

MEETING SUMMARY
HENDERSONCOUNTY PLANNING BOARD
December 18, 2014

Planning Board Members Present

Steve Dozier, Chair
Mike Cooper, Vice-Chair
Lee Roy Nicholson
Wayne Garren
Paul Patterson
Tommy Laughter

Planning Board Members Not Present

Rick Livingston
Marilyn Gordon
Chuck Edwards

Staff Present:

Autumn Radcliff, Senior Planner
Matt Champion, Planner
John Mitchell, Business and Community
Development Director
Jenny Maybin, Board Secretary

Meeting called to order: Steve Dozier called the meeting to order and Roll Call was stated.

Adjustment of Agenda: Ms. Radcliff mentioned the Common Law Vested Rights item will be saved till the next meeting when all members will be present.

October Meeting Summary: No adjustments were made.

Annual Appointment of Chair and Vice Chair: The floor was opened for nominations for Chairman and Vice-Chairman of the Board. Steve Dozier was re-elected Chairman. Mike Cooper was elected Vice-Chairman.

Public Input: Dale Reece was present to oppose the Lower Mills River-Asheville Watershed (WS-III BW) Boundary Change. He stated he owned one of the parcels and was forced to sell because the costs imposed by the watershed were too excessive.

Lower Mills River-Asheville Watershed (WS-III BW) Boundary Change- Presenter: Matt Champion

Mr. Champion gave a brief overview of the Lower Mills River-Asheville Watershed (WS-III BW) Boundary Change. On November 6, 2014, the North Carolina Department of Environment and Natural Resources (NCDENR) approved a request to adjust the Lower Mills River-Asheville Watershed (WS-III-BW) boundary.

Henderson County Planning Department Staff submitted a revised map to NCDENR on behalf of the Town of Mills River and WGLA Engineering.

WGLA Engineering discovered the existing WS-III-BW boundary did not drain into the Mills River as previously depicted in the current watershed map. The area in question is located near NC Highway 280 in the Town of Mills River municipal limits. The proposed WS-III-BW boundary would remove approximately 117 acres from the existing WS-III-BW boundary. A total of 31 parcels would be affected by the proposed WS-III-BW boundary change, with 24 parcels being removed entirely and 7 parcels seeing a reduction in the WS-III-BW boundary on their property. The proposed WS-III-BW boundary does not affect any new parcels that are not already found in the existing WS-III-BW boundary nor increase the existing water supply watershed boundaries.

All local government's critical and protected area boundaries must be approved by the Division of Energy, Mineral, and Land Resources (DEMLR) prior to adoption by the local government. DEMLR, a division of NCDENR, approved the proposed modification.

Henderson County Board of Commissioners must hold a public hearing to amend the Official Water Supply Watershed Map to reflect the approved boundary change. The property owners affected by the new WS-III BW boundary were notified prior to the Planning Board through mailings and physically posting the property.

Mike Cooper made a motion that the Planning Board recommend the Commissioners approve the proposed Lower Mills River-Asheville Watershed (WS-III-BW) boundary change for Henderson County as approved by the NCDEMLR on November 6, 2014. Wayne Garren seconded the motion. The motion was approved 5-1.

Staff Reports: Ms. Radcliff stated there were not any staff reports at this time.

Adjournment: There being no further business, meeting was adjourned 5:45 P.M.