

**MEETING SUMMARY**  
**HENDERSON COUNTY PLANNING BOARD**  
January 19, 2012

Henderson County Planning Board met January 19, 2012 at 5:30 p.m. in the King Street Meeting Room, 100 North King Street, Hendersonville, NC.

Planning Board Members Present:

Bill O'Connor, Commissioner, Liaison to the Board  
Tommy Laughter, Vice Chair  
Rick Livingston  
Marilyn Gordon  
Lee Roy Nicholson  
Wayne Garren  
Mike Cooper

Planning Board Members Not Present:

Jonathan Parce, Chair  
Steve Dozier  
Stacy Rhodes

Staff Present:

Toby Linville, CZO, Zoning Administrator  
Parker Sloan, Planner I  
Sarah Zambon, Deputy County Attorney  
Karen Ann Wall, Secretary

Others Present:

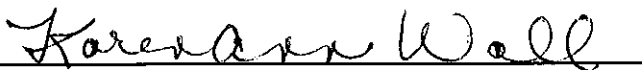
Charlie Owen, Owner, Sirocco Properties

Meeting called to order - Vice Chairman Laughter called the meeting to order and Roll Call was stated. There were no adjustments to the agenda.

Rezoning Application #R-2011-04 - Mr. Sloan gave the presentation and said a rezoning application from Residential One (R1) to Industrial (I) was submitted by Sirocco Properties LLC, owner, for a 38.6 acre portion of the property located along US Highway 25 North, near the intersection of Old Brickyard Road and US Highway 25 North on PIN 9652553637. Mr. Sloan noted the majority of the site is in the 100-year floodplain and about half is in the floodway. He said staff supports the rezoning based on the recommendations of the County Comprehensive Plan. Mr. Livingston asked if the Town of Fletcher had been notified of this request or had been part of the process. Mr. Sloan explained that the surrounding Fletcher zoning was in line with the requested Industrial zoning district and would not be in conflict. Mr. Sloan also stated the site is in the Cane Creek Water and Sewer District. Mr. Owen was given an opportunity to give his reason for the request. Mr. Laughter asked for a motion. Mr. Livingston made the motion to recommend approval of the application to the Board of Commissioners. Mr. Nicholson seconded the motion. All six members voted in favor.

Required Water Supply Watershed Map Updates - Mr. Sloan gave the informational presentation and said the there was no action required by the Planning Board or the Board of Commissioners. He said the City of Hendersonville requested a surface water intake on the French Broad River. The new intake was submitted to Division of Water Quality which required the expansion of the area classified as a water supply watershed. The area incorporates all the area that drains into the French Broad upstream of the two intakes (Hendersonville & Asheville). This reclassification would not require the traditional notification process for a rezoning because only the State's minimum requirements would be adopted. Mr. Sloan stated the County has until August 27, 2012 to update the County Water Supply Watershed Map. Three property owners would be affected: Patton Seed Company, City of Asheville, and Larry Youngblood. Mr. Sloan pointed out the Board of Commissioners has two options: 1- Adopt the minimum requirements without a public hearing or 2-Hold a public hearing. In either option they are required to act by August 27, 2012.

Adjournment- There being no further business, the meeting was adjourned at 5:50 p.m.

  
Karen Ann Wall, Secretary  
Henderson County Planning Board