

**HENDERSON COUNTY PLANNING BOARD  
SPECIAL CALLED MEETING SUMMARY  
September 22, 2022  
King Street Meeting Room**

**Planning Board Members Present:**

Jim Miller, Vice Chair  
Robert Griffin  
Bruce Hatfield  
Trey Ford  
Jennifer Balkcom  
Hunter Marks  
Jared Ownbey

**Planning Board Members Not Present:**

Steve Dozier, Chair  
Rick Livingston  
Rebecca McCall, BOC Liaison

**Staff Present:**

Chris Todd, Business and Community Development Director (remote)  
Autumn Radcliff, Planning Director  
Janna Bianculli, Senior Planner  
Grayson Taylor, Planner III  
Russ Burrell, County Attorney

**Meeting called to order:** Mr. Jim Miller called the meeting to order.

**Roll Call:** Roll Call was then stated.

**Informal Public Comment:** The Board heard from six members of the public on the draft 2045 comprehensive plan concerning agricultural preservation, sprawl, and coordinated utility decisions and plans.

**Adjustment of the Agenda:** None.

**September 8, 2022, Special Called Meeting Summary:** No change to the meeting summary was noted.

**2045 Comprehensive Plan Steering Committee Discussion:** Ms. Radcliff thanked the speakers that came and shared comments about the draft plan. She stated that public feedback is key, and staff is currently seeking that through input meetings and 2<sup>nd</sup> online survey.

Ms. Bianculli provided clarification on the input received concerning density-based zoning and location of existing utility services. Ms. Radcliff and Ms. Bianculli stated that there had been a lot of public comments regarding the utility services areas on the USA map and concerns on the proposed density in the character area. Staff provided a copy of the USA which showed the location of water, sewer and broadband service areas that currently exist. Staff pointed out where MSD service was in Mills River and the northern portion of the county including Fletcher, the City of Hendersonville water and sewer service areas, the City of Asheville water in the northern section of the county, the existing private sewer system in Etowah and existing expansion permits, and the potential of a future county sewer system in Edneyville. The Planning Board discussed the map in detail and the data of the existing utilities to better understand the boundary for the USA. The Board agreed that they were comfortable where the USA lines were and why.

The Board also discussed the draft future land use map, character areas, and proposed density within the character areas. The Board did not recommend any changes to the future land use map and asked staff to provide additional information on density ranges for discussion at the next meeting.

**Staff Updates:** Staff reminded the Board of the remaining public input meetings and invited the Board members to attend.

**Adjournment:** There being no further business, meeting was adjourned at 7:15 PM.