be allowed.

Other Business.

Mr. Starr stated that Staff presented to the Board of Commissioners a draft of the Dana/East Flat Rock Plan. At their meeting, they suggested that the two areas be separated, therefore; Staff plans on starting with the Dana area first. He said that the charter and the map will be taken back to the Board in the near future showing just the Dana Community Plan. This Plan will encompass all of the area east of I-26 and some of the area around Tracy Grove Road. He said with the other community plans, it will require a liaison to the Planning Board and therefore a recommendation for one of the Planning Board members to serve on the Committee. Chairman Pearce recommended Tommy Laughter and all members were in favor.

Chairman Pearce brought up the issue of the Planning and Central Permitting Departments' potential move to the old health department building on Spartanburg Highway. He feels that the present location is desirable both for the employees work area and the size of the meeting room to accommodate the citizens that attend Planning Board meetings and other public meetings. He suggested that if the plan is to move these departments, then arrangements for an adequate facility for the public to attend the Planning Board meetings should be made. Mark Williams discussed the fact that the Commissioners talked about various issues on the adequate facility plan. Some of the factors involved dealing with the best way to use the old health department, how to handle the overflow problem of the new courthouse and the problem of the potential consolidation of the Sheriff's office. He said they are looking at a wide variety of the uses of all the public facilities and trying to see who and where best utilizes the space that is available. He stated that there will be a workshop to discuss this matter on Thursday, April 23, 2009 at 3:00 p.m. at the Historic Courthouse and invited any and all members to attend.

Adjournment There being no further business, the meeting was adjourned at 6:35 p.m. All members voted in favor.

---

Tedd Pearce, Chairman  
Henderson County Planning Board

---

Kathleen Scanlan, Secretary

A large, stylized watermark reading "DRAFT" in a bold, blocky font. The letters are filled with a dark gray cross-hatch pattern. The "D" is on the left, "R" is in the center, "A" is to the right of "R", and "F" is to the right of "A". The "T" is at the top right, pointing downwards. The letters are slightly slanted to the right.