

MINUTES

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

BOARD OF COMMISSIONERS
JUNE 7, 1993

The Henderson County Board of Commissioners met for a Special Called Meeting at 6:30 p.m. in the Commissioners' Meeting Room of the County Office Building. The purpose of the meeting was a work session on a zoning request.

Present were: Chairman Vollie G. Good, Commissioner Renee Kumor, Commissioner Randall, County Manager David F. Thompson, Director of Planning Matt Matteson, Planner Karen Collins, and Clerk to the Board Elizabeth W. Corn. Absent were Commissioners Edney and McKay.

CALL TO ORDER

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

JETER MOUNTAIN TERRACE PROPERTY OWNERSZoning Request to extend zoning to a previously unzoned area.

Chairman Good turned the meeting over to Planner Karen Collins who reviewed the request for the Board members.

She presented a map of the area. In March the Planning Board voted unanimously to give this request a favorable recommendation.

The Zoning Administrator has received a request from Darryl P. Johnston to extend R-40 zoning to property which is currently unzoned in the Jeter Mountain Terrace area. Jeter Mountain Terrace is located off of Crab Creek Road and Jeter Mountain Road in Crab Creek Township. The northern portion of the study area adjoins property recently zoned R-40 as part of the Kanuga Ridge/Evans Road application.

The study area, as proposed by the applicant, is approximately 118 acres in size and consists of 49 parcels held by 39 property owners. The petition shows that 20 of the 39 property owners have formally requested the zoning while 12 additional property owners have indicated support of the zoning but for various reasons were unable to sign the petition.

The study area consists of low-density residential uses. One lot within Jeter Mountain Terrace development contains both a single family residential unit and a separate apartment dwelling. No other non-conforming uses have been identified to date. Of the existing lots located in the study area, 38 meet the 40,000 square foot area requirement of R-40 zoning.

Attachments to the application give the reasons for the zoning request. Also included in the request is a statement which

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suggests that the study area could be expanded to include property to the east and west of Jeter Mountain Terrace. Mr. Johnston has already contacted some of these property owners in the event that the County decides to expand the study area.

Reasons given for the zoning request:

1. To protect the quiet low density, residential character of the area from overdevelopment and uses not appropriate to the current character of the area.
2. To protect the water supply (private wells) from overuse, and from contamination from an excessive number of septic systems.

PUBLIC HEARING

A Public Hearing has been scheduled for the regular 7:00 p.m. Commissioners' Meeting on this item.

There being no further business, Commissioner Kumor made the motion to adjourn the meeting. All voted in favor and the meeting was adjourned at 6:38 p.m.

ATTEST:


Elizabeth W. Corn, Clerk


Vollie G. Good, Chairman