

MINUTES

STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON

BOARD OF COMMISSIONERS  
AUGUST 23, 1993

The Henderson County Board of Commissioners met for a Special Called Meeting at 9:00 a.m. in the Commissioners' Meeting Room of the County Office Building. The purpose of the meeting was a work session on a zoning request.

Present were: Chairman Vollie G. Good, Commissioner Hugh D. Randall, Commissioner William McKay, Commissioner Renee Kumor, County Manager David F. Thompson, Director of Planning Matt Matteson, Planner Karen Collins, and Clerk to the Board Elizabeth W. Corn. Absent was: Vice-Chairman J. Michael Edney.

CALL TO ORDER

Chairman Good welcomed all in attendance and thanked them for coming.

BEARWALLOW VALLEY ZONINGZoning Request for Text Amendments Proposed.

Chairman Good turned the meeting over to Director of Planning Matt Matteson who reviewed the request for the Board members. The meeting was started with the outline of the text amendments proposed by Petitioners to be reviewed and revised by the Planning Board. The proposed district for the 6.9 square mile area was termed Mixed Rural Use or MR-2, which was a new district. Request was made under the Satellite Zoning Statutes.

Matt Matteson stated that presently the zoning ordinance exempts agriculture from zoning as a use. Planning would like to show people of the community about agriculture and that it is permitted. Planning wants to have a very specific definition of what is permitted which will come up for hearing before the Board on October 4th.

There was very much discussion, some community input, and the overriding issue of this amendment was the density factor.

STATEMENT BY COUNTY MANAGER

County Manager David Thompson stated that this type zoning is a safety net zoning to exclude undesirable things from coming into the area.

PUBLIC INPUT

Dale Caldwell - Mr. Caldwell, the official Petitioner and property owner in this area, stated that opposition for the RM-2 is minimal.

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Fred Pitillo - Mr. Pitillo stated that he was concerned about agriculture and protecting those people in the agriculture business. He is also concerned with the area between the zoned area now and the area where there are already many mobile home parks.

The parties concerned left to tour the property being discussed for further evaluation of the issues at hand. The meeting reconvened at 11:25 a.m.

The Board agreed by common consent to set a Public Hearing for September 27, 1993 at 7:00 p.m. to discuss further the zoning amendment MR-2, Bearwallow Valley Zoning, and receive public input.

There being no further business, the meeting was adjourned at 11:50 a.m.

ATTEST:

Elizabeth W. Corn  
Elizabeth W. Corn, Clerk

Vollie G. Good  
Vollie G. Good, Chairman