

**HENDERSON COUNTY PLANNING BOARD
MEETING SUMMARY
October 20, 2022
King Street Meeting Room**

Planning Board Members Present:

Steve Dozier, Chair
Jim Miller, Vice Chair
Robert Griffin
Bruce Hatfield
Jennifer Balkcom
Rick Livingston
Jared Ownbey
Rebecca McCall, BOC Liaison

Planning Board Members Not Present:

Trey Ford
Hunter Marks

Staff Present:

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

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

Roll Call: Roll Call was then stated. Jennifer Balkcom was not present until 5:35.

Informal Public Comment: The Board heard from one member of the public on the draft 2045 comprehensive plan concerning steep slopes, agricultural preservation, and general support for the plan.

Adjustment of the Agenda: None.

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

Revised Combined Master and Development Plan for Dodd Meadows Major Subdivision (2010-M03). Phases III and VI: Mr. Grayson Taylor stated that a subdivision application was submitted on behalf of Henderson County Habitat for Humanity, Inc, by William Buie of WGLA Engineering in September. The application is for a Revised Master and Development Plan for Dodd Meadows Major Subdivision, Phases III and VI, consisting of 35 new lots for single family dwellings, in addition to the existing 80 lots. Also being constructed is 1,285 linear feet of new private roadway. The subject area at the ends of Volunteer Way Drive and Johnnie Washington Drive, both private roads. The subject area contains 12.40 acres.

Mr. Taylor stated that the TRC reviewed the application on October 18th and found no issues and that staff reviewed and found that it meets the standards of the subdivision regulations of the LDC. Mr. Will Buie explained to the Board that the revisions included the reduction of one lot and realignment of a road to preserve a stream buffer and prevent an additional stream crossing.

Mr. Rick Livingston made a motion to approve the revised master and development plan for Dodd Meadows. Mr. Robert Griffin second the motion. All voted in favor.

2045 Comprehensive Plan Steering Committee Discussion: Ms. Radcliff stated that Brittany Brady with the Henderson County Partnership for Economic Development and several of its board members were presented and had a brief presentation and comments on the 2045 Comprehensive Plan. The partnership stated it is in support of the draft plan and inclusion of industrial property on the future land use map.

Ms. Radcliff stated that staff had completed 5 public input meetings, provided online a recorded version of the presentation that was given at each meeting, and posted a second survey to gather feedback on the draft plan. It was noted that the first survey had been taken down to finalize the summary of results, but the 2nd survey on the draft plan is online and would be available until the public hearing. Mr. Grayson Taylor provided the Board with an overview of the public input summary received on the draft plan along with a handout summarizing the comments received.

Ms. Radcliff stated that during the public comment there was misunderstanding about what the Urban Service Area (USA) is. To clarify that it is based on the existing service area, mainly water and sewer, staff had recommended two options to rename the USA. After some discussion, the Board decided in favor of renaming it to the Utility Service Area to keep the USA reference.

Ms. Radcliff also provided some recommended edits to the USA boundary in the Etowah area due to public comments received. She stated that participants at the public meetings were uncomfortable with the size of the USA. Staff provided the Board maps that showed the current USA location in Etowah and the recommended changes to the USA. After some discussion, the Board was in favor of the recommended map change that altered the USA location in Etowah.

Ms. Radcliff stated that the Board needs to recommend the density ranges for each character area. Ms. Liz Hanson provided the Board with a table showing the existing density by community and the methodology that staff used. She stated that the table is for reference for the Boards discussion and shows the average and medium acreage values for residential property by community. Ms. Janna Bianculli stated that this has come up at the BOC meetings and at all the public input meetings. She provided the Board with information about densities and the impact to communities. Staff stated that a density range was recommended to provide flexibility in each character area. The Board discussed the current zoning districts today and that most of the county is currently zoned 1 unit per acre. After a lengthy discussion on appropriate density, the Board decided to table the discussion until the next meeting to give the members time to process the information.

Staff also reviewed the list of edits and additions recommended based on feedback from the public input meetings. Ms. Bianculli stated that the items highlighted in yellow were a result of the Transportation Advisory Committee meeting the day before that the Board had not previously seen. The Chairman requested that the Board wait until the next meeting to decide on these edits. Staff stated that all the materials from the meeting were available online.

The Board requested to hold a special called meeting the following Thursday, October 27th at 5:30 pm to continue its discussion of density and the draft edits. Staff stated that the meeting could be held in the EMS Training Room located in the same building since the King Street Meeting Room was already scheduled. The Board was in favor.

Staff Updates: None.

Adjournment: There being no further business, meeting was adjourned at 7:59 PM.