

**JOINT MEETING OF THE  
HENDERSON COUNTY PLANNING BOARD AND  
ETOWAH AND HORSE SHOE COMMUNITIES ADVISORY COMMITTEE  
MINUTES  
February 19, 2009**

The Henderson County Planning Board and the Etowah and Horse Shoe Communities Advisory Committee met on February 19, 2009 for a joint meeting at 5:30 p.m. in the King Street Meeting Room located at 100 North King Street, Hendersonville, NC. Planning Board members present were Tedd Pearce, Chair, Jonathan Parce, Vice-Chair; Renee Kumor, Tommy Laughter, Steve Dozier, Suprina Stepp, Mike Cooper, Gary Griffin and Stacy Rhodes. Etowah and Horse Shoe Advisory Committee members present were Kenneth Allison, Chair; Richard Briggs, Jerry Merrill, Bruce Gosnell and Debbie Ducote. Others present included Anthony Starr, Planning Director; Autumn Radcliff, Senior Planner, Alexis Baker, Planner, Matt Cable, Planner, Sarah Zambon, Associate County Attorney; Mark Williams, Commissioner and liaison to the Planning Board, and Kathleen Scanlan, Secretary.

Chairman Pearce of the Henderson County Planning Board and Kenneth Allison, Chairman of the Etowah and Horse Shoe Communities Advisory Committee called the meeting to order.

Development Plan Approval Extension – Pleasant View Major Subdivision (2007-M07) – Terry Baker, Agent for Lathe Brogden of Brogden Contracting, LLC, Applicant – Original approval March 15, 2007 – Presentation by Matt Cable. [Only considered by Planning Board]. Mr. Cable stated that Terry Baker, agent for the applicant, had stated in a letter to the Planning Department that currently the property is being timbered and they are taking bids on grading and roads for the project. He has requested a one-year extension to give them enough time for approvals and for the economy to level out. Tommy Laughter made a motion to grant a one-year Development Plan extension for Pleasant View, extending approval through March 15, 2010. Mike Cooper seconded the motion and all members voted in favor.

Development Plan Approval Extension – North Course Village Major Subdivision (2007-M03) – Terry Baker, Agent for Eric Laughter of Laughter Investments, LLC, Applicant – Original approval February 15, 2007 – Presentation by Matt Cable. [Only considered by Planning Board]. Mr. Cable stated that Terry Baker, Agent for the applicant, had stated in a letter to the Planning Department that twenty-four lots of the project have been surveyed. The roads have been graded, water and sewer systems are in place and the power and natural gas are in place for the project as well. He

stated that final paving, curbing, backfill and shoulder landscaping remains to be completed. With the extension, they hope to finish within six months to a year. Mike Cooper made a motion to grant a one-year Development Plan extension for North Course Village, extending approval through February 15, 2010 and Suprina Stepp seconded the motion. All members voted in favor.

Development Plan Approval Extension – Soapstone Creek Estates (File #2006-M51) – Mark Corn, Agent for Tim Phillips of Soapstone Creek Estates, LLC, Applicant – Original approved January 18, 2007 – Presentation by Autumn Radcliff. [Only considered by Planning Board]. Ms. Radcliff stated that she received a letter from Mark Corn, Associated Land Surveyors, agent for the applicant, requesting a one year extension of the Plan to give more time to complete the final paving, backfill and shoulder landscaping for the project. Ms. Radcliff mentioned that as part of the request for extension, the agent has submitted a revised Master and Development Plan showing a change in the road alignment for Soapstone Creek Drive. She said it appears to meet all the applicable requirements of the Land Development Code. Mike Cooper made a motion to approve a one-year Development Plan extension for Soapstone Phase II and III through January 18, 2010 and approve the revised master and development plan as submitted. Jonathan Parce seconded the motion. All members voted in favor.

Etowah and Horse Shoe Communities Draft Plan. Mr. Starr gave a brief introduction explaining how the Etowah and Horse Shoe Communities Advisory Committee was formed, the members that participated and that they were responsible for developing and recommending a community-specific comprehensive plan for the Etowah and Horse Shoe communities. He stated that after meeting monthly for 1 year and holding two public input sessions, utilizing available research provided by Henderson County and area experts, the Committee completed the Draft Plan, which is being presented tonight by Kenneth Allison, Chair of the Advisory Committee. He said it is up to the Planning Board to make a recommendation on the Draft Plan to the Board of Commissioners and then the Committee will then present their Plan to the Board of Commissioners at a later date. The Planning Board, after the Plan's decision by the Board of Commissioners, will be responsible for the implementation of the Plan.

Mr. Starr presented Mr. Kenneth Allison, who gave a PowerPoint presentation of the Draft Plan, emphasizing their key recommendations for each section of the Plan. He stated that the process was difficult and the Committee worked hard. He mentioned that the area has seen significant growth in recent years and the community must plan for the future. Mr. Allison stated that one thing that the Committee kept hearing from the community was to “maintain the rural character of my area.” Mr. Allison said the document covers more subjects than land use but the Committee

spent the most amount of time on the subject. The Committee recommended that the County not extend waterlines into the rural and agricultural areas of the County. The Plan also addressed agriculture, which encompasses 24 percent of the land in the study area and encouraged agriculture, education and opening of a small farmer's market. Mr. Allison stated that a major recommendation by the Committee was the creation of a Main Street concept along Brickyard Road. Mr. Allison said that some of the residents on Brickyard Road opposed the idea because they do not understand the recommendation. However, he stated that some of those residents agree with the idea once it is explained further. The Committee believes the idea sense as it is probably not going to be the quiet residential street it is now. In Mr. Allison's presentation, the Committee also recommended rezoning several sections of Etowah and Horse Shoe, a proposed connector road between McKinney Road and Morgan Street, and suggesting studying the possibility of a sewer treatment plant. After the presentation, there was general discussion about the Plan among Planning Board members and Chairman Pearce stated that the group created a quality plan and believed the Planning Board should support the effort. He felt that it is a good representation of how the people want to see the area in the future. He also mentioned that the Plan was just recommendations and the Board of Commissioners would have to implement the plan and its recommendations. Chairman Pearce then opened public input.

#### Public Input.

Rick Burt. Mr. Burt requested that the Board support the Plan. He stated that the Plan addresses several concerns regarding the environment and the economy. He feels that the Plan would help protect the quality of our drinking water and its available supply. It would better ensure monitoring and operation of wastewater treatment plants that discharge pollutants into our waterways. It also would help stormwater runoff during and after construction activities and in general the Plan would help the local economy and help our green space for future generations.

Eva Ritchey. Ms. Ritchey is in favor of the Plan as it would conserve and protect the future of Etowah-Horse Shoe community area. She felt that the County should look to enhance the green space in the County because it is one of the most valuable resources in the County. She did criticize the Plan regarding no recommendation on clear cutting by stating, "trees are the front line soldiers against global warning."

Martha Sachs. Ms. Sachs is in favor of the Plan and its implementation.

Angela Fernandini. Ms. Fernandini recommends this Plan and liked the emphasis on agriculture and keeping the area rural. She wanted to see the number of lots in a subdivision limited to 30 units to prevent major development in rural areas.

Richard Freudenburger. He stated that it was in favor of the Plan but emphasized his concerns with the open space regulations, stormwater regulations, steep slope regulations, public waterline extensions and big-box developments as these are concerns throughout the County.

Judy Andersen. She expressed her favoritism of the Plan.

Jerry David. Mr. David is a retired engineer who looks forward to the Plan's implementation and encourages the Board to adopt the specific items mentioned in the Plan. He was especially concerned with the storm drainage and water regulations for the County and encourages the adoption by the Board for this Plan as it will be a model for any future plans.

Richard Nailer. Mr. Nailer said he is in favor of this Plan and that it should be adopted and followed through. He said especially stormwater control and open space is very important to maintain this community to keep it alive and growing.

David Hudelson. He commends the Committee on this Plan and states that it was mentioned that a feasibility study on consolidating existing waste-water treatment plants is recommended, but the study should be on all future developments with industrial waste-water treatment plants proposed.

Ned Doyle. Recommend Plan to the Commissioners.

David Weintraub. He stated that he was speaking on behalf of several ECO (Environmental Conservation Organization) members that are in favor of this Plan and that a recommendation should be forwarded to the Board of Commissioners for its implementation.

Chairman Pearce made a motion to recommend to the Board of Commissioners the Etowah and Horse Shoe Communities Plan. Renee Kumor seconded the motion and all members voted in favor.

Approval of Minutes – Henderson County Planning Board – January 15, 2009. Chairman Pearce asked for the approval of the January 15, 2009 minutes. Renee Kumor indicated that there was one typographical error that she had discussed and given to the Secretary. She stated that she recommended approval of the minutes subject to the correction. Tommy Laughter seconded the motion and all members of the Planning Board voted in favor.

Approval of Minutes – Etowah and Horse Shoe Communities Advisory Committee – December 8, 2008. Mr. Allison requested a motion for the approval of the December 8, 2008 minutes. Richard

Briggs made a motion for approval and Bruce Gosnell seconded the motion. All members of the Advisory Committee present voted in favor.

Staff Reports. There was no Staff reports discussed.

Adjournment There being no further business, the joint meeting of the Planning Board and Etowah and Horse Shoe Communities Advisory Committee was adjourned at 7:20 p.m. All members voted in favor.

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Tedd Pearce, Chairman  
Henderson County Planning Board

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Kathleen Scanlan, Secretary

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Kenneth Allison, Chairman  
Etowah and Horse Shoe Communities Advisory Committee