

MINUTES

**STATE OF NORTH CAROLINA
COUNTY OF HENDERSON**

**BOARD OF COMMISSIONERS
August 27, 1998**

The Henderson County Board of Commissioners met for a special called meeting at 5:30 p.m. in the Commissioners' Conference Room of the Henderson County Office Building.

Those present were: Chairman Bob Eklund, Commissioner Vollie G. Good, Commissioner Renee Kumor, Commissioner Don Ward, County Manager David E. Nicholson, County Attorney Jennifer O. Jackson, Planning Director Matt Matteson, and County Planner Karen Collins.

Commissioner Grady Hawkins arrived late to the meeting, as he was at the Hospital Board meeting.

CALL TO ORDER/WELCOME

Chairman Eklund called the meeting to order and welcomed all in attendance. He stated that the purpose of this meeting was to hear from representatives of the Home Builders Association and Surveyors on the proposed Subdivision Regulations.

Home Builders Association

Paul Taylor and Ted Pierce represented the Home Builders Association. They stated that they were most concerned over easement and right-of-way requirements of the ordinance. They suggested that all existing rights-of-way be grandfathered. All future rights-of-way should be standard. They also requested the ability to do pod developments. The regulations should allow for both affordable and higher end developments.

Commissioner Hawkins arrived at this time.

Surveyors

William Patterson and Mark Brittain are local surveyors who reviewed their concerns about the proposed ordinance. They suggested that family subdivisions be eliminated from the ordinance. They also expressed concerns over road standards, the pre-application conference, public water and sewer hookups and off-site access. They suggested that the ordinance should contain more specifics and less be left up to the Planning Board.

Public Input

Perry Davis, a citizen, requested to address the Board on the issue of off site rights-of-way. He suggested more flexibility in rights-of-way for family subdivisions.

Landscape Architect

Luther Smith, a local Landscape Architect, also addressed the Board with his comments and suggestions. He stated that plats need to be recorded and the ordinance should be checked for consistency. Mr. Smith stated that the ordinance should not leave so much up to the Planning Board. He would also like to see the ability to do pod developments. Townhouses in an open space design, and that the standards should be the same for all types of subdivisions.

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Commissioner Kumor suggested that staff contact the League of Property Owners and their Home Association Council to receive their input on the proposed regulations. The Board agreed to seek this group's comments.

There being no further business to come before the Board, the meeting was adjourned at 7:30 p.m.

Attest:

Elizabeth W. Corn
Elizabeth W. Corn, Clerk

Robert D. Eklund
Robert D. Eklund, Chairman

APPROVED