

MINUTES

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

BOARD OF COMMISSIONERS
DECEMBER 18, 1995

The Henderson County Board of Commissioners met for a Special Called meeting at 7:00 p.m. in the Commissioners' Conference Room of the County Office Building. The purpose of the meeting was a Public Hearing on a rezoning request.

Those present were: Chairman Renee Kumor, Vice-Chairman Vollie G. Good, Commissioner J. Michael Edney, Commissioner Bob Eklund, Commissioner Don Ward, County Manager David F. Thompson, and Clerk to the Board Elizabeth W. Corn.

Also present were: Planning Director Matt Matteson and Planner Karen Collins.

CALL TO ORDER/WELCOME

Chairman Kumor called the meeting to order and welcomed all in attendance.

Commissioner Good made the motion for the Board to go into Public Hearing. All voted in favor and the motion carried.

PUBLIC HEARING- Proposed Zoning Map Amendment-Application #R-23-95 (R-40 To C-2) Mr. Howard L. Rhodes, Applicant

Karen Collins summarized the request for the Board.

Mr. Howard Leroy Rhodes requested that the County amend the Official Zoning Map of Henderson County by rezoning approximately 3.5 acres of property which he owns on the south side of the intersection of Haywood Road (NC Hwy.#191) and South Rugby Road from an R-40 (Estate Residential) district to a C-2 (Neighborhood Commercial) district.

On October 30, 1995, the Planning Board voted 5 to 1 to send the Board of Commissioners a favorable recommendation on Mr. Rhodes' application for C-2 zoning. On November 15, 1995, the Board of Commissioners heard a brief report on the application by the Planning Department. Mr. Rhodes also made a brief statement to the Board at that meeting.

In accordance with Section 1204 of the Henderson County Zoning

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Ordinance, notices of this public hearing were published in the December 1 and December 8, 1995 editions of the Times-News. On December 1, 1995, the Planning Department mailed notices of the hearing to Mr. Rhodes, to the owners of property immediately adjacent to that of Mr. Rhodes, and to the owners of property near (within about 500 feet) that of Mr. Rhodes. On December 5, 1995, the Planning Department mailed notices to individuals who might have an interest in the Mill Pond Cemetery which is adjacent to the Rhodes property.

The applicant, Mr. Rhodes, was present but did not address the Board.

Public Input

1. Don Soula - Mr. Soula resides at 302 Scarlet Oak Lane. He addressed the Board on behalf of the League of Property Owners of Henderson County. He spoke in favor of the rezoning request.

2. Stan Hatzfeld - Mr. Hatzfeld resides at 3840 Haywood Road which is near the property in question. He spoke in opposition of the rezoning request.

3. Paul A. Deckard - Mr. Deckard resides at 3850 Haywood Road, near the property in question. He spoke in opposition of the rezoning request stating five reasons for the Board to deny the request.

4. Frances Caruso - Mrs. Caruso resides at 220 Haywood Knolls Drive. She spoke in opposition of the rezoning request.

5. Austin Grindle - Mr. Grindle resides at 170 Crestview Drive. He spoke in opposition of the rezoning request, questioning whether this could be called "spot zoning".

Board request of Staff

Commissioner Ward questioned how much property values would be affected and David Thompson asked that Planning Staff check with Robert Baird, County Tax Assessor, to see if he could estimate how property values would be changed.

Commissioner Ward made the motion for the Board to go out of Public Hearing. All voted in favor and the motion carried.

There being no further business to come before the Board, the

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meeting was adjourned.

ATTEST:



Elizabeth W. Corn, Clerk



Renee Kumor, Chairman

