

**HENDERSON COUNTY PLANNING BOARD
MEETING SUMMARY
November 17, 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 (Remote)
Bruce Hatfield

Planning Board Members Not Present:

Rick Livingston
Rebecca McCall, BOC Liaison

Staff Present:

Autumn Radcliff, Planning Director
Janna Bianculli, Senior Planner
Russ Burrell, County Attorney
Chris Todd, Business and Community Development Director
Jake Petrosky, Stewart Consultants (Remote)

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

Roll Call: Roll Call was taken.

Vote to Allow Planning Board Members to Participate Remotely: The Chair stated that some of the members were not able to attend in person and the Board must vote to allow members of the Board to participate remotely. Hunter Marks was out of town and joining remotely with Jake Petrosky from Stewart Consultants. Mr. Jim Miller made a motion to allow the remote participation. Mr. Trey Ford seconded the motion. All members voted in favor.

Informal Public Comment: The Board heard from six members of the public. Some of the speakers provided the Planning Board with handouts about their comments. Speakers thanked the Planning Board for taking comment and for the work done on the plan and a generally comfortable with the plan recommendations. Concerns listed were a need for an implementation plan to be included with the plan adoption, want to protect agriculture lands and natural environment, allow development on suitable lands and where existing water and sewer are, and development and pressure with sewer in Edneyville.

Adjustment of Agenda: None.

October 27, 2022, Meeting Summary: No change to the meeting summary was noted.

Discussion and Recommendation of the Revised Draft 2045 Comprehensive Plan:

Ms. Radcliff stated that the Planning Board has spent the last several meetings discussing the public comment received following the release of the draft plan. She reminded the Board that on September 8th, the draft plan was sent to the Planning Board, the Board of Commissioners and was posted online for public review. Staff held 5 public input meetings on the draft plan in Hendersonville, Edneyville, Etowah, Fletcher, and at BRCC. A presentation was given at the beginning of each meeting with a time for Q&A. A recorded copy of the presentation was also posted online for anyone not able to attend an input meeting in person including an opportunity for citizens to comment online. The Planning Board was presented a summary of the public comment received at these meetings on September 22nd. The Board held three meeting and discussed the public comment and responded with changes to the plan including changes or clarifications that the Board requested. The revised draft plan with the Planning Board's approved edits was sent to the Planning Board, the Board of Commissioners and provided online on November 4th.

Mr. Dozier asked the Board if they had any comments or if they are ready to make a recommendation. Each member of the Board in attendance commented on the work done by staff. A couple of members had some clarifications and questions. Mr. Trey Ford also stated that he would like some of the language on the recommendations/action steps changed to say encourage instead of required. He requested a couple of minor changes to the wording and one action step addition to Recommendation 8.1 (O). The additional action step would state, "Consider investment in a County-owned sports complex". The Board agreed with the additional action step. Mr. Jim Miller stated that he understands this is policy document and is a 30,00-foot view. He stated that he was concerned with housing cost increases and some of the verbiage in the plan that he did not feel should be part of a comprehensive plan. Mr. Miller made a motion to table the Board's discussion and recommendation until the first week in December. Mr. Trey Ford second the motion. The Board discussed its availability to meet on December 1st at 5:30. Mr. Miller amended his motion that the item be tabled, and the Board schedule a special called meeting on December 1st to continue its discussion. Mr. Ford provided a second. All voted in favor.

The Chair requested that any comments that Mr. Miller or any other Board member has to be sent to staff so that they may provide this information to the board prior to the meeting so that the Board is prepared to discuss at the December 1st meeting.

Staff Updates: Mr. Chris Todd thanked Jennifer Balkcom for her service on the Planning Board as she will stepping off the Board at the end of the year.

Adjournment: With no further business, the meeting was adjourned at 6:57pm.