

**HENDERSON COUNTY PLANNING BOARD  
MEETING SUMMARY  
April 21, 2022  
King Street Meeting Room**

**Planning Board Members Present:**

Steve Dozier, Chair  
Jim Miller, Vice Chair  
Jennifer Balkcom  
Baird Blake  
Trey Ford  
Bruce Hatfield  
Jared Ownbey  
Rebecca McCall, BOC Liaison

**Planning Board Members Not Present:**

Rick Livingston  
Hunter Marks

**Staff Present:**

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

**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:** The Chairman requested Item 7 be discussed first on the agenda. All were in favor.

**March 17, 2022, Meeting Summary:** No change to the meeting summary was noted.

**LDC Text Amendment Discussion:** Ms. Radcliff stated that the Board has been discussing several LDC text amendments and will continue to review these changes at each meeting. Based on direction at the March meeting, staff provided the Board with draft language to address issues that had been raised in regard to accessory dwelling unit standards. The Board discussed the draft language and made changes to the proposed text. Following discussion, Mr. Jim Miller made a motion to recommend the draft text amendment with the changes discussed. Ms. Jennifer Balkcom second the motion. All member voted in favor. The Board also directed staff to provide draft language that would allow personal storage structures, not for commercial use, on vacant land. The Board will discuss a text amendment on this issue at the May meeting.

**Presentation on the Nantahala/Pisgah Forest Plan:** Ms. Radcliff introduced Mr. Dave Casey, District Ranger with Pisgah Forest. Mr. Casey provided an overview of the Nantahala/Pisgah Forest Plan process and introduced Ms. Michelle Aldrige, Forest Service Planner. Ms. Aldrige presented an overview of the plan and highlighted the areas that were in Henderson County and its impact. Ms. Radcliff explained that this plan should be considered as the Board discusses the 2045 Comprehensive Plan and Future Land Use Map. The Board asked several questions on the Nantahala/Pisgah Forest Plan. A link to the plan is available online.

**2045 Comprehensive Plan Steering Committee Discussion:** Ms. Radcliff reminded the Board that at the March meeting, Jake Petrosky with Stewart provided the Board with an update on the current process and briefly presented the future land use map and character areas. Ms. Radcliff and Ms. Bianculli provided the Board with large map of the draft future land use map and asked the Board to point out areas of concern, opportunities or changes that should be noted. The Board went through a brief map exercise and noted some specific areas on the map for discussion. The Board requested scheduling a workshop in May to go through the map and draft goals and action steps related to the map.

**Staff Updates:** The Chairman recognized Baird Blake for his service on the Planning Board. Mr. Blake has completed his term.

**Adjournment:** There being no further business, meeting was adjourned at 7:20 PM.