

MINUTES
HENDERSON COUNTY PLANNING BOARD
July 21, 2011

The Henderson County Planning Board met on July 21, 2011 for a meeting at 5:30 p.m. in the King Street Meeting Room located at 100 North King Street, Hendersonville, NC. Planning Board members present were Jonathan Parce, Chair; Steve Dozier; Stacy Rhodes; Tommy Laughter; Mike Cooper; Rick Livingston; Lee Roy Nicholson; Marilyn Gordon and Wayne Garren. Others present included Anthony Starr, Planning Director; Autumn Radcliff, Senior Planner; Parker Sloan, Planner and Kathleen Scanlan, Secretary.

Chairman Parce called the meeting to order of the Henderson County Planning Board. Chairman Parce, along with the other Planning Board members, welcomed Lee Roy Nicholson to the Board. He then asked for the approval of the June 16, 2011 minutes. Mike Cooper made the motion to approve the set of minutes and Steve Dozier seconded the motion. All members voted in favor.

Adjustments to the Agenda. There were no adjustments needed.

Rezoning Request – Application # R-2011-02 – Rezoning 26 Acres Located Along Brevard Road, From Industrial (I) to Residential One (R1) – Mark Corn, Associated Land Surveyors, Agent for Cecillia Salvadori, Owner. Presentation by Parker Sloan. Mr. Sloan reviewed the request for rezoning and stated that the request was to rezone a 26-acre tract of land located along Brevard Road (intersection of Morgan Road and Brevard Road) from Industrial (I) to Residential One (R1). The area was zoned Industrial with the adoption of the Land Development Code. It is adjacent to Industrial zoning to the north and southwest and is also adjacent to the south, with Residential One (R1) and Local Commercial (LC) to the West. Mr. Sloan stated that the surrounding properties are primarily residential and abuts an existing R1 zoning district to the south. Removing Industrial zoning will remove the ability for manufacturing and warehouse uses on the property and will also remove any retail or trade businesses for this property. Mr. Sloan added that R1 Residential zoning will allow for single-family residential development, which is not allowed in the Industrial zoning district. The R1 district also allows for some additional recreational uses. He added that if the subject area were to be rezoned to the requested (R1), this property would be apart of a contiguous zoning district. Mr. Sloan stated that Staff's position at this time, under the guidelines of current plans, policies and studies, is it supports the rezoning of the Subject Area to R1 consistent with the recommendations of the Henderson County 2020 Comprehensive Plan.

Mark Corn with Associated Land Surveyors said that the owner, Cecillia Salvadori, bought the property in 2006 with the intention to manufacture some herbicidal products but, with various Federal guidelines and requirements, it became not feasible and would become easier to outsource the products. The owners now intend to develop residential lots. He said because the majority of the 26 acres is located in the floodplain (20 acres); they plan to development 6 single-family residential lots, 5 acres each, (1 acre developable and the balance of each lot for equestrian uses). Chairman Parce said he was concerned with the property losing its industrial designation because of so little industry in the County. Stacy Rhodes mentioned that should that property remain industrial, there would be a very small portion that could be developed because of the floodplain, even developing it as farmland would be difficult because of the flooding issue. Marilyn Gordon said likewise, because the majority of the property is in the floodplain, finding some reasonable residential use would be not as difficult procedure as trying to develop industrial on the property, especially when R1 residential use is across the street.

Mike Cooper made a motion to recommend to the Board of Commissioners, approval of rezoning application #R-2011-02 to rezone the Subject Area from an Industrial (I) zoning district to a Residential One (R1) zoning district based on the recommendations of the Henderson County 2020 Comprehensive. Wayne Garren seconded the motion and all members voted in favor.

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Staff Reports. Mr. Starr asked whether any Planning Board members would like us to continue printing the agenda packets, since we have the agenda sent out electronically before the meeting. It was noted that all members, except for Wayne Garren, do not need their packets printed out. Mr. Starr mentioned that the Commissioners approved an Electronic Record Ordinance because of Staff reductions in a variety of departments. This was adopted as an amendment to the County Code Book that allows boards and committees of the County, to not have written minutes, if they so chose if they do an electronic recording of the meeting. It does not say you cannot do transcripts or minutes, just that you do not have to if there is a recording. He said we may also elect in lieu of minutes or transcript, but in addition to the recording, do a meeting summary. He asked the members to think about how they want to handle this matter and at the next Planning Board meeting, it could be discussed and decided upon. He also mentioned some upcoming items for discussion at August Planning Board meeting.

Adjournment. There being no further business, the meeting was adjourned at 5:52 p.m.

Jonathan Parce, Chairman
Henderson County Planning Board

Kathleen Scanlan, Secretary