

**HENDERSON COUNTY PLANNING BOARD
SPECIAL CALLED MEETING
MEETING SUMMARY
October 27, 2022, at 5:30 PM**

Planning Board Members Present:

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

Planning Board Members Not Present:

Staff Present:

Autumn Radcliff, Planning Director
Janna Bianculli, Senior Planner
Russ Burrell, County Attorney

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

Roll Call: Roll Call was then stated.

Informal Public Comment: Katie Breckheimer provided comments on the Draft 2045 Comprehensive Plan. Ms. Breckheimer thanked the Planning Board and staff for their continuous work on the Plan and provided several ideas for the Board to consider.

Adjustment of Agenda: None.

October 20, 2022, Meeting Summary: No change to the meeting summary was noted.

Continued Discussion of the Draft 2045 Comprehensive Plan Edits and Additions:

Mrs. Radcliff and Mrs. Bianculli began the discussion by going through the individual edits and additions to the Plan, listed in the October 24, 2022, version. Mr. Jim Miller, vice Chair, expressed concerns over the encouragement of Solar Farms and the relationship with preserving farmland (Goal 2 Rec 2.2 Action D). Mrs. Radcliff and Mrs. Bianculli provided clarification on the Smart Solar Program, such as what is described in the Glossary additions and current allowed uses in the Land Development Code (LDC). Staff noted that after the adoption of the Plan, the LDC would need to be updated to align with the goals, recommendations, and action steps.

Mr. Jim Miller expressed concern over possible overreach regarding the Present Use Value (PUV) Program and the Voluntary Agricultural District (VAD) (Goal 2 Rec 2.2 Action F). Mrs. Radcliff and Mrs. Bianculli explained that enrolling in the Agricultural District is just encouraged and is voluntary. Mr. Rick Livingston noted that the Agricultural Advisory Committee should be involved in the implementation of farmland-specific action steps. Mrs. Bianculli reported that she shared these proposed additions and edits to community members and other department heads such as: Mark Williams, Dr. Kelly, and Jonathon Wallen. Mrs. Jennifer Balkcom reported that she shared the additions and edits to others in the Agricultural community as well. Mrs. Radcliff

noted that the proposed additions and edits were derived not only from Public Comment, but also from meetings with specific committees and groups.

Mr. Jim Miller expressed concern over the 2045 Comprehensive Plan placing too much of a financial burden on developers and thus consumers. Specifically, in reference to the requirement of sidewalks/trails in new commercial developments (Goal 4 Rec 4.2 Action E). Mrs. Radcliff and Mrs. Bianculli explained that the County does not maintain sidewalks and that they are required when the property is adjacent to other/existing trails, as identified in the Greenway Master Plan. Mrs. Bianculli also emphasized that the County is recommending further collaboration with the Department of Transportation (DOT) to provide funding for County sidewalks as a potential solution. Staff also stated that standards for pedestrian facilities are currently required for subdivisions proposing 100 or more lots/units. Mr. Jim Miller expressed concerns over a possible influx of residents and developments once the Ecusta Trail is completed. Mrs. Bianculli stated that Planning Staff are recommending to the Board of Commissioners to allow for a Zoning Overlay District along the Ecusta Trail and US-64 corridor. Staff also noted that there are plans for corridor studies along both locations to identify proper land use recommendations.

Mrs. Radcliff reiterated that the 2045 Comprehensive Plan is not trying to control growth, but rather lays out goals for how we would like the County to look in 2045. While the 2045 Comprehensive Plan is intended to be a high-level document, the more specific details and regulations will be in the Land Development Code. Mr. Trey Ford suggested changing the language of Goal 3 Rec 3.1 Action G to “incentivize” rather than “require”. Mrs. Jennifer Balkcom agreed. Mrs. Bianculli provided clarification on that specific addition, stating that a lot of street trees within the County are invasive species. The new requirements to street trees would deal with tree species and size, rather than quantity since the County already has street tree requirements for developers. Mr. Trey Ford and Mr. Steve Dozier requested more information on additional lighting mitigation standards for new commercial and industrial developments within proximity to an existing residential area (Goal 2 Rec 2.5 Action B). Mrs. Radcliff clarified that the County already has lighting mitigation requirements in place, but these are very general. Upon moving to discuss the additions to Goal 4, Mrs. Bianculli noted that these action steps were derived from the Henderson County Transportation Advisory Committee (TAC) meeting. No changes to additional actions steps were made or suggested.

The Board moved on to discuss the 2045 Comprehensive Plan Glossary Additions. Mrs. Radcliff provided an overview of the Glossary and why it was included in the Appendix. Mr. Robert Griffin’s suggested using a different color or text style to identify terms within the Draft 2045 Comprehensive Plan that are also listed in the Glossary. Staff agreed and said that would work with the consultant on this.

Mrs. Rebecca McCall and Mr. Rick Livingston expressed concern over the source of Goal 2 Rec 2.2 Action E, Farmland Mapping and Monitoring Program. Staff stated that the source of the program and specific wording can be changed. The Board was satisfied with the resolution. Mrs. Bianculli noted that some members of the public indicated that the County was not referencing best practices for Farmland Preservation. Mr. Steve Dozier emphasized the importance of having an accurate county of farmers in the County. Mr. Robert Griffin shared similar sentiments regarding the necessity of accurate farmland data. Planning Staff explained that current data is outdated and spread out across various databases, rendering it challenging to accurately use. Mrs. Radcliff also pointed out that some farmers choose not to enroll in the PUV Program and/or Voluntary Agricultural District and it can be difficult to track these properties in ag use. Mr. Rick Livingston suggested that the Agricultural community should be included in the creation of a Farmland mapping and monitoring tool/program. Mrs. Rebecca McCall emphasized that the availability of accurate soil and water quality data could also attract other farmers to the County.

Staff reminded the Board that not all the Goals, Recommendations, and Action Steps in the 2045 Comprehensive Plan have to do with land use and will be used by other Boards and Committees. Mr. Jim Miller motioned to approve the additions and edits with the changes made. Mr. Bruce Hatfield second. All Board members voted in favor.

Future Land Use Map:

Planning Staff and the Board moved on to discuss the Future Land Use Map. Mrs. Bianculli provided an update on the Future Land Use Map, including the color changes and (recently re-named) Utility Services Area. Mr. Rick Livingston made a motion to approve the Future Land Use Map as presented. Mr. Jim Miller second. All Board members voted in favor.

Character Areas and Density Ranges:

Planning Staff moved on to discuss density ranges and Character Areas. Staff provided a description of the proposed Character Areas and their relationship to zoning. Mrs. Bianculli reiterated that Character Areas are not Zoning Districts. Character Areas share similarities, but their densities are based on a range. Specific zoning regulations and Zoning Districts can be found in the LDC. Mrs. Bianculli also provided current County Zoning District requirements and examples of various neighborhood densities within the County. Mrs. Radcliff noted that the previously, the County defined 3 areas: Urban Service Area, Rural-Urban Transition Area, and Rural Agricultural Area.

Mr. Steve Dozier expressed concerns over the Medium Density (MD) suggested ranges, specifically near Etowah. Mrs. Radcliff explained that the LDC will determine the specific densities and design requirements, as a tool to guide development. Mr. Robert Griffin expressed concerns over the Very Low Density (VLD) suggested ranges and the possibility of pricing residents out of the County. Planning Staff and Board Members discussed the possibility of converting certain VLD areas (near Sugarloaf) to Agriculture/Rural (AR). Mr. Rick Livingston expressed concerns over the Low Density (LD) and Medium Density (MD) suggested ranges. Planning Staff stated that the suggested ranges are not parcel-specific and would be planned to fit the character of the surrounding area. For example, the MD Character Area(s) are located only within the Utility Services Area. Board members expressed concern that the naming of the Character Areas can be confusing, given that there is no High-Density Character Area within the County and the possibility of renaming MD to High-Density. Mrs. Bianculli explained that High Density areas were reserved for within the municipalities, such as the city of Hendersonville. She also stated that the industry standard for Low Density in rural areas is 3 units per acre. Mr. Jared Ownbey expressed his confusion over the Character Areas in relation to Zoning Districts and why they were not named as Zoning Districts. Mrs. Radcliff clarified that Zoning is not part of the 2045 Comprehensive Plan, but that the names of the Character Areas can be changed for more clarity. Board members also suggested combining the AR and VLD Character Areas into one, with a density range of 1 unit per 1 acre to 1 unit per 5 acres. Planning Staff agreed with the suggested change. The Board discussed renaming the MD Character Area to "Infill Area", LD Character Area to "Transitional Area", and combine the AR/VLD to "Agricultural Rural". The Board was satisfied with the renaming. Mr. Jim Miller motioned to approve the changes to the Character Areas. Mr. Jared Ownbey second. All Board members voted in favor.

Mrs. Radcliff stated that the Planning Board will be receiving a copy of draft 2045 Comprehensive Plan with all the revisions discussed and approved next week. Mr. Steve Dozier, Chair, thanked the Planning Staff for their continuous work on the 2045 Comprehensive Plan. The next Planning Board meeting is scheduled for November 17th at 5:30 PM. A recommendation on the 2045 Comprehensive Plan at this meeting is anticipated.

Staff Updates: None.

Adjournment: There being no further business, the meeting was adjourned at 7:48pm.