

HENDERSON COUNTY PLANNING BOARD
MEETING SUMMARY (Electronic Meeting Via Zoom Communications)
January 21, 2021

Planning Board Members Present:

Steve Dozier, Chair
Jennifer Balkcom
Baird Blake
Trey Ford
Bruce Hatfield
Hunter Marks

Planning Board Members Not Present:

Jim Miller, Vice Chair
Rick Livingston
Paul Patterson
Rebecca McCall, BOC Liaison

Staff Present:

John Mitchell, Business & Community Development Director
Autumn Radcliff, Planning Director
Matt Champion, Interim Code Enforcement Director
Russ Burrell, County Attorney

Meeting called to order: Mr. Steve Dozier called the meeting to order.

Roll Call: Roll Call was then stated.

December 17, 2020 Meeting Summary: No change to the meeting summary was noted.

Informal Public Comment: None.

Discussion on Text Amendments Per NC General Statutes Chapter 160D Requirements.

Ms. Radcliff stated that the new Chapter 160D of the North Carolina General Statutes consolidates current enabling statutes for development regulations that apply to both cities and counties. Chapters 153A and 160A were the previous chapters that 160D consolidated. Chapter 160D places these statutes into a more logical, coherent organization. The new law (Chapter 160D) does not make major policy changes or shifts in the scope of authority granted to local governments, but it does include amendments that will need to be incorporated into Henderson County's local development regulations.

Chapter 160D is effective now, but local governments have until July 1, 2021 for the development, consideration, and adoption of required amendments to conform local ordinances to this new law. All city and county zoning, subdivision, and other development regulations will need to be updated by July 1, 2021, the effective date of the new law.

Staff provided an overview of the 160D requirements and how the Board will be receiving the information for its review. Ms. Radcliff stated that this review may take the next couple of months to complete, and that the Board will be provided the information in advance of the meeting.

Staff Reports: Mr. Mitchell stated that the County has received a number of inquiries on the parcel in East Flat Rock. The County has received no application or request for a use on that property. The County did receive and was granted a permit for the grading that has occurred including the placement of gravel. To park vehicles on this property, or any use would need a zoning permit first. Ms. Radcliff stated that a conditional rezoning request for an asphalt plant could not be reviewed by the Board until after March 28th, 2012. Mr. Mitchell stated that the

Zoning Board of Adjustment is dealing with several items if the Planning Board is asked about any specific issues.

Ms. Radcliff stated that the County did receive 6 new CNG public transit buses. Those will be wrapped with the logos and will be put into service in the next couple of months.

Adjournment: There being no further business, meeting was adjourned at 6:02 PM.