

MINUTES

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

BOARD OF COMMISSIONERS
AUGUST 10, 1992

The Henderson County Board of Commissioners met for a Special Called Meeting at 7:00 p.m. in the Commissioners' Meeting Room of the Henderson County Office Building. The purpose of this special called meeting was a work session to discuss proposed East Flat Rock Zoning.

Those present were: Chairman J. Michael Edney, Vice-Chairman Vollie G. Good, Commissioner F. Richard Baker, Commissioner William McKay, Commissioner Hugh E. Randall, County Manager David F. Thompson, Clerk to the Board Elizabeth W. Corn, and the news media. Also present were County Planners Matt Matteson and Karen Collins and Inspections Director Sam Laughter.

CALL TO ORDER/WELCOME

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

ANNOUNCEMENT

Chairman Edney announced that there would be no Public Input because this was a work session only. He called a Special Called Meeting for Monday, August 17, at 7:00 p.m. which will be a Public Hearing and public input will be allowed.

OVERVIEW

Matt Matteson gave an overview of the East Flat Rock Zoning, Phase II. Following the Public Hearing on Phase II of the East Flat Rock Land Use Study, on June 17, the Board of Commissioners gave the Planning Board 45 days to review the Plan a second time and give particular attention to certain areas and parcels where residents had concerns with what was previously proposed.

The Planning Board held a special meeting to discuss the Plan and scheduled a field trip to view the areas of concern. At their regular meeting on July 28, the Planning Board, after additional public input and discussion, voted unanimously to submit for the County Commissioners' consideration a slightly modified Land Use Plan for Phase II of East Flat Rock.

Mr. Matteson then reviewed individually the changes requested by residents.

A Mobile Home Park Ordinance and zoning requirements for manufactured homes were discussed. Staff was instructed to prepare a draft ordinance that would permit manufactured homes meeting specific construction and set-up requirements in certain residential zoning districts. The draft ordinance will be reviewed

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by the Planning Board, the Institute of Government and our Staff Attorney. The next Planning Board meeting is scheduled for August 25. Staff will try to have a first draft ready for review by that date.

After much discussion, Mr. Good made the motion to require the Board of Commissioners to take a vote on the proposed East Flat Rock Zoning at the Public Hearing next Monday. A vote was taken and the motion failed four to one.

Several recommendations were made on changing zoning of properties. These recommendations were noted by the Planners and will be incorporated into the map. The revised map will be ready for public review in a day or two. The Board will receive public input on these recommendations at the August 17 Public Hearing.

PUBLIC HEARING

A Special Called Meeting & Public Hearing on the Proposed East Flat Rock Zoning was set for Monday, August 17, at 7:00 p.m.

There being no further business, the meeting was adjourned at 9:25 p.m.

ATTEST:


Elizabeth W. Corn, Clerk


J. Michael Edney, Chairman