

**HENDERSON COUNTY PLANNING BOARD
MEETING SUMMARY
February 17, 2022
King Street Meeting Room**

Planning Board Members Present:

Steve Dozier, Chair
Jim Miller, Vice Chair
Jennifer Balkcom
Baird Blake
Trey Ford
Bruce Hatfield
Rick Livingston
Hunter Marks
Jared Ownbey (remote)
Rebecca McCall, BOC Liaison

Planning Board Members Not Present:

Staff Present:

Autumn Radcliff, Planning Director
Russ Burrell, County Attorney
Janna Bianculli, Senior Planner
Grayson Taylor, Planner III
Matt Champion, Code Enforcement Director
Chris Todd, Business and Community Development Director

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

Roll Call: Roll Call was then stated.

Informal Public Comment: None.

Adjustment of the Agenda: None.

January 20, 2021, Meeting Summary: No change to the meeting summary was noted.

Presentation By the Partnership for Economic Development: Ms. Brittany Brady and Mr. Will Buie with the Partnership for Economic Development provided a presentation on the current goals and success of industries in the County. The Board received information about potential new industrial sites to be identified in the 2045 Comprehensive Plan and stressed the importance of economic development over the next 20-25 years and the availability of new industrial zoned parcels. The Planning Board stated that this information would be provided to the consultant and that the Partnerships input in the planning process is very important as we move through this process.

Discussion with NCDOT – Driveway Permit Applications: Mr. Lonnie Watkins with NCDOT provided the Board with an overview of the NCDOT Driveway Permit Application process and how this relates to subdivision approvals in Henderson County. The Board asked several questions and requested clarifications on the process and how it might impact developments. NCDOT Driveway Permits are required for any subdivision of land that is accessed directly off a state-maintained road. The Board was provided a link to the NCDOT Policy on Street and

Driveway Access and the NCDOT Subdivision Manual. NCDOT Driveway Permits are required as part of the application for any approved subdivision.

Text Amendment #TX-2022-01; Flood Damage Prevention Section: Ms. Natalie Berry with the Site Development Department and Mr. Steve Garrett with NCEM provided the Board with an overview of the Floodplain regulations. The Board discussed how amending the ordinance to allow more fill in the floodplain area would impact the County overall. Mr. Garrett answered questions from the Board. The Planning Board had a number of concerns allowing by right any fill in the floodplain above the allowed 20% threshold. The Board was also concerned about the impact of flooding on adjacent and downstream property and related emergency service safety issues.

Following Board discussion, Mr. Rick Livingston made a motion to send forward an unfavorable recommendation on the proposed text amendment. Mr. Bruce Hatfield second the motion. The motion passed 8-0. Mr. Jared Blake was remote and unable to vote on the motion.

2045 Comprehensive Plan Steering Committee Continued Goal Discussion: Ms. Janna Bianculli provided the Board with an overview of the survey results. In lieu of time, the Chair asked the Planning Board to review the draft goals and provide feedback to staff within the next week. Ms. Autumn Radcliff stated that Jake Petrosky with Stewart will be at the March Planning Board meeting and the Board will be provided a draft of the plan goals or objectives for preliminary approval and will continue discussing the 2045 comprehensive plan elements.

Staff Updates: No updates were provided.

Adjournment: There being no further business, meeting was adjourned at 7:43 PM.