

MINUTES

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

BOARD OF COMMISSIONERS
OCTOBER 5, 1995

The Henderson County Board of Commissioners met for a special called meeting at 5:15 p.m. in the Commissioner's Meeting Room of the County Administration Building. The purpose of the meeting was a work session on LUGS (Land Use Guidance System).

Those present were: Chairman Renee Kumor, Commissioner J. Michael Edney, Commissioner Bob Eklund, Commissioner Don Ward, County Manager David F. Thompson.

Also present was Planning Director Matt Matteson.

CALL TO ORDER/WELCOME

Chairman Kumor called the meeting to order and welcomed all in attendance.

WORK SESSION - Land Use Guidance System (LUGS)

Matt Matteson made several points regarding LUGS:


1. LUGS is not a true "guidance system", traditional zoning does, in fact, guide land uses.
2. LUGS is, in practice, one rezoning at a time, one parcel at a time.
3. To a property owner, a small porta-john company across the street may be just as troublesome as a large factory.
4. Traditional zoning using the RM-1 district may be the "safety net" that we are looking for.
5. LUGS is "lite zoning", it has a different name but it is still land use regulation.

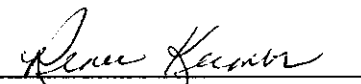
There was much discussion.

David Thompson stated that we need some form of safety net overlay for the entire county in addition to traditional zoning for "hot spot growth areas." Property owners want to know how they can use their property, they want certainty.

No Action Was Taken.

ATTEST:


Elizabeth W. Corn, Clerk


Renee Kumor, Chairman

