

MINUTES

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

BOARD OF COMMISSIONERS
AUGUST 31, 1992

The Henderson County Board of Commissioners met for a Special Called Meeting on August 31, 1992 at 7:00 p.m. in Room 209 of the County Office Building.

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

Also present were Youth Services Director Elizabeth Macdonald, Code Enforcement Officer Sam Laughter, and Planners Matt Matteson and Karen Collins.

CALL TO ORDER/WELCOME

Chairman Edney called the meeting to order and welcomed all in attendance. The purpose of the meeting was a work session to discuss the following:

1. Youth Development Reorganization
2. East Flat Rock Zoning
3. Solid Waste Fees

YOUTH DEVELOPMENT REORGANIZATION

Chairman Edney stated that the first item on the agenda was the Reorganization of Youth Development.

Mr. Thompson reminded the Board that at a previous Board Meeting Mrs. Macdonald had made a presentation about reorganization. The Board asked that Mrs. Macdonald get more information on several issues, one of which was whether combining of the Shelter and the Group Home could be a permanent arrangement. The licensing agency did have a problem with it being a permanent arrangement.

Mrs. Macdonald contacted the licensing consultant about how long we could maintain two programs under one facility. They prefer that the combined arrangement not last more than 12-18 months. We are under a licensing status called "Residential Group Care" which is licensed for nine or less.

The Shelter is unsafe physically and does not have 24 hour coverage. Under the reorganization the clients would be moved to the Group Home in a safer structure. If allowed to hire some part-time help, Mrs. Macdonald can offer 24 hour coverage at the combined facility. There is a bee problem at the Shelter in Fletcher.

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There was much discussion regarding long term residential care and Mrs. Macdonald is still collecting data regarding this issue. It is unclear at this point what type of long term care is needed in our county.

Staff recommends the reorganization. After some discussion it was decided to place this item on the agenda for the next meeting, September 8, 1992.

EAST FLAT ROCK ZONING

After the August 10 Commissioners' Meeting, directions were given to the Planning Board via Matt Matteson. The Board requested they consider an amendment to the zoning ordinance which would permit manufactured housing with certain conditions in certain zones. Sam Laughter and Matt Matteson obtained a copy of a draft ordinance and have modified it for Henderson County. The draft ordinance was presented to the Planning Board for their review. The Planning Board was asked to make amendments to the Ordinance to allow mobile homes in temporary cases or hardship cases.

The Planning Board voted 8-1 to seek further direction from the Board of Commissioners.

Chairman Edney stated that if he remembered the intent of the Board, they were concerned about hardship cases but were also talking about amending the ordinance to allow mobile homes in R-10 and R-15 zones under certain circumstances regardless of hardship.

It is proposed that only multisectioned manufactured homes be permitted in R-10 and R-15 zoning districts. One condition is that the owner of the unit be the same as the owner of the land on which the unit rests.

It was the consensus of the Board to make a decision on the East Flat Rock zoning **before** we pass a Mobile Home Park Ordinance. A moratorium on mobile home park development in T districts was discussed. The County Manager will seek a legal opinion as to whether the Board can call a moratorium and will have that opinion by the September 8 meeting.

The possibility of permitting mobile homes or mobile home parks all over the county (regardless of district zoning) was discussed as an overlay district for this purpose.

New District proposed

Chairman Edney proposed a new district to be titled MR-15 or Mixed Residential. It would require a zoning amendment and a Public Hearing. It would take 60 days or more to get an MR district. It

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would require 15,000 sq. foot lots just like R-15 does and would allow both stick built homes and mobile homes.

Chairman Edney stated that this is the same as the R-15 zone with a provision. A Manufactured home situated on an individual lot provided it met the same lot size, yard and sanitation requirements as a conventional structure would be allowed. All manufactured homes should be placed on permanent masonry foundations constructed to specifications provided for in the building code. It would not allow trailer parks.

The Commissioners then individually reviewed zoning districts for: Garrison, Stepp, Neill, Burrell, and Kreckovsky. Hopefully some decisions can be made on these at the September 8 meeting.

The Planning Board will review the MR-15 zone at their next meeting and make a recommendation to the Board of Commissioners.

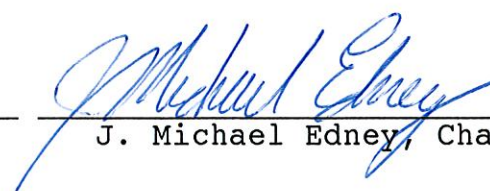
The Board is now looking at three options:

1. T-15 zone with a moratorium.
2. MR zone.
3. R-20 zone.

Because of the late hour it was decided to postpone the third item on the agenda and the meeting was adjourned at 10:55 p.m.

ATTEST:


Elizabeth W. Corn, Clerk


J. Michael Edney, Chairman