

HENDERSON COUNTY PLANNING BOARD
MEETING SUMMARY (Electronic Meeting Via Zoom Communications)
February 18, 2021

Planning Board Members Present:

Steve Dozier, Chair
Jim Miller, Vice Chair
Jennifer Balkcom
Baird Blake
Trey Ford
Hunter Marks
Rebecca McCall, BOC Liaison

Planning Board Members Not Present:

Bruce Hatfield
Rick Livingston
Paul Patterson

Staff Present:

John Mitchell, Business & Community Development Director
Autumn Radcliff, Planning Director
Matt Champion, Zoning Administrator & Code Enforcement Director
Russ Burrell, County Attorney

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

Roll Call: Roll Call was then stated.

January 21, 2021 Meeting Summary: No change to the meeting summary was noted.

Informal Public Comment: None.

Continued Discussion on Text Amendments Per NC General Statutes Chapter 160D

Requirements. Ms. Radcliff stated that the new Chapter 160D of the North Carolina General Statutes consolidates current enabling statutes for development regulations that apply to both cities and counties. Chapters 153A and 160A were the previous chapters that 160D consolidated. Chapter 160D places these statutes into a more logical, coherent organization. The new law (Chapter 160D) does not make major policy changes or shifts in the scope of authority granted to local governments, but it does include amendments that will need to be incorporated into Henderson County's local development regulations.

Chapter 160D is effective now, but local governments have until July 1, 2021 for the development, consideration, and adoption of required amendments to conform local ordinances to this new law. All city and county zoning, subdivision, and other development regulations will need to be updated by July 1, 2021, the effective date of the new law.

Staff provided an overview of the 160D requirements and stated that the Board was provided a table with all the required and optional changes including a copy of the code with the edited changes shown for reference.

Following Board discussion, Mr. Jim Miller made a motion to send a favorable recommendation on the required amendments as shown in the table. Mr. Baird Blake seconded the motion. The Chairman asked for a poll vote due to the electronic meeting requirements.

1. Steve Dozier – yes
2. Jim Miller – yes
3. Trey Ford – yes

4. Hunter Marks – yes
5. Baird Blake – yes
6. Jennifer Balkcom – unable to remote vote

Motion passed.

Mr. Jim Miller then made a motion to approve the optional amendments as recommended and not recommended in the table. Mr. Hunter Marks second the motion. All members voted in favor.

1. Steve Dozier – yes
2. Jim Miller – yes
3. Trey Ford – yes
4. Hunter Marks – yes
5. Baird Blake – yes
6. Jennifer Balkcom – unable to remote vote

Motion passed.

Staff Reports: Mr. Mitchell stated that the County had selected SmartGov as the new permitting software to replace PNI. The County is working on getting the contracts signed and the new software would not be in place for at least a 9-month period.

Adjournment: There being no further business, meeting was adjourned at 6:11 PM.