

MINUTES

**STATE OF NORTH CAROLINA
COUNTY OF HENDERSON**

**BOARD OF COMMISSIONERS
JULY 17, 1995**

The Henderson County Board of Commissioners met for a special called meeting at 7:00 p.m. in the Auditorium of the Henderson County Public Library. The purpose of the meeting was a work session on the Land Use Guidance System (LUGS).

Those present were: Chairman Renee Kumor, Vice-Chair 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, Planner Stuart Rohrbaugh, Planner Karen Collins, and Planning Department Intern Christine Dowling. Also present were members of the Planning Board and members of the LUGS committee.

CALL TO ORDER/WELCOME

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

Chairman Kumor recognized Evelyn Barker, Chairman of the LUGS committee, who in turn recognized the members of her committee who were in attendance.

Chairman Kumor recognized Michael Case, Vice-Chairman of the Planning Board, who recognized the members of the Henderson County Planning Board who were in attendance.

Chairman Kumor thanked Matt Matteson and his staff for their hard work and dedication to this LUGS project, especially Karen Collins.

SLIDE SHOW

Matt Matteson showed slides to demonstrate what zoning and other land use controls can do for Henderson County.

Karen Collins gave a welcome to special guests in attendance and recognized them, including members of the media. Special guests in the audience Ms. Collins recognized:

Sue Green, Planner with Isothermal Planning and Development Commission and facilitator for LUGS committee.

Dr. Susan Smith, Associate Director of Western North Carolina Tomorrow, which put handbook on LUGS together.

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Stephanie Mixon, Social Research Assistant for Western North Carolina Tomorrow.

Mark Burrows, Planning Director for Transylvania County.

Sam Laughter, Henderson County Zoning Administrator.

Matt Matteson then showed a computer generated slide show. The slide show explained how LUGS works and demonstrated some strengths and weaknesses of traditional zoning versus a land use guidance system. Several case studies were reviewed.

LUGS

A land use guidance system is a system that regulates land use. It is based on a comprehensive land use plan. It is an alternative to traditional zoning.

LAND USE GUIDANCE SYSTEM BENEFITS:

- * Promotes safe, liveable communities
- * Increases citizen participation
- * Allows for change
- * Promotes quality development
- * Reflects your county's values
- * Protects rural landscape
- * Manages growth
- * Supports mixed land uses

The Land Use Guidance System is a three step process:

- STEP 1. Project review, apply growth guidance assessment.
- STEP 2. Informal compatibility meeting with neighborhood, try to reach consensus.
- STEP 3. Public Hearing with governing boards, vote on project.

There was much discussion. It was stated that LUGS is a tool that we could use that would probably cause less friction than county wide zoning.

It was stressed that this is a planning issue as well as a zoning issue.

SUGGESTIONS/DIRECTION TO STAFF

The Commissioners all generally agreed that the County needs to do something.

Some of the Commissioners voiced an interest in visiting somewhere where LUGS is already in use.

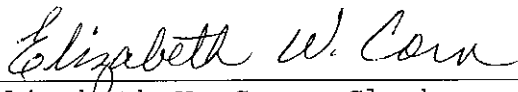
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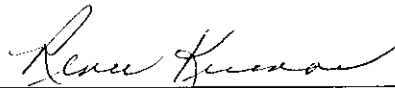
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David Thompson stated that staff could have a draft Ordinance ready in 60 days with blanks to fill in for different options. When a skeleton Ordinance is ready, the Commissioners will hold workshops to review the draft Ordinance and fill in the blanks.

There being no further business to come before the Board, the meeting was adjourned.

ATTEST:



Elizabeth W. Corn, Clerk

Renee Kumor, Chairman

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