

MINUTES

**STATE OF NORTH CAROLINA
COUNTY OF HENDERSON**

**BOARD OF COMMISSIONERS
WEDNESDAY, AUGUST 16, 2023**

The Henderson County Board of Commissioners met for a regularly scheduled meeting at 9:30 a.m. in the Commissioners' Meeting Room of the Historic Courthouse on Main Street, Hendersonville.

Those present were Chairman Rebecca McCall, Vice-Chair Mike Edney, Commissioner William Lapsley, Commissioner Daniel Andreotta, Commissioner David Hill, County Manager John Mitchell, Assistant County Manager Amy Brantley, Attorney Russ Burrell, and Clerk to the Board Denisa Lauffer.

Also present were: Director of Business and Community Development Christopher Todd, Finance Director Samantha Reynolds, Budget Manager/Internal Auditor Sonya Flynn, Budget Analyst Jennifer Miranda, Engineer Marcus Jones, Chief Communications Officer Mike Morgan, Health Department Director Steve Smith, Senior Planner Janna Bianculli, Human Services Planner/Evaluator Jodi Grabowski, Adult Recovery Court Coordinator Daniel Conway, Capital Project Manager Bryan Rhodes, Capital Projects Superintendent Brian Cotton, DSS Director Jerrie McFalls, Wellness Center Director Dr. Jamie Gibbs, Environmental Health Supervisor Seth Swift, IT Director Mark Seelenbacher, Parks & Recreation Director Bruce Gilliam, PIO Kathy Finotti – videotaping, and Deputy Chris Stepp provided security

CALL TO ORDER/WELCOME

Chairman McCall called the meeting to order and welcomed all in attendance.

INVOCATION

Commissioner Hill provided the invocation.

PLEDGE OF ALLEGIANCE

Chairman McCall led the Pledge of Allegiance to the American Flag.

INFORMAL PUBLIC COMMENT

1. Jane Fiore O'Donnell spoke in support of a dedicated facility for the senior citizen population of Henderson County.
2. Chris Walters spoke about the purpose of government. Taxes. Social Security, Medicare, Water and Sewer system needs, and Health department vaccinations.
3. Marty McCall spoke in opposition to the development of the Etowah Valley Golf Course. He believes the golf course is the identity of the Etowah Community.
4. Brittany Brady spoke regarding the comprehensive plan and the need for appropriate zoning regulations in the hope of growth in the industrial community.
5. Kelly Leonard spoke regarding the importance of the zoning regulations to be included in the comprehensive plan. He was in support of preserving industrial-zoned sites.
6. Chip Gould spoke in support of preserving industrial-zoned sites in the County.
7. Dr. John Bryant spoke regarding balancing industry with agricultural and residential areas of the county while developing the 2045 Comprehensive Plan.

Approved: September 5, 2023

8. Michael Taylor, who owns Pops Diner, spoke about the lack of parking available at his restaurant due to the ongoing construction projects by both the City and the County.

DISCUSSION/ADJUSTMENT OF AGENDA

Commissioner Lapsley made the motion to approve the agenda. All voted in favor, and the motion carried.

CONSENT AGENDA consisted of the following:

Minutes

Draft minutes were presented for Board review and approval of the following meeting(s):
August 7, 2023 - Regularly Scheduled Meeting

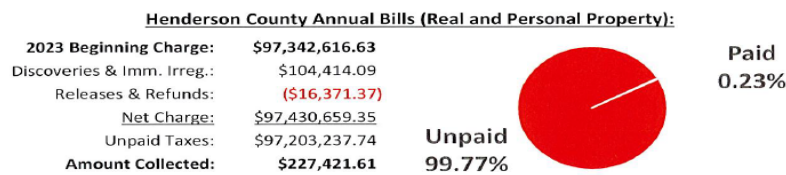
Motion:

I move the Board approve the minutes of August 7, 2023.

Tax Collector’s Report

The report from the office of the Tax Collector was provided for the Board’s information.

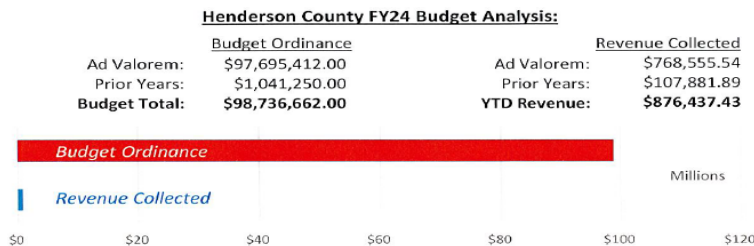
Please find outlined below collections information through August 6, 2023 for 2023 real and personal property bills to be mailed on August 15, 2023. Vehicles taxes are billed monthly by NC DMV.



Henderson County Registered Motor Vehicles (As Collected by NC DMV):

Net Charge:	\$542,266.89
Unpaid Taxes:	\$1,132.96
Amount Collected:	\$541,133.93

99.79%



2023.116 2024 Holiday Schedule

The proposed 2024 Holiday Schedule was presented for Board review and approval.

**HENDERSON COUNTY
2024 HOLIDAY SCHEDULE**

HOLIDAY	DATE(S)	WEEKDAY(S)
New Year’s Day	January 1, 2024	Monday
ML King Jr.’s Birthday	January 15, 2024	Monday

Approved: September 5, 2023

Good Friday	March 29, 2024	Friday
Memorial Day	May 27, 2024	Monday
Independence Day	July 4, 2024	Thursday
Labor Day	September 2, 2024	Monday
Veteran’s Day	November 11, 2024	Monday
Thanksgiving	November 28 & 29, 2024	Thursday & Friday
Christmas	December 24, 25 & 26, 2024	Tuesday, Wednesday & Thursday

Motion:

I move the Board approve the 2024 Holiday Schedule as presented.

2024 Animal Services Center (Shelter) Closing Schedule

The proposed 2024 Operating Schedule for the Animal Services Center was presented for Board review and approval:

HOLIDAY	DATE(S)	WEEKDAY(S)
New Year’s Day	January 1, 2024	Monday
ML King Jr.’s Birthday	January 15, 2024	Monday
Good Friday	March 29 & 30, 2024	Friday & Saturday
Memorial Day	May 27, 2024	Monday
Independence Day	July 4, 2024	Thursday
Labor Day	September 2, 2024	Monday
Veteran’s Day	November 11, 2024	Monday
Thanksgiving	November 28, 29 & 30, 2024	Thursday, Friday & Saturday
Christmas	December 24, 25 & 26, 2024	Tuesday, Wednesday & Thurs

Motion:

I move the Board approve the 2024 Animal Services Operating Schedule as presented.

2024 Solid Waste Operating Schedule

The proposed 2024 Solid Waste Operating Schedule was presented for Board review and approval.

New Year’s Day	January 1, 2024	Monday
ML King, Jr.’s Birthday	January 15, 2024	Monday
Good Friday	March 29 & 30, 2024	Friday & Saturday
Memorial Day	May 27, 2024	Monday
Independence Day	July 4, 2024	Thursday
Labor Day	September 2, 2024	Monday
Veteran’s Day	November 11, 2024	Monday

Approved: September 5, 2023

Thanksgiving	November 28, 2024	Thursday
Christmas	December 24 & 25, 2024	Tuesday & Wednesday

Motion:

I move the Board approve the 2024 Animal Services Operating Schedule as presented.

2024 Library Schedule

The proposed 2024 Library Schedule was presented for Board review and approval.

2024 LIBRARY SCHEDULE

HOLIDAY	DATE(S)	HOURS
New Year's Day	Monday, January 1, 2024	Closed
ML King, Jr.'s Birthday	Monday, January 15, 2024	Closed
	Thursday, March 28, 2024	Main Library closes @ 5:00 PM
Good Friday	Friday, March 29, 2024	Closed
Memorial Day	Monday, May 27, 2024	Closed
Independence Day	Thursday, July 4, 2024	Closed
Labor Day	Monday, September 2, 2024	Closed
Columbus Day	Monday, October 14, 2024	Closed- <i>Staff Development Day</i>
Veterans Day	Monday, November 11, 2024	Closed
	Wednesday, November 27, 2024	Main Library closes @ 5:00 PM
Thanksgiving	Thursday, November 28, 2024	Closed
	Friday, November 29, 2024	Closed
	Monday, December 23, 2024	All Branches close @ 5:00 PM
	Tuesday, December 24, 2024	Closed
Christmas	Wednesday, December 25, 2024	Closed
	Thursday, December 26, 2024	Closed

Motion:

I move the Board approve the 2024 Library Schedule as presented.

Green River Library Hours of Operation

For safety reasons, the Green River Library is staffed by two paid staff and/or one paid staff and one volunteer during all hours of operation. However, due to the size of the building and the need for a separate breakroom, staff are unable to step away for an uninterrupted lunch break.

Approved: September 5, 2023

Pre-pandemic hours of operation at this facility included a closure from 12-1 pm each day to provide for an uninterrupted staff lunch. This closure was not included when presenting the current hours of operation as staff was hopeful of finding a solution to remain open throughout the day while providing staff with an uninterrupted break.

Due to the inability to find a viable solution, the Green River Library was requested to return to a 12-1 pm lunch closure on days when the building is open to the public. The current hours of operation are:

Monday: 9 am-6 pm

Wednesday: 9 am-5 pm

Thursday: 9 am-5 pm

Friday: 9 am-3 pm

The proposal called for the above hours to remain the same while including a lunch closure from 12-1 pm each day. This lunch closure would become effective September 5, 2023.

Motion:

I move the Board approve the Green River hours of operation as presented.

2023.117 Session Law 2023-90 and Required Changes to Environmental Health Fee Schedule

The approval of Session Law 2023-90 generated amendments for statutes related to on-site wastewater systems in North Carolina. Those changes are outlined in the NC DHHS Memorandum.

The Henderson County Department of Public Health and its Environmental Health Division are adjusting processes and business practices to comply with our local program. In addition to those changes, the Department needs to revise its Environmental Health fee schedule to abide by the new standards. Those required fee changes must become effective on September 1, 2023.

This information has been shared with the Henderson County Attorney. The Henderson County Board of Health will review this information at their August 8, 2023, meeting.

Motion:

I move the Board approve the proposed revisions to the Environmental Health Fee Schedule with an effective date of September 1, 2023, to comply with the statutory changes in Session Law 2023-90

NC Division of Public Health - Local Workforce Development Funds

The Henderson County Department of Public Health received an additional agreement addendum for FY 24, which expands aid-to-county funding under the Consolidated Agreement with the NC Department of Health and Human Services. The agreement provides funding and technical support for public health specific to local workforce development. The deliverables outlined in the agreement are aligned with many of our existing priorities within our current workforce development policy. The total amount of funding is \$334,192, with a service period that can span five years if needed.

The agreement was reviewed by the Henderson County Board of Health at their May 9, 2023, meeting, and they endorsed its acceptance with the stipulation that it be forwarded to the Board for consideration and final approval.

Approved: September 5, 2023

Motion:

I move the Board approve acceptance of Agreement Addendum 117 for the Henderson County Department of Public Health and authorize the necessary budgetary actions to implement subject to the funding limitations of the agreement.

Not-For-Profit Funding Agreement

Subsequent to the approval of the FY 2023-2024 Budget, staff has distributed the funding agreements to the not-for-profit agencies receiving County allocations.

Motion:

I move the Board authorize the Chairman to execute the funding agreement, thereby authorizing the release of the initial payment to the named agency.

Annual Volunteer Appreciation Banquet

Staff has arranged to hold the Annual Volunteer Banquet in the Gala Meeting Room on the Campus of Blue Ridge Community College. The date is Thursday, October 5, 2023, at 6:00 p.m.

Motion:

I move the Board schedule the 2023 Annual Volunteer Appreciation Banquet for Thursday, October 5, 2023, at 6:00 pm.

Home and Community Care Block Grant – FY23 Final Funding Reallocations

At the Board meeting held on June 6, 2022, the FY23 County funding plan for the Home & Community Care Block Grant (HCCBG) was approved. Following the close of the fiscal year on June 30, 2023, some area providers had overspent their funding in certain categories while others had yet to utilize all of their allocated funding.

In an effort to balance the usage of funds for this area of Western North Carolina and thereby prevent the return of unused funding to the State, some funds were reallocated as needed by the Land of Sky Regional Council's Area Agency on Aging (LOS). The June 2023 LOS Units of Service Report lists all of the providers and the final net budgeted service costs for the fiscal year.

Motion:

I move the Board authorize the Chairman to sign off on the HCCBG County Funding Plan County Services Summary and the County Funding Plan Provider Services Summaries as presented.

2023.118 Environmental Advisory Committee – Bylaw Updates

Staff provided current EAC bylaws, last updated in 2011, and a copy with the proposed revisions. Proposed revisions include:

- Updating the regularly scheduled meetings (Section V.B.) from “the Committee shall hold meetings on a quarterly basis on the first Thursday of the corresponding months at 3:00 pm in the Henderson County Land Development Building” to “The Committee shall hold meetings on a bi-monthly basis on the first Thursday of the corresponding months at 3:00 pm in the 100 North King Street office building”.

Approved: September 5, 2023

- Updating the schedule for elections (Section VI.B.) from “annually at the first regularly scheduled meeting of the calendar year as needed” to “annually at the first regularly scheduled meeting of the fiscal year as needed.”

Motion:

I move the Board approve the EAC Bylaw Revisions as presented.

2023.119 Resolution – Opioid Settlement Fund Expenditure Authorization

At the Board’s June 5, 2023 meeting, the Board approved the County Budget for Fiscal Year 23-24. Included in the Adopted Budget is an Adult Recovery Court Coordinator position. The Adult Recovery Court Coordinator will create and lead Henderson County’s Adult Recovery Court. Additional expenditures are necessary for this position. These include, but are not limited to, office supplies, training and travel expenses, assessment materials, and computer software and licenses. This request includes the salary and benefits for the remainder of the fiscal year, in addition to estimated costs for the additional expenses needed to create the position.

In addition to the Budget Amendment, the Board must also adopt a Resolution per the Memorandum of Agreement Between the State of North Carolina and Local Governments on Proceeds Relating to the Settlement of Opioid Litigation which dictates the process for drawing from the Special Revenue Fund.

A RESOLUTION BY THE COUNTY OF HENDERSON TO DIRECT THE EXPENDITURE OF OPIOID SETTLEMENT FUNDS

BOARD OF COMMISSIONERS ENACTMENT 2022.119

WHEREAS Henderson County previously joined national settlement agreements with companies engaged in the manufacturing, distribution, and dispensing of opioids, including settlements with drug distributors Cardinal, McKesson, and AmerisourceBergen, and the drug maker Johnson & Johnson and its subsidiary Janssen Pharmaceuticals; and,

WHEREAS the allocation, use, and reporting of funds stemming from these national settlement agreements and certain bankruptcy resolutions (“Opioid Settlement Funds”) are governed by the Memorandum of Agreement Between the State of North Carolina and Local Governments on Proceeds Relating to the Settlement of Opioid Litigation (“MOA”); and

WHEREAS Henderson County has received Opioid Settlement Funds pursuant to these national settlement agreements and deposited the Opioid Settlement Funds in a separate special revenue fund as required by section D of the MOA; and

WHEREAS section E.6 of the MOA states:

E.6. Process for drawing from special revenue funds.

- a. Budget item or resolution required. Opioid Settlement Funds can be used for a purpose when the Governing Body includes in its budget or passes a separate*

Approved: September 5, 2023

resolution authorizing the expenditure of a stated amount of Opioid Settlement Funds for that purpose or those purposes during a specified period of time.

- b. Budget item or resolution details. *The budget or resolution should (i) indicate that it is an authorization for expenditure of opioid settlement funds; (ii) state the specific strategy or strategies the county or municipality intends to fund pursuant to Option A or Option B, using the item letter and/or number in Exhibit A or Exhibit B to identify each funded strategy, and (iii) state the amount dedicated to each strategy for a stated period of time.*

NOW, THEREFORE BE IT RESOLVED, in alignment with the MOA, Henderson County authorizes the expenditure of opioid settlement funds as follows:

1. First strategy authorized
 - a. Name of strategy: Criminal Justice Diversion Programs
 - b. Strategy is included in Exhibit A (Exhibit A, Exhibit B)
 - c. Item letter and/or number in Exhibit A or Exhibit B to the MOA: 10
 - d. Amount authorized for this strategy: not to exceed \$137,000
 - e. Period of time during which expenditure may take place: Start date August 16, 2023, through End date June 30, 2024
 - f. Description of the program, project, or activity: Adult Recovery Court Coordinator's (ARCC) salary, benefits, expenses, and equipment. The ARCC will work with the Adult Recovery Court's Interdisciplinary Team to engage in program development, policy writing, and general planning for the Adult Recovery Court. Establishment of this program and support of the position requires expenses that include but are not limited to office equipment, software, training, and travel.
 - g. Provider: Henderson County

The total dollar amount of Opioid Settlement Funds at this time appropriated is not to exceed \$137,000.00

Adopted this the 16th day of August 2023.

Motion:

I move the Board adopt the Resolution authorizing the expenditure of opioid settlement funds as presented and the associated Budget Amendment for the Adult Court Coordinator position.

Vice-Chair Edney made the motion to adopt the consent agenda as presented. All voted in favor, and the motion carried.

DISCUSSION

Approved: September 5, 2023

Opioid Settlement Fund Strategic Plan Update

Dr. Katie Varnadoe, Director of Consulting Services with The REAL Academy, provided the Board with an update on the Strategic Plan for the use of Opioid Settlement Funds. Human Services Planner Jodi Grabowski also introduced the new Drug Recovery Court Coordinator, Daniel Conway.

Strategic Plan for the Use of Opioid Settlement Funds



Dr. Katie Varnadoe, MBA, Ed.D
The REAL Academy, LLC

- Methodology
- Needs Assessment: Root Cause Analysis and Gap Analysis
- Goals and Objectives
- Prioritized Strategies
- Recommended Interventions
- Evaluation
- Process for Reviews and Updates

Collaborative Strategic Planning Process

- Develop Coordination Group
- Annual Municipality Meeting
- Engage Diverse Stakeholders
- Designate Facilitator
- Build Upon Any Related Planning
- Agree on Shared Vision
- Identify Key Indicators
- Identify and Explore Root Causes
- Identify and Evaluate Potential Strategies
- Identify Gaps in Existing Efforts
- Prioritize Strategies
- Identify Goals, Measures, and Evaluation Plan
- Consider Ways to Align Strategies
- Identify Organizations
- Develop Budgets & Timelines
- Offer Recommendations



- Data Driven
 - State and local opioid data
 - Data from the community health assessment
 - Guidelines and recommendations included in the NC MOA for the Use of Opioid Settlement Funds
- Locally Informed
 - Substance Use Action Team
 - Crisis Collaborative
 - Community Health Assessment Committee

Values

	Integrity	Data-driven recommendations based on analysis of feedback from the community, public health data, and NC MOA guidelines
	Best Practice	Recommendations for interventions are supported by evidence-based practices and/or regional trends
	Impact	Interventions tailored to the specific needs of the county
	Adaptability	Process for informed decision-making and updates to the strategic plan

Needs Assessment: Impact of OUD on Henderson County

- Opioid Overdoses and Overdose Deaths
 - 84% of overdose fatalities in Henderson County attributed to Opioids (state average is 75%) (Henderson County Health Assessment)
- Capacity Issues for Crisis Services
 - For every 1 overdose death in NC, there are 5 emergency room visits (NC Opioid Dashboard)
- Economic and Socio-Economic Impacts
 - \$393,226,561 economic impact on Henderson County from loss of life due to overdose (Medication and Drug Overdose in Henderson County)
- Arrests and Jail Recidivism
 - Point in time count May 11, 2020: 38.6% of incarcerated individuals charged with crimes directly related to illicit drug use
- Children in Foster Care
 - Children in foster care in Henderson County due to parental substance use is 67.4%, state rate is 45.7% (NCDHHS)

Root Causes

- Individual Risk Factors**
 - Genetic Predisposition
 - Chronic Pain
 - Chronic Stress
 - Co-occurring disorders
- Environmental Risk Factors**
 - Availability of Opioids
 - Early Childhood Exposure
 - Trauma
 - Isolation
- Social & Economic Risk Factors**
 - Poverty
 - Education level
 - Employment
 - Insurance Coverage
 - Housing
- Systemic Risk Factors**
 - Stigma
 - Access to Treatment
 - Continuity of Care

Service Gaps

- Prevention and Early Intervention
- Inpatient and Residential Treatment
- Naloxone Distribution
- Diversion Programs
- Treatment Courts
- Recovery Housing
- Workforce Development

Barriers to Accessing Care

- Individual Barriers**
 - Cost
 - Lack of Awareness
 - Co-occurring disorders
 - Transportation and/or other SDOH
- Provider Barriers**
 - Staffing shortages
 - Capacity issues
 - Pay source issues
- Systemic Barriers**
 - Stigma
 - Medicaid/State Funding

Goals & Objectives

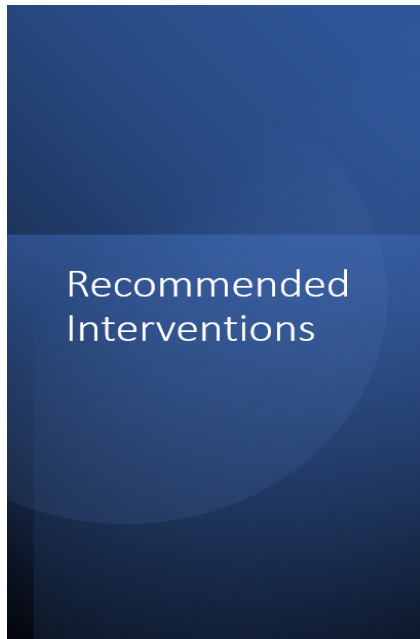
Reduce	Reduce Opioid-Related Deaths
Reduce	Reduce Rate of Overdoses
Increase	Increase Access to Treatment
Improve	Improve Coordination of Care
Increase	Increase Public Awareness
Decrease	Decrease Jail Recidivism
Decrease	Decrease Utilization of Crisis Services

Prioritized Strategies Option A

- Prevention
- Criminal Diversion Justice Programs
- Evidence-Based Addiction Treatment
- Criminal Diversion Justice Programs
- Collaborative Strategic Planning
- Recovery Housing

Prioritized Strategies Option B

- Criminal Justice Diversion Programs
- Prevention



Strategic Priority	Intervention(s)
Early Intervention	Detention Healthcare/Reentry Navigator Recovery Housing DSS Staff Support
Evidence-based Addiction Treatment	Address Barriers to Accessing Treatment & Bolster Existing Programs
Criminal Diversion Justice Programs	Adult Recovery Court / Coordinator
Collaborative Strategic Planning	Substance Use Grant and Contract Coordinator
Recovery Housing	Develop Recovery Housing Programs & Long-term Strategies
Treatment	Develop Recovery Housing Programs & Long-term Strategies
Prevention	STAR Program School-based Interventions

Evaluation



Process for Reviews and Updates Next Steps

Routine workgroup meetings Routine outcome reporting Annual evaluations **Implementation Plan** Substance Use Strategy

Hiring
Launch of Recovery Court
RFP's

Construction Projects Update

Bryan Rhodes and Chris Todd updated the Board on construction projects around Henderson County.



HC Veteran Services Office



HC Veteran Services Office

Approved: September 5, 2023



HC JCAR Project

- Haskell/Cooper is working with HC Staff and Fentress Architects, to deliver Phase 1 of the Pre-Con Contract, by the mid-month September BOC Meeting.

BRCC MRTS Projects

FY 22-23
BRCC MRTS

- **Patton Building Roof Replacement** – AAR has the job completely dried in with the metal work starting 8/7/23. Job should complete 8/11/23.
- **TEDC Chiller #2** – Last update on the Chiller ship date was 10/31/23.
- **Spearman LED Replacement** – JEC will be done by 8/11/23 except for the backordered safety cages. No ETA yet on delivery.
- **Duck Pond Privacy Fence** – Greybeard Fencing has installed the fencing and started installing the privacy slats 8/7/23. Should be complete by 8/18/23.

HCPS MRTS Projects

HCPS MRTS
Projects

West Henderson High Reno and Addition

- LS3P has delivered a 100% DD set and everything is on schedule.
- Carolina Specialties is working on a Pre-Con deliverable, on the DD set.



HCPS MRTS Projects

Upward Elementary Cafeteria Renovation and Secure Entry

- Clark Nexsen Architecture has delivered their SD/DD set of drawings, which is on schedule.
- Vannoy is working through their Pre-Con deliverable and are trying to expedite the schedule. This way the Security Portion of the job can take place first.



HCPS MRTS Security Cameras

Haynes Technologies is still working to complete this 2-phase project. All elementary schools are to be complete by mid September.

At the end of this presentation, Bryan Rhodes introduced the new Capital Projects Superintendent, Brian Cotton.

County Comprehensive Plan Update

After receipt of the draft 2045 Comprehensive Plan from the Planning Board on December 5th, 2022, the Board of Commissioners has been conducting a thorough review of the draft plan. As part of that process, the Board of Commissioners wish to review the Future Land Use Map.

The Board directed staff at their meeting on July 19, 2023, to meet with board members individually to review the draft Future Land Use Map and the Utility Service Area. These meetings were conducted individually and in a format best suited to the task of specifying map edits. County staff compiled the various comments into two versions of edited Future Land Use maps for consideration.

Approved: September 5, 2023

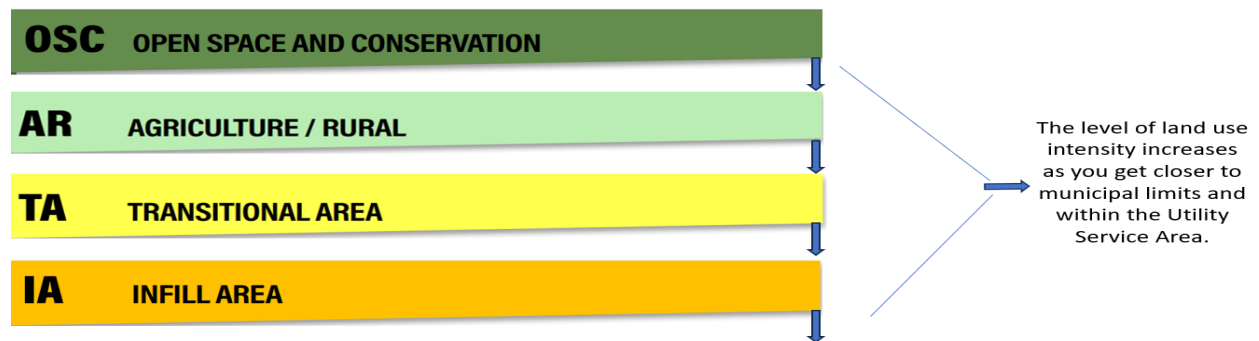
Christopher Todd presented the Board with two draft future land use maps and briefly summarized the differences between the two maps. The future land use map is the legally required map and also the backbone of the comprehensive plan that provides a snapshot of what leaders the county to look like, in theory, in 2045. He clarified that the land use map is not the same as a zoning map. This map is meant to be more general in nature though the land use map can and will be used to inform zoning districts and potentially zoning district changes once the plan has been adopted. He noted that agricultural use is exempt from county zoning in Henderson County and may be done in all character areas included in the map.

2045 Comprehensive Plan Update

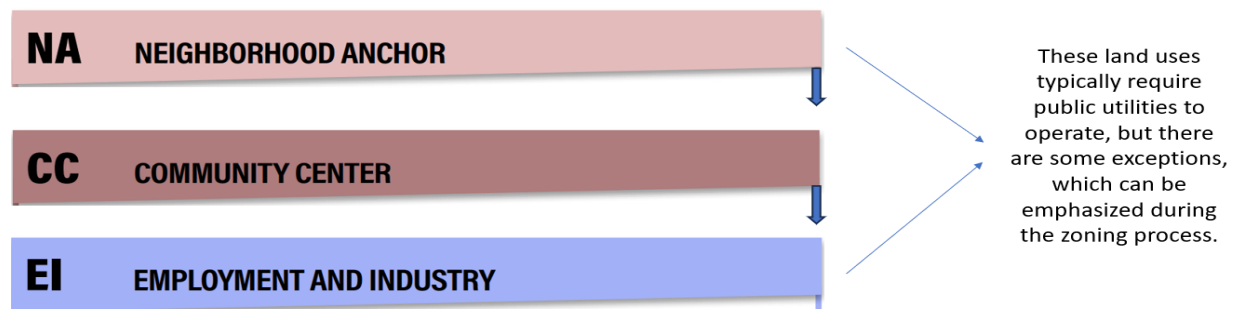
Future Land Use Map

- Legally required and is the backbone of the comprehensive plan.
- Has seven Character Areas that cover the whole County aside from municipal limits and ETJ areas.
- Is NOT the same as a zoning map since it's high-level and envisions land use 20 years in the future.
 - FLUM should inform rezoning decisions along with an in-depth analysis and public feedback
 - Character Areas could represent multiple different zoning districts
- Agriculture is exempt from County zoning and can be practiced in any of the Character Areas.

Character Areas

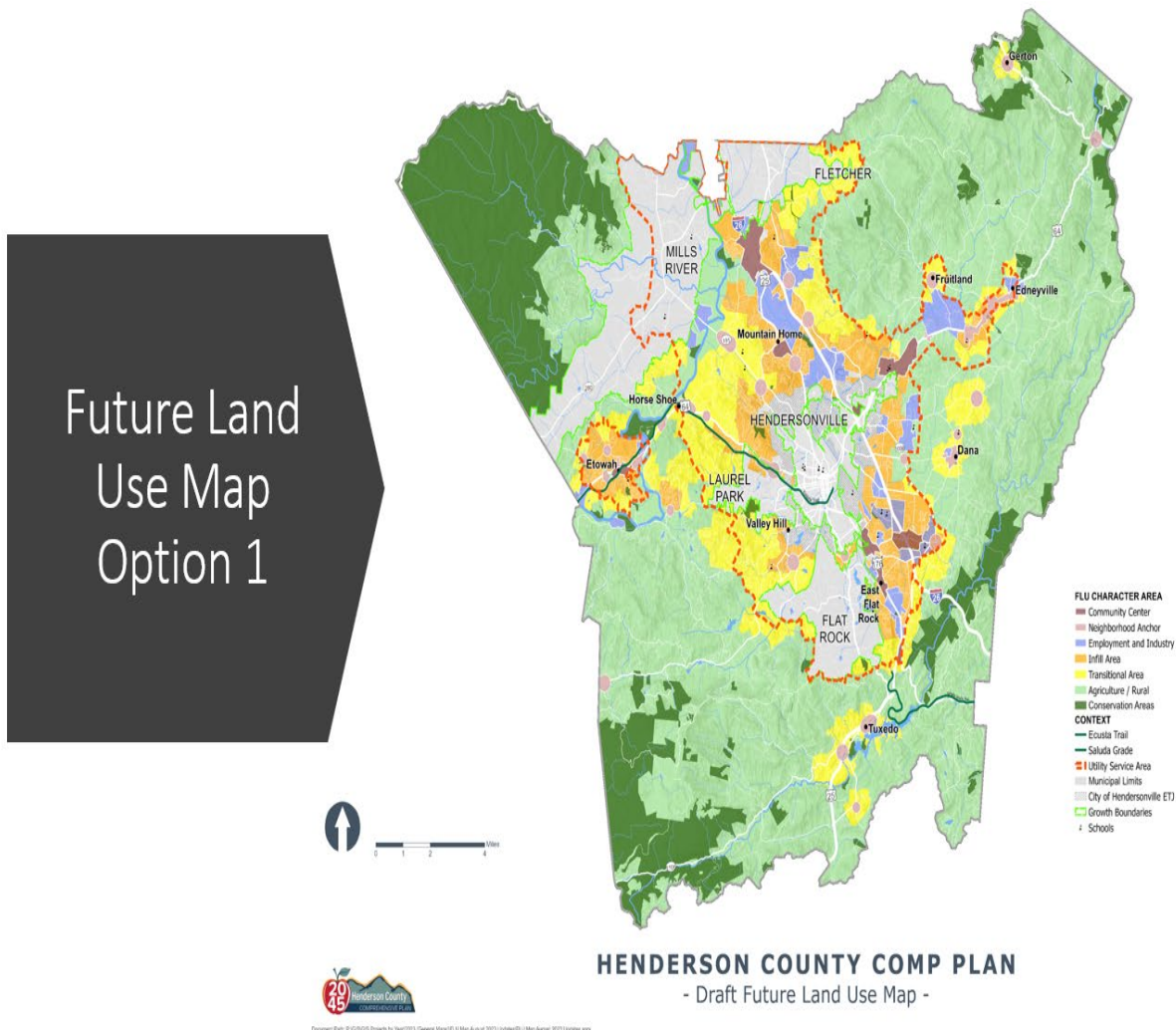


Character Areas



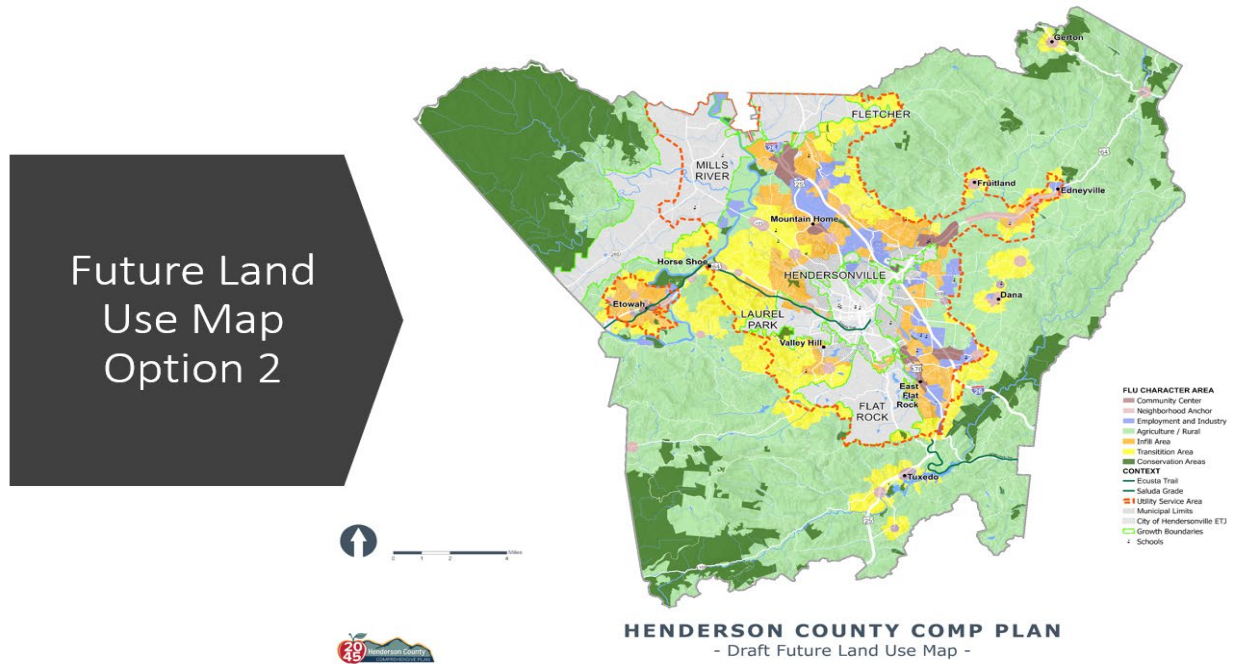
Approved: September 5, 2023

Mr. Todd stated that the large gray areas on the maps represent areas where municipalities have zoning control. That zoning control may be within their municipal limits, but it could also be within their ETJs. For clarity and use of this map, ETJ areas have been hashed over. The other difference in this map is the addition of a municipal growth boundary for all the municipalities. This would be the boundary in the draft that we would suggest the municipalities grow to in the future and into 2045. That line right now is generally drawn to the municipal borders as they exist today. The goal is to ensure we are endeavoring to represent the County and protect land uses as this Board sees fit. That is the version one land use map, and again, to summarize - the utility service area of Edneyville has been connected to the central utility service area; hash marking is shown where the ETJs are located within municipal zoning, and growth boundaries are drawn around municipalities.



Mr. Todd said that version two of the future land use map includes everything in version one and a few additional items. At the beginning of the presentation, the intensity of land use for some of these areas. One of the areas in question was the infill area, considered the most dense residential district that would require density that needs water and sewer service.

The other significant change in the version two map is the removal of the employment/industrial area, the larger section of it within the Edneyville community. Those were the primary changes to the two maps from the earlier draft presented before today’s meeting.



Commissioner Lapsley asked if it was the goal for the Board to adopt just one of the maps or both. Mr. Todd said that if there was one map of the two that the Board prefers, the preferred map could be used as the primary map for draft discussions moving forward.

Mr. Todd added that there was also the addition of the Saluda Grade Trail in the Tuxedo, Green River area added to the draft land use map, as that proposed project is moving forward. The Ecusta Trail was acknowledged in previous drafts, and staff wanted to include the Saluda grade since it was included in other draft or adopted planning documents.

Vice-Chair Edney asked for clarification that the utility service area means what it says – utility service. It does not mean cities or annexation; that would be a separate discussion. Mr. Todd agreed that was the correct meaning of the utility service area. He said the utility service area was drawn in a couple of ways. There has been one since the adoption of the previous comprehensive plan in 2007. This map is not significantly different from that one because it is drawn to where there are almost utilities today. The exception is Edneyville, as that system has not been developed for sewer but is in the process of development. He said the ½ mile buffer is important because water is a relatively easy to serve within a half mile; it is pressurized and can go where it needs to. Sewer is more complicated, but that is a relatively manageable distance. Topography is more impactful for sewer over water. The other thing that was included, which has not been included historically, is the location of significant broadband infrastructure. Broadband is becoming something that is needed for employment areas. It will be needed in higher-density residential areas, and it is a tool that is needed across the board, regardless of use.

Chairman McCall asked Mr. Todd to define infill areas. Todd said that infill areas are the most dense residential land use. That is where you will see densities potentially varying in the double digits into the high teens of units per acre. It is designed and intended to be residential in use, not

commercial.

Commissioner Hill pointed out the importance of corridors for allowing commercial use. Does the county want growth there because small businesses are the backbone of the economy? Vice-Chair Edney added that small businesses are the backbone of any community. Small business can mean small industry, not just “mom and pop.”

Vice-Chair Edney asked if staff wanted to create a new map based on the feedback received at this meeting. Mr. Todd said version two of the maps presented today seems to be the map the Board is gravitating toward. He said Staff could propose some language changes within the land use category.

Commissioner Andreotta stated that we need to be mindful of how we structure and what we want to attract to the 64 corridor. Density is not what is needed; Chimney Rock Road cannot handle increased traffic safely. This Board has to consider whether to allow development to come in when our roads, in certain areas, just cannot handle it.

Chairman McCall said in addition that we do not want to add density of population where there is a focus on preserving the agricultural businesses. Farmers do not want 200+ home developments built next to their farms because with that comes problems. She agrees that the Board needs to consider who we want to be in twenty years and what we want to leave to future generations.

Senior Planner Janna Bianculli said she wanted to add to the discussion about the Edneyville area and the colors represented on the map. The colors on the maps are not the zoning for those areas; they represent “high-level” land uses. She said just one of the colors could represent three different zoning districts.

John Mitchell asked for clarity as to which map was the preferred starting point by the Board.

Commissioner Lapsley said his vote would be for map two. He believes map two represents the main wishes of the citizens of the county for the future. Chairman McCall pointed out that the main difference was in the Fruitland area.

Chris Todd said the coloration difference is primarily the removal of the orange infill from outside of utility service areas knowing that the type of development if desired, needs these utilities. The large industrial/employment section was also removed in the Fruitland area. The other significant difference is putting back some PUV properties, especially east of the 26 corridor within that utility service area. Those are the significant differences between maps one and two.

Vice-Chair Edney did not have a map preference as he intends for the final version to be completely different on the bottom half from either of the versions presented today.

Commissioner Hill wants a hybrid map between versions one and two. Keeping the Fruitland area as shown on map two.

Commissioner Andreotta believes map two is the closest version of what he has envisioned for the plan. However, he agrees about the corridors on the west side.

To summarize the wishes of the Board, Mr. Todd said he would have Staff take the version two map and place back the industrial/employment section within the Fruitland and Edneyville area.

Approved: September 5, 2023

And look at both sides of the US64 corridor for potential types of commercial or even industrial use. As well as the 26 and 25 corridors and reinvestigate those for those types of land uses.

John Mitchell proposed that at the Board's next meeting they zoom in on one section and look at each one individually. Chairman McCall liked that plan and suggested they begin Etowah due to current events that are happening in that community. Commissioner Hill proposed they look at Etowah and Edneyville at the same time. Chris Todd said staff would section off the entirety of the county and would be prepared to have as little or as much discussion in whatever depth needed. If the Board moves through sections relatively quickly, we can be prepared. For sections that require more time and investigation, the map will be split in a way that allows that conversation to happen as easily as possible.

Commissioner Hill said he had tried to print the maps in their PDF.DAT format files on the county website and suggested that they be converted to pure PDFs. He would also like a higher resolution on the website to avoid the image being blurred when trying to zoom in on specific areas.

Commissioner Andreotta has seen many changes throughout his life in Henderson County. People were talking about concerns with growth and development in the County. These same conservations were being discussed generations ago. He believes Henderson County is one of the greatest agricultural hubs in the area; we remain one of the most appealing and attractive places for people to visit or relocate. He realizes that we may have fewer farms and fewer farm acres and wants to ensure those are preserved and protected.

Chairman McCall stated that a lot of the increased population has been the result of employment opportunities that have been brought to the County.

Chris Todd said the next step is to have Staff "break up the elephant" and bring the conversation back before the Board.

Chairman McCall added that the Board has, until the end of this calendar year, to either adopt the new comprehensive plan or extend the current plan.

NOMINATIONS AND APPOINTMENTS

1. Cemetery Advisory Committee – 5 vacs.

Commissioner Hill made the motion to nominate Jennie Giles for reappointment to position #2, Jay Jackson to position #3, and Bud McCall to position #4. All voted in favor, and the motion carried.

2. Child Protection and Fatality Prevention Team – 1 vac.

There were no nominations, and this item was carried to the next meeting.

3. Environmental Advisory Committee – 1 vac.

There were no nominations, and this item was carried to the next meeting.

4. Henderson County Board of Health – 1 vac.

There were no nominations, and this item was carried to the next meeting.

5. Hendersonville City Zoning Board of Adjustment – 1 vac.

Approved: September 5, 2023

There were no nominations, and this item was carried to the next meeting.

6. Historic Resources Commission – 1 vac.

There were no nominations, and this item was carried to the next meeting.

7. Home & Community Care Block Grant Advisory – 1 vac.

There were no nominations, and this item was carried to the next meeting.

8. Juvenile Crime Prevention Council – 3 vacs.

There were no nominations, and this item was carried to the next meeting.

9. Nursing/Adult Care Home Community Advisory Committee – 11 vacs.

There were no nominations, and this item was carried to the next meeting.

COMMISSIONER UPDATES

Vice-Chair Edney, Commissioner Lapsley, and Commissioner Hill had no updates to share.

Commissioner Andreotta said it is almost time for the Apple Festival, when we all get to celebrate our farmers and the entire community. He noted that the September meeting will be held on the first Tuesday instead of the first Monday due to the Labor Day Holiday.

Chairman McCall encouraged citizens to travel on roads near a school where there is school traffic, if possible, to delay travel until after 8:30 am. She asked that everyone be mindful of school traffic and the safety of our children.

In closing, Chairman McCall announced that her grandson, Callen Jackson McCall, was born on Friday, August 11, 2023. He is her seventh grandchild and is a very special baby, and she is a proud grandmother again.

GENERAL ASSEMBLY UPDATE

John Mitchell met with NC Representative Jennifer Balkcom and other members of the General Assembly at a Land-of-Sky function yesterday; they are on summer break at the moment. There are competing stories out of the General Assembly, some members have said they will have a budget by the beginning of September, and other leaders have said there is “no way” that this will happen. He expects that they will not likely vote until mid-September. It will have strong and sweeping implications on staffing here at the County and our future regarding possible allocations out of that budget as well. Staff is watching the document very closely.

COUNTY MANAGER’S REPORT

Approved: September 5, 2023

Mr. Mitchell highlighted a couple of things. First, he is informed by the Tourism Development Authority that Henderson County has been named one of the top ten wine regions in the United States. It was done quite intentionally by a number of entrepreneurs over the last fifteen–twenty years. That kind of recognition follows a lot of hard work and intention from members of this Board and the work that this Board started with its Agricultural Program.

Mr. Mitchell said a groundbreaking for the Fletcher EMS base project will be coming up sometime in September. The Ecusta project will be bid out again by the next meeting of the Board. On the second go-round, there is no minimum requirement for bids so we will move forward with that project. He looks forward to good news on that front and then an aggressive schedule to complete. He pointed out that the current factor driving this project is the lead time on bridges.

Vice-Chair Edney requested an update on the Baker-Barber collection project at the next meeting.

Commissioner Andreotta made the motion to adjourn at 11:30 a.m. All voted in favor, and the motion carried.

ADJOURN

Denisa A. Lauffer, Clerk to the Board

Rebecca McCall, Chairman

Approved: September 5, 2023