

**DRAFT**

5/12/10

MINUTES

cc: Boc  
Steve  
Selena  
Russ  
Christy

**STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON**

**BOARD OF COMMISSIONERS  
MAY 11, 2010**

The Henderson County Board of Commissioners met for a special called meeting at 7:00 p.m. in the Commissioners' Meeting Room of the Historic Courthouse on Main Street, Hendersonville.

Those present were: Chairman Bill Moyer, Vice-Chairman Mark Williams, Commissioner Larry Young, Commissioner Charlie Messer, County Manager Steve Wyatt, Assistant County Manager Selena Coffey, County Attorney Russ Burrell and Clerk to the Board Teresa L. Wilson.

Also present were: Planning Director Anthony Starr, Research/Budget Analyst Amy Brantley, Planners Autumn Radcliff and Matt Cable, and Associate County Attorney Sarah Zambon.

Absent was: Commissioner Chuck McGrady

**CALL TO ORDER/WELCOME**

Chairman Moyer called the meeting to order and stated the purpose of the special called meeting is a workshop on the draft Edneyville Community Plan.

**INTRODUCTION**

Chair of the Edneyville Community Plan Advisory Committee, Gary Griffin stated that over one and a half years was spent putting the plan together. Two public input sessions were held providing input from the community. Members Stacy Rhodes, Fred Pittillo and June Barnwell were also in attendance. The committee came up with eight community plan sections with most discussion on Agriculture and Land Use and Development.

- Natural and Cultural Resources
- Agriculture
- Housing
- Community Facilities and Public Services
- Transportation
- Economic Development
- Land Use and Development
- Community Character and Design

**PRESENTATION OF DRAFT PLAN**

Anthony Starr provided a power-point presentation of the draft plan.

**Section 3.1. Natural and Cultural Resources**

- Protect water quality...
  - Consider implementing voluntary stream buffer incentives.
- Protect land quality...
  - Consider permitting only conservation subdivision in the Planning Area,
  - Limit cutting on ridges and slopes, and
  - Minimize development on designated steep slopes.

The committee would like to see work continue on Mud Creek and Clear Creek improvements.

**Section 3.2. Agriculture**

- Reduce farmland loss...
  - Consider establishing a farmland protection fund,
  - Consider establishing a local land link program, and

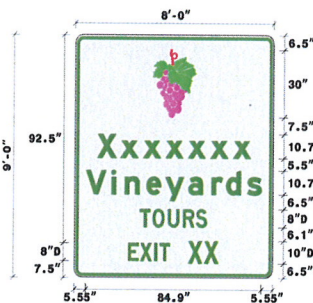
DATE APPROVED:

- Support estate tax waiver/deferment for agriculture lands.\*  
\*Changes to State law may be required to implement a waiver/deferment.
- Promote development regulations sensitive to farming...
  - Require subdivision applicants adjacent to Voluntary Agricultural Districts (VADs) and Enhanced VADs to obtain or review information regarding farm practices, and
  - Consider a Transfer of Development Rights (TDR) program.\*  
\*Changes to State law may be required to implement a TDR Program.
- Expand economic development and promotion programs to agriculture.
- Expand and diversity agricultural markets through establishment of an agricultural directional signage program.

## NCDOT Agritourism Signage Program

### Agricultural Tourism Signage Program Overview

The North Carolina Department of Transportation in partnership with the North Carolina Department of Agriculture and Consumer Services may permit the installation of Agricultural Tourism signs along North Carolina roadways to promote tourism for businesses that provide tours and on site sales or samples of North Carolina agricultural products. This program is available to agricultural businesses providing the facility meets all criteria set forth in General Statute 106-22.5 and the Agricultural Tourism Signage Policy, herein.

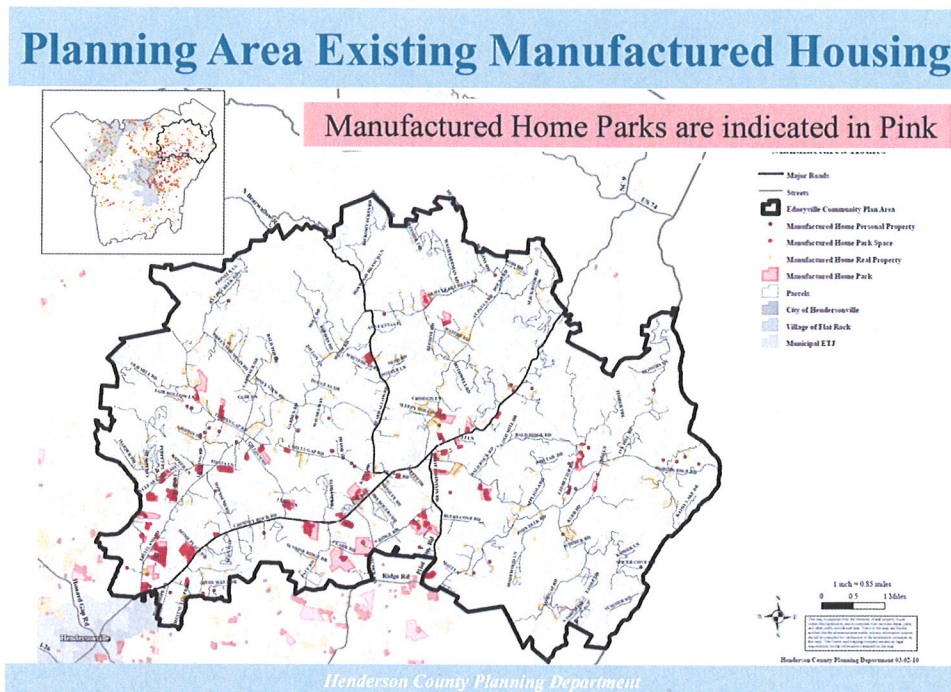


*Henderson County Planning Department*

### Section 3.3. Housing

- Encourage equitable distribution of affordable housing...
  - Establish locational criteria for accessing any County established or supported affordable housing trust fund to avoid over-concentration of lower-income housing.
- Improve development standards for manufactured homes and manufactured home parks in the Planning Area...
  - Prohibit new manufacturing home parks in the Planning Area, and
  - Consider requiring improvements to existing manufactured home parks (pave interior roads, improve landscaping).

The committee does not oppose affordable housing or manufactured housing in anyway but feels there is an overconcentration of parks in their community. They would also like consideration for improving manufactured home parks. The planning area contains ninety-seven (97) of five hundred and sixty-eight (568) manufactured home parks county wide or about 17% and about 25% of the manufactured homes spaces in Henderson County, roughly over one thousand (1000). One tool that can be used is amortization where a certain amount of improvements are required of existing manufactured home parks.



Section 3.4. Community Facilities & Public Services

- Schools should function as focal points and should be more available for community use...
- Improve parks & recreation service levels and facilities...
  - Construct multipurpose fields at the existing Edneyville Community Park, and
  - Conduct community-specific parks needs assessments
- Form a community and regional greenway network...
  - Expand the proposed greenway to connect Planning Area parks and schools,
- Public water and sewer should be extended to areas identified as commercial, industrial and office institutional.

Ms. June Barnwell stated with the loss of Edneyville High School the focal point of the community was lost. The committee would like to improve or use school space for more community use. Parks and recreation need to be looked at as areas not being utilized. The community needs volleyball, basketball, soccer field, baseball fields, softball fields, and a location for swimming and swimming meets.

Section 3.5 Transportation

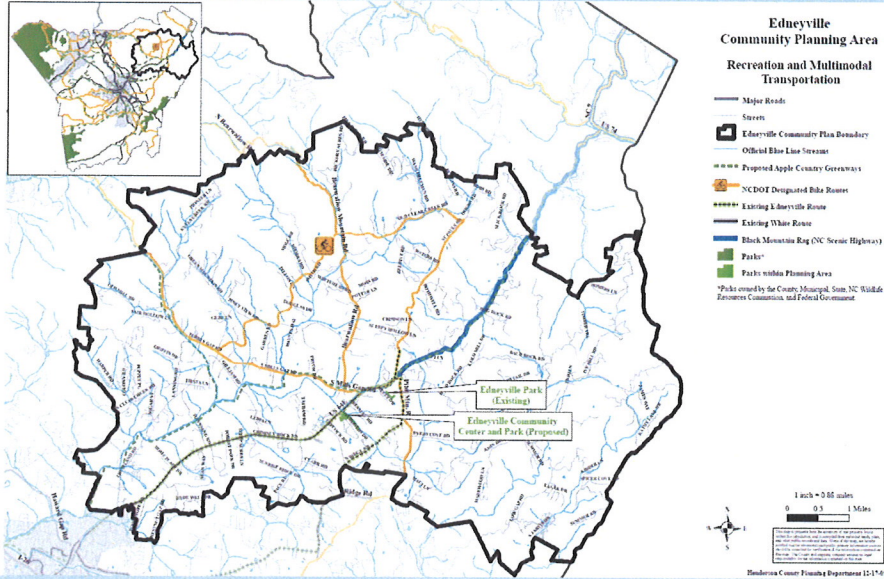
- Improve the transportation network...
  - Increase public information related to NCDOT projects,
  - Prioritize projects in accordance with plan goals,
  - Improve identified intersections,
  - Consider implementing more stringent access management,
  - Facilitate safer movement on Fruitland Road and US Hwy 64 E at school peak hour traffic,
  - Improve the bike trail network and paving,
  - Promote tourism along the NC Scenic Byway, and
  - Support public transit expansions in the Planning Area.

Chairman Moyer questioned if access management was under NCDOT and if Henderson County has any authority.

Planner Matt Cable stated Henderson County currently does not have any regulations beyond those of NCDOT.

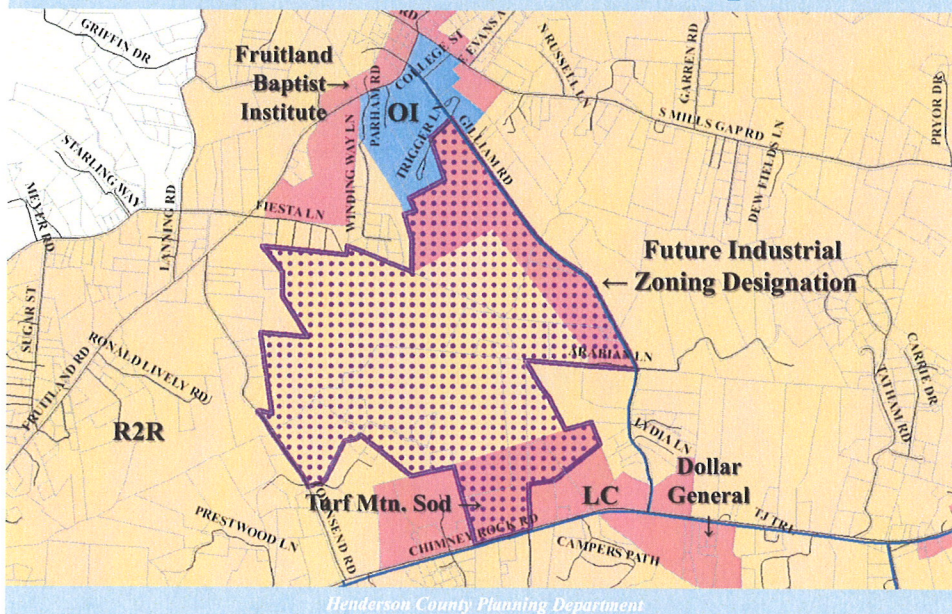
Planning Director Anthony Starr stated that the County can implement stricter standards but we have not at this point.

## Recreation and Multimodal Transportation



Henderson County Planning Department

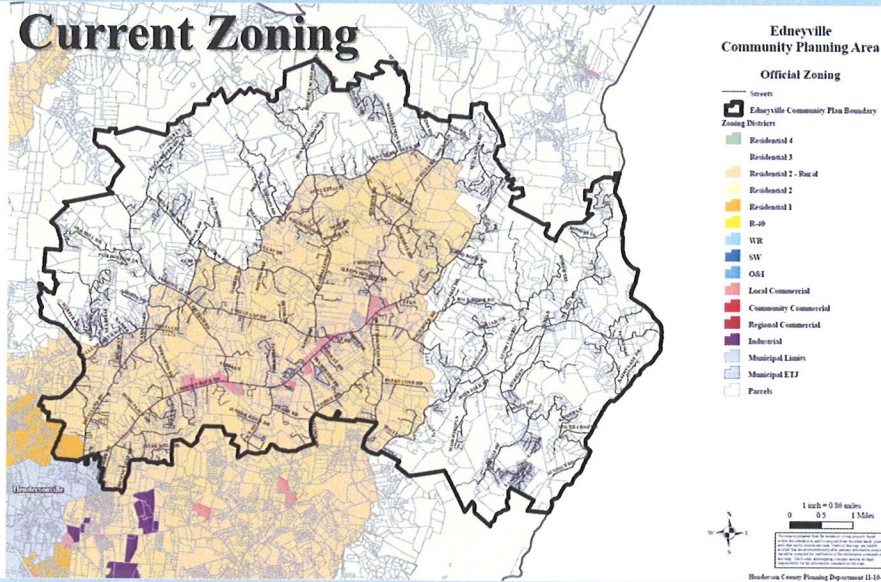
## Section 3.6. Economic Development



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## Section 3.7. Land Use & Development

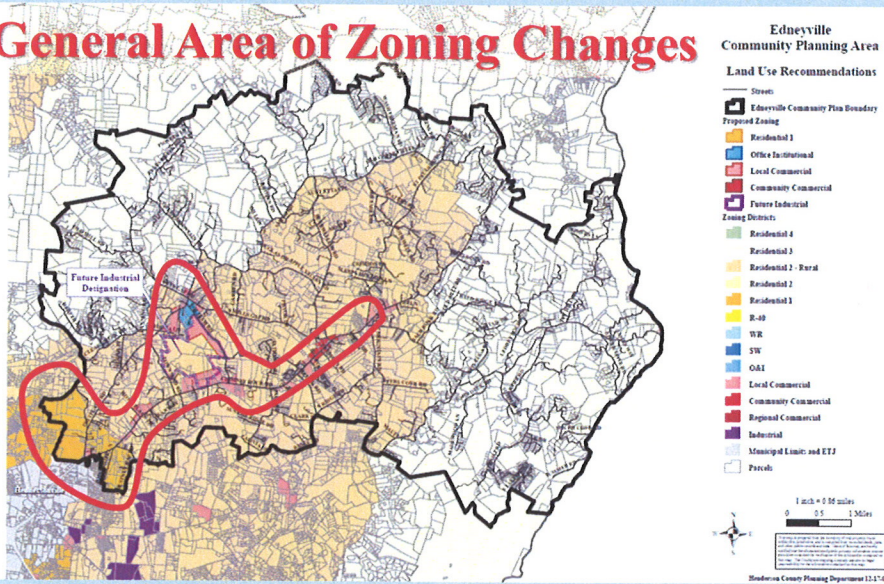
### Current Zoning

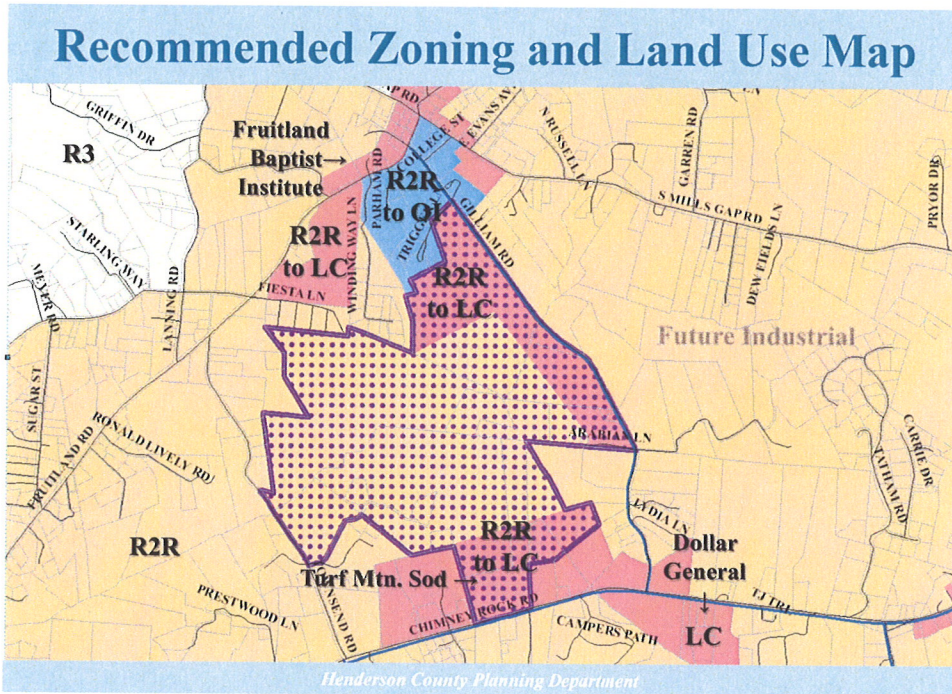
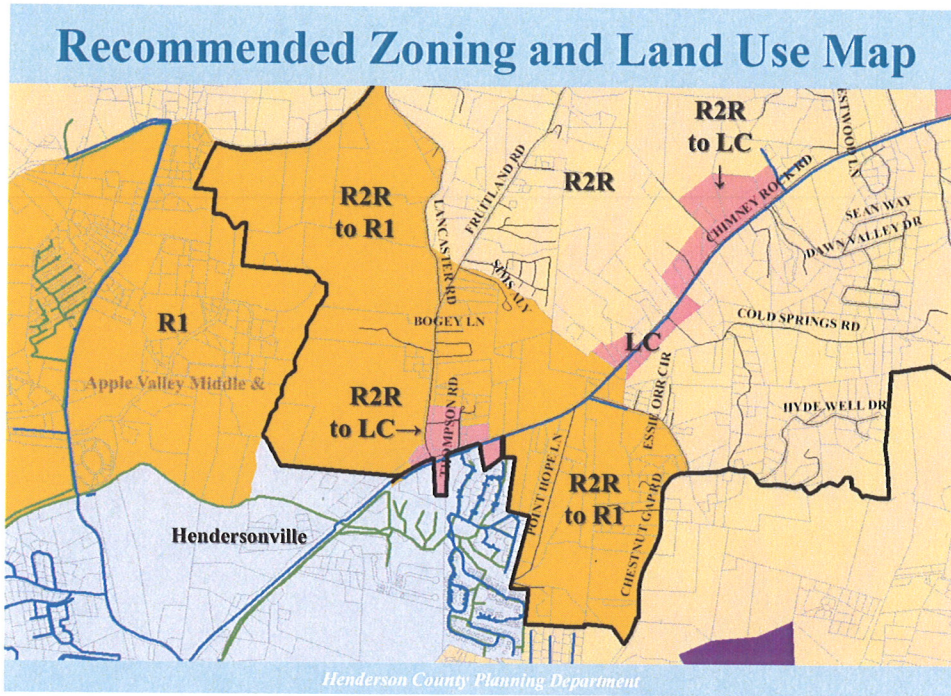


In terms of the Economic Development recommendations the committee would like to direct commercial and industrial growth to appropriate areas which would preserve the rural character of the area and allow for economic growth. Industrial development was supported in the planning area for identification of areas where industrial or business parks would be located. Manufacturing is a key employment area for the citizens of Edneyville.

### Recommended Zoning Map

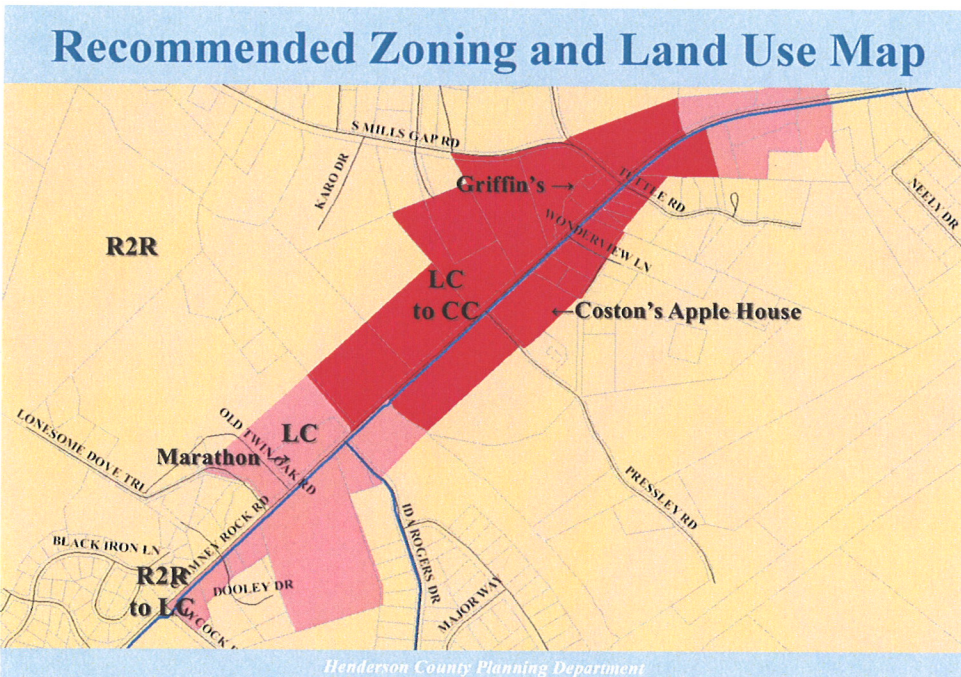
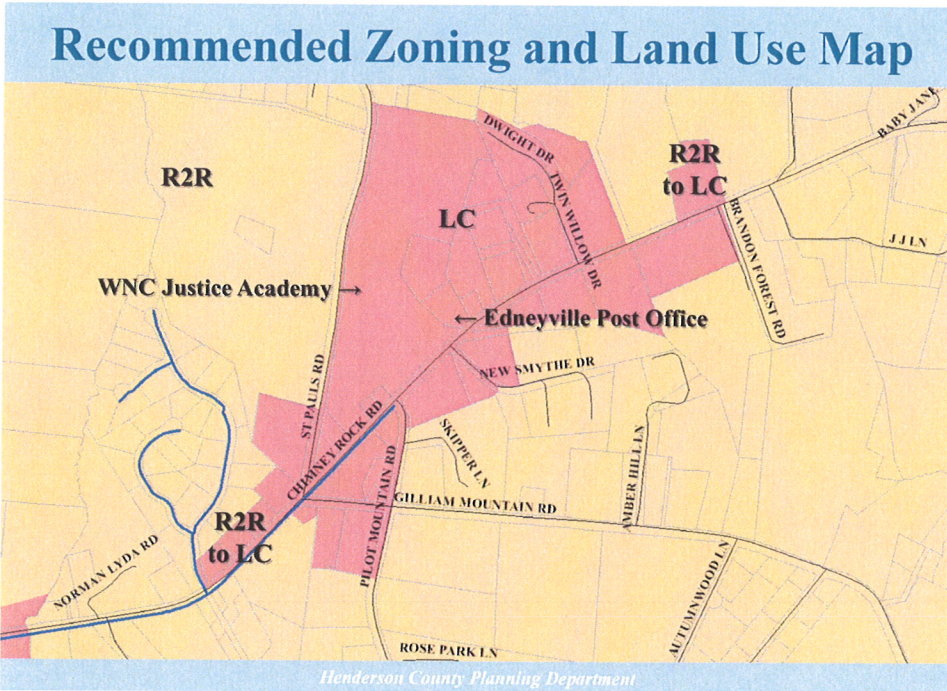
### General Area of Zoning Changes





Approximately ninety-three percent (93%) of the property in the planning area is currently agricultural or residential and the majority of the planning area reflects this in zoning. Changes in zoning include an expansion in the R1 district adding industrial, office institutional, and community commercial zoning and expanding some existing local commercial zoning in the area. The committee plan does not propose any changes to the boundary between the R2 and R3 zoning district. An expansion of local commercial district is recommended at the intersections of Fruitland Road and Highway 64, and also on Chimney Rock Road at Home Place Drive (the area around Jaymar Travel Park and the Apple Valley Animal Hospital). Most of the zoning changes reflected in the plan occurred in between US Highway 64 and Fruitland Road in the area

between Townsend and Gilliam Road. The committee recommended office and institutional zoning in and around the Fruitland Institute and local commercial zoning surrounding that district and extending along Gilliam Road to the south with a small local commercial zoning expansion around Hwy 64 and Gilliam Mountain Road. There is an area that the committee felt would be appropriate to zone industrial but did not wish to be proactive with the zoning without the support of local property owners or additional study.



The plan also recommends expanding the local commercial zoning further out on Highway 64 East at properties of the Edneyville Inn Subdivision and the property that's currently contains the Trading Post. The plan recommends expanding the local commercial zoning to properties at the south along Hwy 64 and along

Leacock Road and also at Ida Rogers Drive near the new Edneyville Community Center. It is recommended that the area currently zones local commercial in the center of the node be modified to community commercial zoning and be the only area that community commercial zoning be applied to direct and concentrate some more intensive commercial development in the center of Edneyville.

Section 3.8. Community Character & Design

- Promote development compatible with rural character...
- Establish a Planning Area Overlay District with design standards for nonresidential development

This would include different types for screening for different roofing systems, landscaping for certain types of uses, adequate lighting for parking lots and fixtures that provide full cut off because there is an element of safety concern. This would not be applied to agriculture operations.

Next Steps (Options)

- Plan Changes
  - Determine if changes are needed
  - Make necessary changes
- Possible actions
  - Adopt the Plan by motion
  - Adopt the Plan by resolution
  - Accept the Plan by resolution
  - Table the Plan for additional discussion

**DISCUSSION**

Chairman Moyer asked if the design standard were adopted would it be implemented by a local committee or through the planning board.

Mr. Starr responded that specifics had not been set up yet but it could be applied to one area of the county or the entire county and a board could review proposals or finite requirements could be set up and checked off as part of the site plan.

The Commissioners commended the committee on their work.

Gary Griffin stated with Edneyville being mostly agriculture it would evolve into other businesses. The reasoning for the industrial zoning change is to give job opportunities.

Committee member Fred Pittillo feels that Edneyville cares about its community and its character. Decisions are difficult but planning is necessary to look after the next generation.

*Commissioner Williams made the motion that the Board adopts the plan with plans to designate pieces of the plan to appropriate areas for further implementation and follow through with the recommendations that have been made as seen fit with specific target dates. All voted in favor and the motion carried.*

**ADJOURN**

*Commissioner Young made the motion that the Board adjourn at 7:45 p.m. All voted in favor and the motion carried.*

Attest: