

**HENDERSON COUNTY
PLANNING BOARD MINUTES
October 16, 2008**

The Henderson County Planning Board met on October 16, 2008 for its regular called meeting, at 5:30 p.m. in the King Street Meeting Room at 100 N. King Street, Hendersonville, NC. Board members present were Tedd Pearce, Chair, John Antrim, Tommy Laughter, Jonathan Parce, Suprina Stepp, Mike Cooper and Renee Kumor. Others present included Anthony Starr, Planning Director; Autumn Radcliff, Senior Planner, Sarah Zambon, Associate County Attorney; Mark Williams, Commissioner and liaison to the Planning Board, and Kathleen Scanlan, Secretary. Board members Stacy Rhodes and Gary Griffin were absent.

Chairman Pearce called the meeting to order and asked for the approval of the September 18, 2008 meeting minutes. John Antrim made a motion to approve the minutes and Renee Kumor seconded the motion. All members voted in favor.

Adjustments of the Agenda. There were no adjustments made.

Staff Reports. Mr. Starr informed and encouraged the Board members to check out the new facilities of the permit center. He said that it had been under construction for some time, but the arrangement should work more smoothly to the favor of the public in getting permits. He mentioned that on October 23rd at 7:00 p.m. the Commissioners will be holding a hearing on the Minimum Housing Code draft. He reminded the Board members of the Appreciation Dinner that will be held at Blue Ridge Community College next Tuesday, October 21, 2008 at 6:30 p.m. He let the Board members know that the County has budget cuts in place and a hiring freeze, which will affect the Planning Department in hiring someone to replace Matt Card's position. This will mean a delay in the next community plan study. Mr. Starr let the Board members know that the Commissioners approved the text amendments allowing conservation subdivisions in the R-40 district and multi-section manufactured homes in all residential districts. An operational analysis of the transit plan has begun and a consultant has been hired to work on this study. Mr. Starr said that 90% of the study has been paid through an FTA Grant. He also added that they are looking at the routes through Apple Country Transit System regarding improvements, service and efficiency.

OLD BUSINESS:

Update on Community Plans – Anthony Starr. Mr. Starr stated that both the Edneyville and Etowah-Horse Shoe Community groups are continuing to meet. The Etowah-Horse Shoe Plan is in draft form and has been distributed electronically to the committee members for their input, but that it has not been given out for public comment until all committee members have looked at it in its entirety and made changes. Edneyville Community Committee is making progress and has covered all of their subject areas except *Community Character and Design* and *Land Use Issues*. He stated that if they continue in the same direction, they may have their plan in draft form by early spring.

Discussion of Possible Land Development Code and County Comprehensive Plan Amendments – Autumn Radcliff. Ms. Radcliff mentioned that since the adoption of the Land Development Code, it has undergone two major revisions and some minor text amendments and the County Comprehensive Plan was also amended as a result of the adoption of the Land Development Code. Ms. Radcliff said that Staff is currently working on proposed amendments to both the County Comprehensive Plan (CCP) and Land Development Code (LDC) to bring to the Planning Board at the November meeting. Ms. Radcliff and Mr. Starr stated that they wanted to identify amendments by the Planning Board members that should be made to both the CCP and LDC so that they can review all of the items and roll all of them together to bring back to November's meeting. Mr. Starr asked the Board members for any discussion or changes that need to be made.

Chairman Pearce felt that Staff should contact Stacy Rhodes, who is not here tonight, about some issues to discuss on the subject concerning family subdivisions. Some of the ideas Board members wanted Staff to look into considering dealt with special subdivisions disclaimer regulations, and safety and ingress requirements for Special Subdivisions. Mr. Starr stated that Staff has discussed making the following amendments: incorporating special subdivisions into the minor subdivision standards, clarifying the thresholds for subdivisions from 1 – 4 on 5 – 10 lots to be 1 – 5 on 6 – 10 lots, developing standards on wind turbines and solar panels; implementing a higher density standard in the R-1 District for areas with water and sewer already present; updating language on paving standards; street width and shoulder reductions under certain circumstances; sidewalk system to and from commercial sites; connectivity on roads internally within a subdivision and limitation on how many homes are served by dead-end streets and changing the name of the R2MH district to R2 Rural.

Adjournment There being no further business, the meeting adjourned at 6:48 p.m. All members voted in favor.

Tedd Pearce, Chairman

Kathleen Scanlan, Secretary