

**HENDERSON COUNTY PLANNING BOARD
MEETING SUMMARY
December 1, 2022, at 5:30 PM**

Planning Board Members Present:

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

Planning Board Members Not Present:

Staff Present:

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

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

Roll Call: Roll Call was taken. Note that Jennifer Balkcom entered the meeting at 5:35 and Trey Ford entered the meeting at 6:15.

Vote to Allow Planning Board Members to Participate Remotely: Mr. Jim Miller, Vice Chair, motioned to allow Planning Board member Bruce Hatfield to participate remotely. Mr. Rick Livingston seconded the motion. All members voted in favor.

Informal Public Comment: The Board heard from one member of the public regarding the 2045 Comprehensive Plan. The speaker posed several questions to the Board related to future land use, industrial growth, agricultural preservation programs, and emergency services. The speaker thanked the Planning Board for their work on the 2045 Comprehensive Plan.

Adjustment of Agenda: None.

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

Continued Discussion and Recommendation of the Revised Draft 2045 Comprehensive Plan: Mrs. Radcliff, Planning Director, updated the Board on recent 2045 Comprehensive Plan progress as well as the next steps for the Board, Planning Staff, and the Board of Commissioners. Mrs. Radcliff stated that any changes decided upon at this meeting will be incorporated into the 2045 Comprehensive Plan for a Planning Board recommended revision to be presented to the Board of Commissioners. Mrs. Radcliff reiterated to the Board and the public that the Comprehensive Plan is a policy document that works in conjunction with the Land Development Code (LDC). The LDC is the regulatory document for the County. The 2045 Comprehensive Plan is also intended to be amendable and revised/updated in the future at the 5 and 10 years. Mr. Chris Todd, Business and Community Development Director, informed the

Board and the public that the day before and the day after the 2045 Comprehensive Plan is adopted by the BOC, there will be no regulatory change to an application for land use in the County. Mrs. Janna Bianculli, Senior Planner, stated that the 2045 Comprehensive Plan will be used in the same way the 2020 Comprehensive Plan is currently being used, as a guide for growth and development.

The Planning Board had the opportunity to send their requested changes to the 2045 Comprehensive Plan to Mrs. Radcliff, which were then consolidated into a list that was distributed to the Board. Some Planning Board members had additional comments on the 2045 Comprehensive Plan that they did not submit ahead of time but were still discussed at the meeting. Mrs. Radcliff presented the Board with the list of submitted Board comments (107 item numbers) to be discussed and decided on by the Planning Board. These item numbers were presented with the associated page number, plan section reference, and the type of change (revised language, typos, additions, deletions, etc.). As the Board discussed the attached approved changes, they did not need to vote on every individual item number, but a consensus did need to be made. Chairman Steve Dozier reiterated that the 2045 Comprehensive Plan is a high-level document that can be amended as sees fit in the future.

Mrs. Radcliff and Mrs. Bianculli introduced each item number from the attached approved changes to the Board. Planning Staff addressed each item and provided clarification and discussed either keeping or changing them. Mrs. Radcliff and Mrs. Bianculli kept track of the Planning Board's decisions for the record. Mr. Jim Miller's comments were the first to be discussed.

Mr. Dozier called for a five-minute break at 7:00pm. After the break, the Board picked up on page sixty of the 2045 Comprehensive Plan and continued their discussion of Mr. Miller's comments. Once all of Mr. Miller's comments had been discussed and decided upon, the Board moved on to Mr. Hunter Marks' comments. After Mr. Marks' comments were discussed and decided upon, the Board moved on to discuss Mr. Robert Griffin's comments. The Board then discussed Mr. Trey Ford's comments, some of which had been previously discussed at the November 17th meeting. Mr. Bruce Hatfield motioned to approve Mr. Ford's comments in totality. Mr. Miller seconded the motion. All Board members voted in favor.

After the Planning Board's discussion on changes to the 2045 Comprehensive Plan, Mrs. Radcliff noted that if the Board is to recommend the Plan, it will be recommended along with the approved changes. Mr. Dozier also noted that this is Mrs. Jennifer Balkcom's last Planning Board meeting, with a possibility of a new member joining to Board prior to the adoption of the 2045 Comprehensive Plan by the Board of Commissioners. Planning Staff stated that a new copy of the 2045 Comprehensive Plan will be ready for the Board of Commissioners Public Hearing on December 5th. Rather than presenting the 2045 Comprehensive Plan and the changes separately, they will be incorporated in the final draft version of the Plan. Mr. Miller expressed that this was also his preferred method of presenting the 2045 Comprehensive Plan to the Board of Commissioners. Mrs. Radcliff added that the attached approved changes will also be made readily available to the public and the Commissioners, to easily see what changes were made from the previous draft version of the Plan. Commissioner Rebecca McCall agreed that the list of attached approved changes would be helpful to the Commissioners when reading the Plan.

Mrs. Radcliff reminded the Board of the Public Hearing being held on December 5th and stated that an email would be sent to the 2045 Comprehensive Plan distribution list once the final draft of the Plan is made available. Members of the public will be able to view the final draft of the

2045 Comprehensive Plan on the County website and the hendersoncounty2045.com website. Mrs. Radcliff informed Commissioner McCall that any changes the Board of Commissioners propose, do not need to be brought back to the Planning Board or Planning Staff, as they are the final divisionary board for the County.

Mr. Miller motioned to recommend the 2045 Comprehensive Plan (with approved changes) to the Board of Commissioners. Mr. Hunter Marks second the motion. All Planning Board members voted in favor.

Mr. Dozier thanked Planning Staff for their time spent on the 2045 Comprehensive Plan. Mr. Chris Todd thanked the Planning Board for their time and effort spent on the 2045 Comprehensive Plan. Mr. Todd also noted that this is Mrs. Balkcom's last Planning Board meeting and thanked her for her service to the Board. Commissioner McCall expressed her thanks to the Planning Board and Staff on behalf of the Board of Commissioners. Commissioner McCall also informed the Board and Staff that this would be her last meeting as the Board of Commissioners liaison. Mr. Bill Lapsley, Chairman to the Board of Commissioners, will be taking over for Commissioner McCall.

Staff Updates: No updates.

Adjournment: With no further business, the meeting was adjourned at 8:49pm.

Planning Board Approved Changes to Revised Draft 2045 Comprehensive Plan

Approved December 1st, 2022

Page #	Plan Section Reference	Notes
7	Study area description	Revise language
8	Why plan description	Add NCGS 160D-501 reference
8	Why now description	Revise language
8	New call out box	Add call out box on regulatory and LDC
12	History	Revise language
13	Timeline	Revise language ("prepared" for 1969 plan)
15	Housing Cost	Remove cost for municipalities in ()
16	Existing land use description	Add total land area for county and unincorporated area
16	Cost of service	Shift title to another page
19	Benefits and threats description	Revise language
19	Call out box	Add percentage
20	Industry graph	Typo
21	Call out box	Add percentage
22	Roadway description	Revise language
23	Dana picture	Remove to add new section on other services and railways
35 & 36	Graphics on outcomes	Switch graphics on page 35 and 36
36	Intentional land use description	Revise language
36	What are goals description	Add a page reference to topics
38	Housing description	Revise language
40	Future land use map description	Revise language
47	USA definition	Revise language
48-51	Maps	Add municipality label to map
54	Outcome 1 description	Revise language
56	Intentional land use description	Revise language
57	Rec 1.1 B	Revise language (add "encourage high density")
58	Rec 1.1 G	Revise language (add "preserve a portion")
59	Rec 1.2 C	Revise language (add industrial)
59	Rec 1.2 D	Revise language (add evaluated)
59	Rec 1.2 E	Remove all
60	Description paragraph	Revise language
62	Rec 2.2 B	Revise language (add consider the creation)
62	Rec 2.2 D	Remove
64	Description paragraph	Revise language (delete 1st sentence)
67	Rec 3.3 A	Revise language (add consider, remove prioritize)
68	Rec 3.3 F	Revise language and delete last bullet
68	Rec 3.3 G	Revise language (add encourage)
68	Rec 3.3 H	Revise language (add encourage)
68	Rec 3.4 D	Revise language (add identify and consider)
68	Rec 3.4 E	Remove
71	Description paragraph	Revise language
72	Rec 4.2 A	Revise language (add encourage)
72	Rec 4.2 E	Revise language (add connections)

Page #	Plan Section Reference	Notes
72	Rec 4.3 A	Revise language (change to The County)
73	Rec 4.4 B	Revise language (add when applicable)
73	Rec 4.4 E	Revise language
73	Rec 4.5 C	Remove
74	Rec 4.5 H	Revise language (remove carbon footprint)
74	Rec 4.6 A-C	Remove
76	Rec 4.8 B	Revise language (add designated)
78	Rec 5.1 A	Highlight and add to glossary (Broadband Availability Index Rating)
78	Rec 5.1 D	Highlight and add to glossary (digital inclusion plan)
79	Rec 5.3 C	Revise language (add encourage)
79	Rec 5.4 A	Revise language
79	Rec 5.4 E	Remove
81	Rec 6.1 C	Remove
83	Rec 6.4 D	Typo (remove Partnership reference)
83	Rec 6.4 B	Remove
85	Rec 7.2 B	Revise language (add consider creating)
85	Rec 7.2 E	Revise language
86	Rec 7.3 E	Highlight and to glossary (SLIPNC)
86	Rec 7.3 G	Revise language (remove and)
89	Rec 8.1 G	Revise language (add consider additional)
89	Rec 8.1 L	Revise language (add encourage)
90	Rec 8.1 N	Remove
90	Rec 8.1 O	Add new action step for sports complex
90	Rec 8.2 B	Revise language (remove addiction recovery)
90	Rec 8.2 A-C	Health department should provide information to BOC
92	Rec 8.6 A	Revise language (remove immigrant)