

**DRAFT MINUTES**  
**OF THE**  
**HENDERSON COUNTY PLANNING BOARD**  
**August 19, 2010**

The Henderson County Planning Board met on August 19, 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; Stacy Rhodes, Steve Dozier, Wayne Garren, Tommy Laughter, Suprina Stepp and Marilyn Gordon. Others present included Anthony Starr, Planning Director; Autumn Radcliff, Senior Planner; Sarah Zambon, Associate County Attorney and Kathleen Scanlan, Secretary. Board members absent were Mike Cooper and Rick Livingston.

Chairman Parce called the meeting to order of the Henderson County Planning Board. He asked for the approval of July 15, 2010 regular meeting minutes. Steve Dozier made a motion to approve the minutes and Wayne Garren seconded the motion. All members present voted in favor.

Adjustment of Agenda. There were no adjustments needed.

**NEW BUSINESS**

Discussion on the Edneyville Community Plan Implementation – Autumn Radcliff, Senior Planner.

Ms. Radcliff stated that the Planning Board reviewed the draft plan for the Edneyville area on December 17, 2009 and after careful consideration and public input, the Board of Commissioners adopted the Edneyville Community Plan on May 11, 2010. She said while many of the recommendations are referred to other advisory boards or departments, many require the effort of the Planning Board and Planning Department. She said it is likely that the Planning Board discussions of the recommendations will occur over several months. Ms. Radcliff reviewed the proposed schedule and topics that will be covered for the Edneyville Plan Implementation, noting that it will not begin until October or November. She said this will allow the Board to finalize its discussion of the Etowah-Horse Shoe Plan's zoning map changes. She noted that the schedule excludes some issues including supporting utility scale alternative energy development and housing related recommendations because of pending legislation. Those Board discussions would occur beyond the 2011 calendar year. Some of the recommendations may require discussion within a different time frame if implemented county-wide. If the Planning Board is able to maintain this tentative schedule, consideration and action by the Board of Commissioners could occur as soon as spring of 2011. She said that the schedule is tentative and is subject to change. After some brief discussion concerning the detailed topics that will be covered regarding the Edneyville Plan Implementation, Chairman Parce

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moved that the Planning Board approve the tentative monthly schedule for the Edneyville Community Plan as discussed. Tommy Laughter seconded the motion and all members present voted in favor.

Preview on Land Development Code 2010 Annual Text Amendments – Autumn Radcliff, Senior, Planner. Ms. Radcliff stated that when the Land Development Code (LDC) was adopted, it was anticipated that the LDC would be reviewed each year and amended as needed. Ms. Radcliff stated that the 2010 LDC amendments cover various topics but primarily involves subdivision regulations. She said that these will be reviewed at the Planning Board's September meeting, but that Staff wanted to give the Board a preview and the opportunity to address additional concerns that should be included in the proposed amendments. She said there were several items such as the special subdivision option that was added during the final reviews of the initial adoption of the LD. As a result, the subdivision section needs to be reorganized and reformatted so that it is user friendly for developers and applicants. She also mentioned other topics the amendments will address that the Planning Board had concerns about as follows:

- Special Subdivisions (road standards, certificate of understanding)
- Subdivision types (special minor, major) more accurately reflect standards based on number of lots
- Deem unapproved land disturbing activity associated with a subdivision as a violation of the LDC
- Strengthen the Improvement Guarantee language so that the County can better address issues when a development is in default or is unable to finish the improvements.
- Allowing shared driveways for 3 lots in all subdivisions
- Allowing a provision for alleys
- Reducing setback provisions for accessory structures/uses and commercial uses
- Family cemeteries in a subdivision

Although the staff memo listed a provision for electrical vehicle charging stations, Ms. Radcliff stated that she had attended a workshop on this issue and staff felt that the Board should address this amendment at a later date pending the development of state and local standards for regulating this type of use.

Staff Reports. Mr. Starr said that regarding the Etowah-Horseshoe zoning changes that have been previously discussed, the Board of Commissioners were given a preview and were comfortable with

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the Planning Board proceeding ahead at the September's meeting. Staff will be sending out approximately 3,000 notices regarding this matter when it gets to the Board of Commissioners level, but will be posting about 30 signs in the area that is affected for the Planning Board's September discussion and public input. Mr. Staff discussed the results of the census mailed notice responses. In 2000 census, there was a 65% response rate and for this year (2010), it was a 76% response rate, which is 11% increase overall since 2000. He mentioned that the census people have completed all of the door-to-door counts and are in the process of working on quality assurance checks of all of the data. The Census mentioned that all the data and counts will be released in the spring of 2011.

Public Input. No public input.

Adjournment There being no further business, the meeting was adjourned at 5:55 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