

MINUTES

STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON

BOARD OF COMMISSIONERS  
JANUARY 19, 1994

The Henderson County Board of Commissioners met for two work sessions at 2:00 p.m. in the Commissioners' Meeting Room of the County Office Building. The purpose of the work sessions was to discuss the text of the proposed Rural Conservation (RC) zoning district, the text of the proposed Rural Mixed Use (RM-2) zoning district and the proposed zoning map amendment for the Bearwallow Valley area.

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

Those absent were Commissioner J. Michael Edney and Clerk to the Board Elizabeth W. Corn.

CALL TO ORDER

Chairman Good called the meeting to order at 2:19 p.m. and welcomed those in attendance. He then recognized Mr. Matteson who gave an overview of rural zoning and presented a comparison of the R-40, the proposed RC and the proposed RM-2 districts.

RURAL CONSERVATION DISTRICT (RC)

Mr. Matteson explained to the Board that staff had little involvement in the composition of the proposed RC district and asked John Humphrey, representing the petitioners, to address the Board. Mr. Humphrey summarized the purpose of the district and answered questions posed by Board members. He noted that the text as submitted still needs work, for example the petitioners would like to remove commercial campgrounds as a conditional use because they could include travel trailers. They would like to define conditions for buffer zones on non-residential uses and remove some ambiguous language. The Board requested that Mr. Humphrey meet with Mr. Matteson to make revisions and that the text be brought back to the Board at their meeting on February 7, 1994.

RURAL MIXED USE DISTRICT (RM-2)/BEARWALLOW VALLEY MAP AMENDMENT

Mr. Matteson summarized the notations in the proposed text which indicated changes made at the Board's last work session. Commissioner Kumor asked about the language pertaining to signs and suggested that staff use language similar to that in the proposed

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RC district. The Board then discussed the map showing the proposed satellite zoning district in the Bearwallow Valley. The map was annotated by the Planning Department to indicate as closely as possible the property owners who supported the proposed zoning, those who opposed the zoning, those who had expressed no opinion and those who were absentee owners. The Board asked about the implications of leaving out a piece of property in the center of the proposed district and directed staff to obtain a legal opinion from the Staff Attorney. They also asked that staff make changes to the text regarding signs and that they bring the text and the map back to the Board at their February 7, 1994 meeting.

There being no further business, Chairman Good adjourned the meeting at 4:10 p.m.

ATTEST:

Elizabeth W. Corn  
Elizabeth W. Corn, Clerk

Vollie G. Good  
Vollie G. Good, Chairman