

MINUTES

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

BOARD OF COMMISSIONERS
AUGUST 17, 1992

The Henderson County Board of Commissioners met for a Special Called Meeting on August 17, 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.

CALL TO ORDER/WELCOME

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

INVOCATION

Chairman Edney introduced Rev. Lewis Staton who gave the invocation.

PUBLIC HEARING

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

Chairman Edney informed all that the purpose of this meeting was to hold a Public Hearing on the proposed East Flat Rock zoning.

1. William Garrison - Mr. Garrison requested that his land in Blue Ridge Township be zoned industrial.

2. Clarence Stepp - Mr. Stepp is for T-15 zoning in the area (for mobile homes). Mr. Stepp questioned if he could sell his place as a mobile home park if it is zoned T-15 and if it could be continued to be used as a mobile home park.

Mr. Sam Laughter explained that it could be maintained as a mobile home park but could not be expanded.

3. Jack Smith - Mr. Smith is opposed to T-15 zoning in the area.

4. Doyle Jackson - Mr. Jackson is in favor of R-15 zoning instead of T-15. Mr. Jackson is in favor of Mr. Garrisons' property being zoned Industrial.

There was confusion as to what T-15 zoning is. T-15 is not a mobile home park. Mr. Thompson asked Sam Laughter to define what T-15 is.

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T-15 - Sam Laughter - Mr. Laughter stated that T-15 is basically an R-15 which allows mobile homes on individual lots. It allows mobile homes to take the place of individual stick built homes on a 15,000 sq. foot lot. R-15 excludes mobile homes. The T district also allows mobile home parks under certain conditions that meet the requirements of the ordinance as a conditional use permit. The R (residential) district does not allow any type of mobile home parks.

In order to establish a mobile home park, there must be at least 2 acres. Each mobile home must have at least 4,000 sq. feet of land in order to place one unit. This requirement is in addition to Health Department requirements which would require a septic tank and repair area for the drainfield which will supersede the 4,000 sq. feet. It would be approx. 15,000 sq. feet, or an R-15 type density. If you have a package treatment or sewer, you must have 4,000 sq. feet per unit. Mr. Laughter stated that the width of the lots must be at least 40 feet wide exclusive of common driveways. Driveways must have at least 4 inches of stone and a well packed sub-base. Two off-driveway parking spaces per unit must be provided but this may be included within the 4,000 sq. feet. At least 200 feet of recreational space per mobile home must be provided such as a park or recreational area for children. No mobile homes or other structures within a mobile home park should be closer to each other than 20 feet with the exception being storage buildings. These requirements exceed those of NFPA standards for separation of mobile homes in parks. No mobile homes or other structures within a mobile home park should be closer to each other than 30 feet to the exterior boundary of the property. This imposes a set back to all structures of 30 feet from the neighboring properties. Buildings used for laundry and recreation purposes should be located no closer than 40 feet to the exterior boundary of the property or the right-of-way of the boundary of street or highway. Proposed water supply and waste disposal facilities for each mobile home in the park shall be approved in writing by the County Health Official.

5. Vivian Hill - Mrs. Hill is opposed to T-15 zoning in the area. Mrs. Hill is in favor of a Mobile Home Park Ordinance. She requested residential zoning for Orchard Valley.

6. Roy Taylor - Mr. Taylor is in favor of zoning in general for East Flat Rock.

7. Don Saunders - Mr. Saunders is in favor of zoning in general for East Flat Rock.

8. Clifford Capps - Mr. Capps is opposed to T-15 zoning in East Flat Rock.

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9. Cliff Capps, Jr. - Mr. Capps is opposed to T-15 zoning in the area.

10. Jon Laughter - Mr. Laughter spoke for Mr. Kreckovsky. Mr. Kreckovsky's property is proposed to be zoned T-15. State roads are under construction on the property. Approval has been given for the water line. Forty-four lots were approved by the Planning Board but in keeping with what has been proposed for the area, he has agreed to drop back to a minimum of 15,000 sq. feet. Mr. Kreckovsky has restrictions on his subdivision. Orchard Valley will have fire hydrants and underground utilities. Stick built as well as prefabricated homes will be allowed along with mobile homes. Lots will be sold not rented.

11. Lewis Staton - Mr. Staton is opposed to Sam Neill's property being zoned industrial or T-15. He requested that it be zoned residential. He asked that an option be left open for hardship cases so that a person could put a mobile home or a modular home on their property for a family member.

12. Evelyn Nichols - Mrs. Nichols is opposed to T-15 zoning, would prefer R-20. She would like the Commissioners to put a hold on all trailers in the area until the zoning issue is resolved.

13. League of Women Voters - Dixie Bloomer spoke as opposed to the number of proposed T-15 zones in the area. She requested that the Board of Commissioners review the January 29 plan from the Planning Board.

14. Kim Gasperson - Miss Gasperson spoke for Sam Neill who was unable to attend. Mr. Neill owns a 40 acre tract in the area. His first choice for zoning is I-1 and his second choice T-15.

15. Ida Manus - Mrs. Manus spoke about the increased traffic in the area because of the new school on Upward Road.

16. Marie Bivens - Mrs. Bivens would like the property left unzoned. She wants to put a trailer on her Grandparents' property in the area (on a lot that is .96 acre).

17. Russell Holbert - Mr. Holbert is the Grandfather of Mrs. Bivens and asked the Board what she will do if she can't put her trailer on his property. He lives on Stepp Street.

18. Roy Burrell - Mr. Burrell owns a trailer park in the area. He is opposed to zoning. He would like to continue his park. Mr. Burrell said that if every property owner would take a little more pride in their community and honor the ordinances that we already have, there would be no need for zoning.

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19. Craig Justus - Mr. Justus is an Attorney and spoke on behalf of several property owners in the area. Mr. Justus stated that there is a need to see the East Flat Rock area in the future and work to that end on zoning the area. He urged the Board not to zone an area based on what developers say they will or will not do.

20. Nina Jones - Mrs. Jones wants no zoning.

Chairman Edney informed the Board of a letter from Lucy King requesting that her trailer park on her property be zoned T-15. Matt Matteson established the property on the map and there was some discussion. Chairman Edney read the letter.

Answered Question - Chairman Edney answered a question from earlier as to how many mobile homes could be put on two acres. Under the ordinance the most that could be put on two acres would be eighteen.

21. Rick Stepp - Mr. Stepp would like his property changed from the proposed R-15 to T-15.

CLOSE PUBLIC HEARING

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

Commissioner Good made the motion to table this issue and set another meeting to take a vote. After some discussion Commissioner Good withdrew his motion.

It was decided by consensus to defer action at this time and review and study the map more as well as the information received tonight. An amendment to the Zoning Ordinance to allow a mobile home on properties not zoned for mobile homes in certain instances is being drafted. That draft amendment will go before the Planning Board on August 25. At the same time it is submitted to the Planning Board, it will be submitted to the Institute of Government for review.

A Mobile Home Park Ordinance was discussed but it was decided not to defer action until it was adopted as it could take months. Henderson County is presently working on a Mobile Home Park Ordinance.

There being no further business, the meeting was adjourned at 9:50 p.m.

ATTEST:

Elizabeth W. Corn
Elizabeth W. Corn, Clerk

J. Michael Edney
J. Michael Edney, Chairman