

**DRAFT MINUTES**  
**OF THE**  
**HENDERSON COUNTY PLANNING BOARD**  
**JANUARY 21, 2010**

The Henderson County Planning Board met on January 21, 2010 for their regular scheduled 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 Jonathan Parce, Chair; Tommy Laughter, Vice-Chair; Mike Cooper, Renee Kumor and Rick Livingston. Others present included Anthony Starr, Planning Director; Autumn Radcliff, Senior Planner; Matt Cable, Planner; Sarah Zambon, Deputy County Attorney; and Kathleen Scanlan, Secretary. Board members absent were Gary Griffin, Stacy Rhodes, Suprina Stepp and Steve Dozier.

Chairman Parce called the meeting to order of the Henderson County Planning Board. He asked for the approval of December 17, 2009 regular meeting minutes. Ms. Kumor made a motion to approve the minutes and Mike Cooper seconded the motion. All members voted in favor.

Etowah and Horse Shoe Communities Plan Implementation – Commercial and Industrial Zoning Map Recommendations. Presentation by Autumn Radcliff and Matt Cable. Ms. Radcliff stated that the Etowah and Horse Shoe Plan covers a lot of ground and will require the Planning Board consideration that likely would span meetings over several months this year. She stated that a schedule was given out to allow Planning Department Staff to better manage our other responsibilities and allow for the Planning Board members to prepare for the discussion. She reviewed the schedule and said that the first topic of discussion is the commercial and industrial zoning map recommendations, which will be covered tonight. Ms. Radcliff added that the Planning Board will need to make a formal recommendation to the Board of Commissioners on all proposed amendments. Mr. Cable and Ms. Radcliff gave a PowerPoint presentation and discussed each of the proposed commercial and industrial zoning map changes as follows:

1. Between Old Highway 64 (Brevard Road), Sunset Hill Drive and Oakland Hill Drive, comprising of 16 parcels, total acreage 34.08 – current use is R-1 (residential) request Local Commercial - Mr. Cable mentioned the uses are residential, vacant areas and governmental use (Post Office and Etowah-Horse Shoe Fire and Rescue Department). Ms. Kumor asked whether the property owners know that these changes are happening. Mr. Starr stated that there was an input session at the community level, one at a previous Planning Board meeting and a public input session at the Board of Commissioners meeting. Ms. Kumor asked whether the public's input was part of these changes. Mr. Starr stated that the Committee members

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talked with some of the property owners regarding these requests. He added that there has been no letters mailed out regarding this matter.

2. US 64 West and Morgan Road – 58 parcels, total acreage of 100.37; current use is R-1 (residential), request Local Commercial - Mr. Cable stated that this would create a commercial corridor where the French Broad River intersects with 64 West and into the heart of Etowah.
3. Along Etowah School Road – 8 parcels, total acreage of 3.82 acres; current use is R-1 (residential), request Community Commercial. Ms. Radcliff said that this portion is next to the Etowah Baptist Church.
4. Etowah Park Road – 1 parcel, total acreage 4.27 acres; current use is R-1 (residential/vacant), request Community Commercial. Ms. Radcliff stated that this is next to the Ingles Grocery Store. Ms. Kumor was concerned whether this change could be detrimental to the traffic pattern or the school nearby. Ms. Radcliff stated that it shouldn't be detrimental, anymore than what is presently located there and allowed. She added that this would be a small expansion to what exists there already. Ms. Kumor stated that as long as the Planning Board is approving something that is not disruptive to the school, she said she had no problem. Ms. Radcliff noted that before the public hearing occurs, Planning Staff will post notices on areas where there is a zoning change and with that notice, if there are community concerns, Planning Staff will receive calls at that time.
5. Old Highway 64 – 7 parcels, total acreage 8.95 acres; current use is R-1 (residential), request Community Commercial. Ms. Radcliff stated that although there are some structures on the property, it is predominately vacant.
6. Old Highway 64 – 49 parcels, total acreage 33.11 acres; current use is R-1 (residential), request Local Commercial. Mr. Cable stated there are some self-storage places and a U-Haul business located within this area. He said it continually is surrounded by residential properties on all the other sides of the development and the road loops and has a connection to Highway 64. Mr. Cable added that Local Commercial can be considered a mixed-use district and allows for residential. Mr. Starr stated that this proposed zoning is more questionable than any of the others proposed, but Committee members felt that the rationale for the zoning change is

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that it was a mixture of residential and commercial. After some further discussion, it was a consensus among Board members that this area should stay as R-1 (Residential).

7. US Highway 64 West – 5 parcels (all or portion thereof), total acreage is 44.84 acres – current use is R2R, request Community Commercial. Ms. Radcliff stated that this property is along US 64 West to the Transylvania County Line and some of the area is vacant land with commercial scattered. She said that according to the County Comprehensive Plan this area was identified as a service center node.

Planning Board Training – First of Several Training Topics. Presentation by Anthony Starr. Mr. Starr stated that at the November meeting, the Planning Board discussed the option of staff providing monthly training to benefit new and veteran Planning Board members especially when there are months with light agenda. These topics of training will come from a hand-out that was given to each Board member called "*The Citizen's Guide to Planning.*" He encouraged Board members to let Staff know if there are any particular topics or emerging issues that they would like covered. Mr. Starr presented the first of several training topics, this topic was entitled *Planning Overview*. The presentation covered the following:

- Why planning is important.
- The history of American planning.
- The "City Beautiful" Movement.
- The Municipal Reform Movement.
- The Social Reform Movement.
- The *Environmental Revolution*.
- Emerging issues for today.

Staff Reports for Planning Board. Mr. Starr reminded Board members of the design workshop by Randal Arendt on Monday, January 25 starting at 1 p.m. and going through the night highway commercial design workshop starting at 7 p.m. He also informed the Board members that the Board of Commissioners at their last meeting adopted a Farmland Preservation Plan, which a copy will be sent out to every Board member.

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Adjournment There being no further business, the meeting was adjourned at 6:45 p.m. All members voted in favor.

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Jonathan Parce, Chairman  
Henderson County Planning Board

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Kathleen Scanlan, Secretary