

MINUTES

STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON

BOARD OF COMMISSIONERS  
NOVEMBER 15, 1993

The Henderson County Board of Commissioners met for a Special Called Meeting on November 16, 1993 at 7:00 p.m. in the Commissioners Meeting Room of the County Administration Building. The purpose of the meeting was a Public Hearing on the Comprehensive Land Use Plan and a Work Session on a Zoning Amendment/Bearwallow Valley Zoning (MR-2).

Those present were: Chairman Vollie G. Good, Vice-Chairman J. Michael Edney, Commissioner Hugh D. Randall, Commissioner William McKay, Commissioner Renee Kumor, County Manager David F. Thompson, Staff Attorney Angela M. Skerrett, and Clerk to the Board Elizabeth W. Corn.

Also present were County Planners Matt Matteson and Karen Collins.

CALL TO ORDER/WELCOME

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

PLEDGE TO THE FLAG

Chairman Good led the Pledge to the American Flag.

INVOCATION

Commissioner William McKay gave the invocation.

PUBLIC HEARING - Comprehensive Land Use Plan

Chairman Good recognized Matt Matteson, who gave some brief opening remarks.

Meeting Set

Mr. Matteson suggested some possible dates for the next Land Use Plan Work Session (with Agriculture representatives). After discussion of the dates offered, it was the consensus of the Board for staff to try to arrange the meeting with the Agriculture representatives for November 23, 1993 at 7:00, here.

Commissioner Kumor made the motion to go into Public Hearing on the Comprehensive Land Use Plan. All voted in favor and the motion carried.

Public Input

1. Dixie Blumer- Mrs. Blumer spoke on behalf of the League of Women Voters. She urged the Board of Commissioners to adopt the Land Use Plan immediately.

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2. Polly Kremer- Ms. Kremer is a member of the Land Use Plan Steering Committee. She asked the question "Are funds being provided to make the goals and policies of the growth management system outlined in the comprehensive plan a reality"?

3. William Berry- Mr. Berry is a resident of Rock Hill, S.C. He stated that Rock Hill adopted and put into effect a very similar plan. He stated that there are pros and cons of the plan. Their biggest problem, according to Mr. Berry, was that their agricultural land was not handled properly.

Commissioner McKay made the motion to close the Public Hearing. All voted in favor and the motion carried.

**WORK SESSION - BEARWALLOW VALLEY ZONING AMENDMENT**

Chairman Good introduced Matt Matteson, who gave some brief introductory comments.

The Zoning Amendment is on both the text and the map. Discussion of the text amendment followed.

Text Amendment

Karen Collins reviewed section 616. RM-2 Rural Mixed Use:

#1. The definition of "agriculture":

The tilling of soil; the growing of crops or plants, including truck farming, field crops, vegetables, fruit, nut, sod, seed, or tree production; pasturage, including pasture for cattle, horse, sheep or goats, and other farm animals; forestry (silviculture) and other forms of food and fiber production for human and/or animal consumption; greenhouses, nurseries, and ornamental horticulture; the raising, breeding, working, and use of farm animals; aquaculture; bee keeping; associated processing and packing of agricultural commodities produced exclusively on one's own property; the use of waters for stock watering, irrigation, and other farm purposes.

#6. Signs - not more than four (4) feet square in area advertising the sale or rental of property on which they are located.

After some discussion, this item (#6) was deleted.

#5. Church bulletin boards not exceeding twelve (12) square feet in area.

After some discussion, this item (#5) was deleted.

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There was review and discussion of Section 616.02 Special Uses. Item #8 regarding "uses which were considered injurious to the immediate neighborhood" was deleted. It was the consensus of the Board that it was too vague for enforcement.

There was discussion of Special Use Permits versus Conditional Use Permits.

Staff was instructed to research state law regarding privately owned cemeteries and bring that information back to the board at the next work session.

Public Input

1. Mr. Zene Justus - Mr. Justus turned in a petition of those in opposition of the zoning of Bearwallow Valley (39 signatures).

2. Mrs. Ruby Zack - Mrs. Zack stated that her questions regarding the "grandfathering" provisions had been answered. The map amendment will be reviewed and discussed at a later meeting.

Commissioner McKay made the motion to adjourn the meeting. All voted in favor and the motion carried.

ATTEST:

Elizabeth W. Corn  
Elizabeth W. Corn, Clerk

Vollie G. Good  
Vollie G. Good, Chairman