

**DRAFT MINUTES
HENDERSON COUNTY PLANNING BOARD
March 17, 2011**

The Henderson County Planning Board met on March 17, 2011 for a 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; Steve Dozier; Stacy Rhodes; Mike Cooper; and Rick Livingston. Others present included Anthony Starr, Planning Director; Autumn Radcliff, Senior Planner; Matt Cable Planner; Sarah Zambon, Deputy County Attorney; Bill O'Connor, Commissioner and Planning Board liaison; and Kathleen Scanlan, Secretary. Planning Board members Wayne Garren, Marilyn Gordon and Tommy Laughter were absent.

Chairman Parce called the meeting to order of the Henderson County Planning Board. He asked that the item regarding the approval of the February 2011 minutes be adjusted to the end of the agenda, to give time to have a quorum to vote on them. All members present voted in favor.

Edneyville Plan Implementation – Commercial and Industrial Zoning Map Recommendations – Matt Cable and Autumn Radcliff. Mr. Cable gave a PowerPoint presentation regarding the commercial and industrial zoning map recommendations made by the Edneyville Community Committee. He stated that this is for information only. He stated that the proposed nonresidential zoning changes include approximately 100 parcels, with a total of 350 acres. Also, he mentioned a tract made up of 16 parcels and totaling approximately 387 acres that the Committee did not want to recommend immediately, but to look at it for a possible future industrial site.

He said the proposal is to expand Local Commercial Zoning in the following areas:

- Fruitland Road/US Highway 64 East (Apple Valley Travel Park) – 6 parcels, 18.23 total acreage - (presently zoned R1 and R2R; current use is commercial, residential and religious)
- Home Place Drive/US Highway 64 East (Jaymar Travel Park and Cloud Nine area)– 4 entire parcels; 3 split; 34.15 total acreage – (presently zoned R2R; current use is residential and vacant)
- Fruitland Road/Gilliam Road/US Highway 64 East – 39 parcels (some split parcels), 180.71 total acreage – (presently zoned R2R; current use is residential, religious, commercial and vacant)

Proposed Office Institutional Zoning:

- Fruitland Road/Gilliam Road (includes Fruitland Baptist Institute)– 13 parcels, 52.85 total acreage – (presently R2R; current use is religious, residential, industrial and vacant)

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Proposed Industrial Zoning:

- Townsend Road/Gilliam Road/US 64 East – Possible Future Industrial Zoning – 16 parcels, approximately 387.21 total acreage – (presently R2R and LC; current use is residential and vacant)

Proposed Local Commercial and Community Commercial:

- US Highway 64 East and S. Mills Gap Road – 29 parcels, 51.78 acres (Local Commercial to Community Commercial) and 7.43 acres - (from R2R and expand Local Commercial; current use is commercial, residential, governmental and vacant)
- US Highway 64 East at Gilliam Mountain Road – 6 parcels, 5.48 acres (R2R to Local Commercial; current use is commercial, industrial, residential and vacant). This property has split zoning (R2R and Local Commercial) with the proposal; it would expand Local Commercial zoning.

Board members had concerns regarding traffic at the intersection of Fruitland and Gilliam Road for the proposal of Office Institutional and Local Commercial zoning. Mr. Cable indicated that traffic count studies are used for determining requested zoning. Staff and Committee members justified the area between Cloud Nine and Jaymar Travel Park for the proposed expansion of Local Commercial zoning stating that the area is suitable for small local business and local commercial development. Staff and Committee members indicated that all property owners that requested the rezoning were informed and agree with these proposals.

Ms. Radcliff informed the Board that the next section that will be discussed next month deal with residential map changes. She said unless the Board has any changes regarding the commercial and industrial zoning map recommendations that were reviewed, formal action will be taken at a later date by the Planning Board and a recommendation will be sent to the Board of Commissioners. At that point, notices of these zoning changes will be posted to some of the properties and a public hearing will be scheduled by the Board of Commissioners before a decision is made.

American Planning Association Video: Mastering Meeting Management – Anthony Starr, Planning Director. Mr. Starr showed a video to Board members regarding some useful points for Planning Board members and meetings:

- How to conduct the meeting
- Keep meetings organized
- Different purposes for different meetings

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- How to train people to run meetings
- Techniques on how to train board members
- Role of the chairman
- How to organize and use the agenda for meetings
- The sequence of the agenda
- Making sure that there is no incomplete applications or reports presented
- Adopting Robert's Rules of Order

Staff Reports.

Mr. Starr said that the 2010 Census redistricting data for Henderson County has been published and gave out a copy of the report which includes township figures, housing unit figures, and population figures according to race. He also informed the Board members that the Dana Plan was adopted by the Commissioners at their meeting on March 16, 2011. He said Suprina Stepp resigned from the Planning Board due to personal conflicting matters. Her position was up for reappointment in May as is Stacy Rhodes and Rick Livingston. Mr. Starr also noted that the Planning Board's meeting in April will be the day before Good Friday and asked that if any Board member knows that they will not be attending this meeting, to notify Staff in plenty of time so the meeting can either be cancelled or rescheduled.

Approval of Minutes. Chairman Parce asked for the approval of the February 17, 2011 minutes. Steve Dozier made the motion to approve the set of minutes and Rick Livingston seconded the motion. All members voted in favor.

Adjournment. There being no further business, the meeting was adjourned at 6:35 p.m.

Jonathan Parce, Chairman
Henderson County Planning Board

Kathleen Scanlan, Secretary