

MINUTES

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

BOARD OF COMMISSIONERS
APRIL 26, 1993

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

Those present were: Chairman Vollie G. Good, Commissioner Hugh D. Randall, Commissioner William McKay, Commissioner Renee Kumor, County Manager David F. Thompson, Assistant County Manager David E. Nicholson, and Clerk to the Board Elizabeth W. Corn. Absent was Vice-Chairman J. Michael Edney.

Also present were Steering Committee members and Planning Board members.

CALL TO ORDER/WELCOME

Chairman Good called the meeting to order and welcomed all in attendance. Chairman Good turned the meeting over to Matt Matteson, Director of Planning, to lead the discussion.

DISCUSSION/ Land Use Plan

Commission^{er} Kumor presented the proposed procedure for reviewing the Land Use Plan.

There was considerable discussion regarding agricultural areas of the county. Agriculture is an important part of the economy in Henderson County. Agriculture is decreasing in this county. It was the consensus of the Commissioners to promote farming and agriculture in our county without committing a farmer or "tying his hands".

Polly Kremer informed the Board of the following statistics regarding farmland in our county:

1974	73,067 acres
1978	68,182 acres
1982	61,110 acres
1987	59,232 acres

Attention was called to page 25 of the Comprehensive Land Use Plan, to the rural classification, as follows:

"The rural classification provides for agriculture, forestry, mineral extraction, and other allied uses. Areas meeting the intent of the rural classification are appropriate for, or are presently used for, these uses or other uses that, because of their hazardous or noxious nature, should be located in a relatively isolated and undeveloped area. Very low density, dispersed, single-family residential uses are also appropriate within this classification.

Currently, large portions of southern, eastern, northeastern, and northwestern Henderson County are appropriate for the rural designation. Preservation of rural lands having environmental and scenic amenities will be important for maintaining the county's character and quality of life."

There was discussion of the Voluntary Farmland Preservation Ordinance. Mr. Bob Carter stated there are seven districts formed at the present time with 6-7,000 acres enrolled and between 150-200 farmers participating.

There was discussion as to what a Land Use Plan is. Is it a blueprint, an outline, a guideline? Constant review (yearly) should be made and changes made as necessary.

Infrastructure was discussed as was land values, flood plains, and county-wide zoning.

On page 97 of the document one of the land use recommendations was discussed: "Prime agricultural lands should be identified and preserved. Additions to tracts in designated agricultural districts under the Farmland Preservation Program should be encouraged."

On page 88 under Social and Economic Considerations it states: "Promote the economic vitality of the county by preserving the four components of the county's economic base: agriculture, manufacturing, tourism, and retirement."

Chairman Good solicited personal comments from each Steering Committee Member and each Planning Board Member in attendance.

Non-traditional zoning such as the Land Use Guidance System was discussed as an alternate to county-wide zoning. Bedford, Virginia is using the Land Use Guidance System. Burke County, N.C. is using a modified Land Use Guidance System (LUGS) where their entire county is zoned for present use and any change from the present use must first go to the planning staff.

There was considerable discussion as to whether the Board of Commissioners should "adopt" the plan, "receive" the plan, or use some other verb showing action on the Comprehensive Land Use Plan. There were many discrepancies as to what adoption of the plan would mean.

There being no further business, the meeting was adjourned.

ATTEST:


Elizabeth W. Corn, Clerk


Vollie G. Good, Chairman