

**MINUTES**  
**OF THE**  
**HENDERSON COUNTY PLANNING BOARD**  
**July 15, 2010**

The Henderson County Planning Board met on July 15, 2010 for their regular scheduled 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; Stacy Rhodes, Mike Cooper, Steve Dozier, Wayne Garren, Marilyn Gordon and Rick Livingston. Others present included Anthony Starr, Planning Director; Autumn Radcliff, Senior Planner; and Parker Sloan, Planner, Patrick Rust, Intern, Sarah Zambon, Associate County Attorney and Tom Fanslow with CMLC. Board members absent were Suprina Stepp and Tommy Laughter.

Chairman Parce called the meeting to order of the Henderson County Planning Board. He asked for the approval of May 20, 2010 regular meeting minutes. Marilyn Gordon made a motion to approve the minutes. All members present voted in favor.

Adjustment of Agenda. There were no adjustments needed.

**NEW BUSINESS**

Carolina Mountain Land Conservancy Presentation by Tom Fanslow, Land Protection Coordinator. Mr. Tom Fanslow discussed how the Carolina Mountain Land Conservancy works to conserve land in Henderson County and how his agency can be utilized in the Etowah Horse Shoe Planning Area. He mentioned that Carolina Mountain Land Conservancy (CMLC) is a local nonprofit organization creating a regional network of permanently protected farm, forest, and natural land. CMLC Provides technical resources that help landowners tailor conservation easements that suit individual needs. He said CMLC partners with private landowners, community visionaries, and estate management professionals, to conserve land and maximize financial benefits through the use of voluntary land protection agreements, land donations and purchases. He also mentioned that the CMLC also tries to raise awareness about the practice of land conservation for future generations.

Continued Discussion on the Etowah and Horse Shoe Communities Plan Implementation – Review Planning Board’s Zoning Map Changes – Autumn Radcliff, Senior Planner. Ms. Radcliff said the Planning Board has been in the process of reviewing and discussing the recommendations of the Etowah/Horse Shoe Communities Plan. The first recommendations that the Board discussed were the zoning map amendments, and as a result, the Planning Board made changes to some of the Plan’s recommended zoning. Before the property is posted and the Board makes its formal recommendation to the Commissioners, Staff has outlined the proposed deviations to the Plan’s recommended zoning. Based on later discussion by the Board, Staff has also identified an area of concern that the Board should discuss prior to making a formal recommendation.

The five areas of interests regarding zoning issue changes are as follows:

1. Ms. Radcliff stated that based on the Boards recent discussions, Staff is suggesting that the Board review and discuss the proposed zoning along Morgan Road. The Plan recommended expanding the Local Commercial (LC) from Highway 64 West to the southern portion of Morgan Road. Staff recommends that the Board consider expanding the LC on the opposite side of Morgan Road to the railroad tracks or decrease the proposed LC zoning district to those properties fronting Highway 64. Mrs. Radcliff explained that LC allows for a mix of residential and limited commercial uses. She said that the Plan is looking at the area 15 years from now and since there is a potential of a greenway along the railroad ROW and due to possible transportation improvements, this area could benefit from LC. The expanded area would include 81 parcels with a total acreage of 126.91 and the current uses are residential religious, vacant, and auxiliary improvement.

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After some discussion, the Planning Board was in favor of seeing both sides of Morgan Road be zoned Local Commercial.

2. The Committee recommended Local Commercial along Sunset Hill Drive to Ridgeway Avenue in place of the existing R1 zoning. Planning Board recommended leaving the current R1 zoning due to the neighborhoods existing residential development and limited amount of vacant land present.

3. Board recommended including a small triangle section between the ROW along Highway 64 West and Old Highway 64 West as CC (Community Commercial). Planning Board felt that due to the location setbacks and size of the parcel, the allowed uses are limited and the parcel is adjacent to the west of an area recommended by the Plan for CC.

4. Board recommended applying R1 zoning to the golf course property only and those parcels that connected the existing R1 zoning district and the golf course property. The Etowah/Horse Shoe Communities Plan recommended zoning this area R1 from the Golf Course property to the Mills River Boundary to the north and extending the R1 from Greens Valley Road and Turnpike on the west to Holly Springs Road on the east. The Planning Board did not feel that the area beyond the golf course should be rezoned to allow high density development under the R1 zoning district. The Board felt that the residential uses beyond the golf course were less dense and had a rural residential character that should be zoned R2 as proposed by the Plan for the adjacent areas to the east and west.

5. Board recommended using existing parcel lines to define the boundary between the R2R and the proposed R2 zoning districts in the southwest portion of the study area to prevent split zoning parcels.

She said Staff anticipates the Board making a formal recommendation on all the proposed map amendments at the August or September Planning Board meeting. She also mentioned that the areas proposed for zoning changes will be posted at various locations prior to the meeting.

Planning Board mentioned that they were in agreement with all of the above changes discussed.

Staff Reports. Mr. Starr discussed the Etowah-Horse Shoe schedule and the pending Edneyville schedule, which will be brought to the Planning Board in the next month so that the Planning Board can start discussions on the Edneyville Plan. Mr. Starr mentioned that Seven Falls Bankruptcy was dismissed, which means the bankruptcy protections were removed by the federal court and foreclosure can proceed. He added that the bank is moving in that direction and could foreclose on the property as soon as 30 – 45 days. Mr. Starr said that the Stormwater regulations were adopted by the Board of Commissioners.

Adjournment There being no further business, the meeting was adjourned at 6:37 p.m. All members voted in favor.

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Jonathan Parce, Chairman  
Henderson County Planning Board