

MINUTES**STATE OF NORTH CAROLINA
COUNTY OF HENDERSON****BOARD OF COMMISSIONERS
OCTOBER 26, 1993**

The Henderson County Board of Commissioners met for a Special Called Meeting at 7:00 p.m. in the Commissioners' Meeting Room of the County Office Building. The purpose of the meeting was a work session on the Comprehensive Land Use Plan.

Present were: Chairman Vollie G. Good, Vice-Chairman J. Michael Edney, Commissioner Renee Kumor, Commissioner Hugh D. Randall, County Manager David F. Thompson, Director of Planning Matt Matteson, and Clerk to the Board Elizabeth W. Corn. Absent was Commissioner William McKay.

CALL TO ORDER

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

LAND USE PLAN

Matt Matteson handed out copies of a draft RESOLUTION. Execution of the Resolution would adopt/accept the Land Use Plan. The Board of Commissioners plans to sign this Resolution or a variation of it at their December 15 meeting.

Matt Matteson reminded the Board that they all have copies of the revised Goals & Objectives from a previous work session. He asked if there were any questions concerning the revised Goals & Objectives and there were none.

Commissioner Kumor stated that there are two major remaining things to be done before adoption of the Comprehensive Land Use Plan:

1. Meet with Agricultural representatives and get their input,
2. Hold a Public Hearing to receive public input.

Dates were discussed for the Land Use Plan Public Hearing. The Public Hearing was set for November 15 at 7:00 p.m. Immediately following said Public Hearing will be the previously scheduled Bearwallow Valley Work Session.

The Board requested that agricultural representatives be present at the next work session. It was decided to contact some of the agricultural representatives and come back to the Board on November 1 with possible dates for the next work session.

DRAFT RESOLUTION

Matt Matteson read the draft Resolution in its entirety. There was much discussion.

It was suggested that the Board of Commissioners reaffirm their appreciation to the Land Use Plan Steering Committee. It was decided to add an additional paragraph to the draft Resolution to

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show the Board's appreciation to those members, "Let It Further Be Resolved" --- and state that this couldn't have been done without the work of the Steering Committee. It was further decided to draft a separate Resolution of Support to be sent to each Steering Committee member.

There was considerable discussion of the draft resolution and some wording changes were recommended. In the third paragraph the word **philosophies** was substituted for **policies**. In the next to last paragraph after the word **state**, insert **formally** and delete the word **formally** after the word **intent**.

David Thompson suggested that this be incorporated in the Administrative Manual so that with any project proposals, the Department Head must include a statement as to compliance or non-compliance with the Comprehensive Land Use Plan. If it doesn't comply with the Land Use Plan, justifications would have to be given as to why it doesn't comply.

Commissioner Kumor stated that she has been trying to get the idea across to the public, in presentations she has given on the Land Use Plan, that much of the implementation over the next several years will come in the form of Ordinances or budget action.

Ideas discussed and decided upon:

1. The Plan is not cast in stone, it is to be a **GUIDE**.
2. Keep the Steering Committee intact and handy so they can be called upon as the Board of Commissioners desire their input and help.
3. The possible establishment of an Environmental Advisory Committee or Environmental Affairs Board.
4. Require staff to give a yearly update on the status of the implementation of the Comprehensive Land Use Plan.

Cost of the Plan

There was a question from the audience regarding the cost of the Land Use Plan. Mr. Matteson stated that the cost was \$79,500 with a \$30,000 grant; therefore, the contract price was \$49,500.

There was discussion regarding advertisement of the Land Use Plan via newspaper and cable television.

There being no further business the meeting was adjourned at 8:00 p.m.

ATTEST:

Elizabeth W. Corn
Elizabeth W. Corn, Clerk

Vollie G. Good
Vollie G. Good, Chairman