

MINUTES

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

BOARD OF COMMISSIONERS
JUNE 14, 1994

The Henderson County Board of Commissioners met for a Special Called meeting at 7:00 p.m. in the Meeting Room of the Land Development Building. The purpose of the meeting was a Work Session on the Proposed Rural Conservation Zoning Text (RC Zoning District).

Those present were: Chairman Vollie G. Good, Vice-Chair Renee Kumor, Commissioner J. Michael Edney, Commissioner Hugh D. Randall, Commissioner William McKay, County Manager David F. Thompson, Planning Director Matt Matteson, Planner Karen Collins, and Zoning Administrator/Enforcement Officer Sam Laughter.

CALL TO ORDER

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

PROPOSED RURAL CONSERVATION ZONING TEXT

Matt Matteson reminded the Board that the purpose of the meeting was a scheduled work session to consider the proposed Rural Zoning (RC) District text which had been previously referred by the Planning Board. Mr. Matteson summarized the major differences between the new district and the recently adopted Rural Mixed Use (RM-2) District. Following his presentation and some general comments regarding the strengths and weaknesses of the proposal, there was a great deal of discussion by all five members of the Board and the County Manager, both in regard to the proposal before them and the overall review process, itself.

The Board generally agreed that there should be three or perhaps four separate general zoning classifications for truly rural areas. Such classifications should be designed in a hierarchy of least to most restrictive with each district clearly distinguished from the other. The general consensus was that rather than every community having its own "customized" district, one of the districts in the hierarchy would be suitable for any rural property.

It was further agreed that the basic components of the RC text, as modified, be retained as a rural district as well as the existing RM-2. The consensus was that RC be the most restrictive rural district and in fact be a true conservation district. The Board did not discuss the mapping of such districts; however, there was agreement that not all unzoned areas of the county could fit in a rural category and in conducting zoning studies, the highest and best use of a particular parcel of property may not necessarily be suited to a rural zone.

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After a short recess, the Board asked that the Planning Director review, item by item, the proposed RC text and that any staff proposed modifications be noted. The editing that resulted became the framework for what the Planning Staff would present to the Planning Board.

The Board asked that the Planning Staff move ahead as soon as possible with a "staff only proposal" and convey their comments to the Planning Board. It was generally felt that the "new" RC district should be brought back to the Board of Commissioners by late summer.

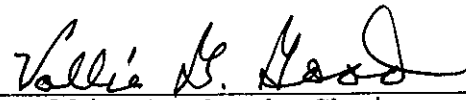
The Board generally agreed that the policy of how the Board reviews citizen initiated requests for new zoning districts should be altered. The Board agreed that at least for the proposed Rural Conservation District, the text should be formally drafted by County Staff and then reviewed by the Planning Board. Subsequent to such review a public hearing would be set by the Board of Commissioners. At that time interested or affected citizens would have an opportunity to voice their support, opposition, or offer comments. The Board would then set work sessions to discuss such comments in context with the proposed amendments.

Commissioner Edney made the motion for the Board to go into Executive Session as allowed under GS 143-381.11. All voted in favor and the motion carried.

As there was no further business, the meeting was adjourned at 8:45 p.m.

ATTEST:


Elizabeth W. Corn, Clerk


Vollie G. Good, Chairman