

**MINUTES****STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON****BOARD OF COMMISSIONERS  
JANUARY 3, 1994**

The Henderson County Board of Commissioners met for a Work Session on January 3, 1994 at 4:00 p.m. at the Henderson County Land Development Building, 101 East Allen Street. The purpose of the meeting was to discuss with Planning Staff the recommendations by the Planning Board for two zoning study area boundaries at I-26 interchanges.

Those present were: Chairman Vollie G. Good, Vice-Chairman Renee Kumor, Commissioner Hugh D. Randall, Commissioner William McKay, County Manager David F. Thompson and Assistant County Manager David Nicholson.

Also present were Planning Director Matt Matteson, Planner Karen Collins and Zoning Administrator Sam Laughter.

**CALL TO ORDER/WELCOME**

Chairman Good called the meeting to order at 4:05 p.m. and welcomed those in attendance. He then asked Mr. Matteson to discuss with the Board the study areas which the Planning Board had drawn. Mr. Matteson briefly described the Planning Board's work and then asked Ms. Collins to go over the study area maps.

**I-26/US-25 Naples Interchange**

Ms. Collins first presented a map showing property around the I-26/US-25 interchange at Naples and the Planning Board's recommended study area boundary which included about 850 acres around the interchange. The map displayed city water service in the area, the location of a new road proposed by the State to connect US 25 and Naples Road for better access to Park Ridge Hospital, existing zoning adjacent to the study area and the location of the French Broad Watershed boundary. Ms. Collins also distributed a map showing the County's planned sewer extension to the area. Mr. Thompson thought that the boundary within which the Town of Fletcher could eventually enforce its ETJ (Extra Territorial Jurisdiction) should be indicated on the map in the future. Ms. Collins pointed out an area within the study area which was the subject of a prior zoning request which the Board had tabled during 1991. After some questions and discussion with the Board, it was agreed that this was a suitable study area boundary.

**I-26/Upward Road Interchange**

Ms. Collins then presented a map showing property around the I-26/Upward Road interchange and the Planning Board's recommended study area. The boundary included roughly 563 acres of property on

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the east side of I-26, much of which is agricultural and/or currently undeveloped. The study area also included the new Upward Elementary School and water and sewer extensions to serve the school were shown on the map. Commissioner Kumor stated that the County had invested in the sewer extension and in the school as well as in a proposed industrial park site on the west side of I-26 and that they needed to protect these investments. Board members asked a few questions and then agreed that the suggested boundary was suitable.

The Board asked that the Planning Board proceed with zoning studies for the two interchanges. Mr. Matteson stated that he thought the Planning Board could have a recommendation on both in about ninety days. Commissioner Good wanted staff to convey the message to the Planning Board that they had done a good job. He adjourned the meeting at 4:50 p.m.

ATTEST:

Elizabeth W. Corn  
Elizabeth W. Corn, Clerk

Vollie G. Good  
Vollie G. Good, Chairman