

MINUTES

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

BOARD OF COUNTY COMMISSIONERS
JUNE 25, 1990

Present were Chairman William T. Drake, Vice-Chairman F. Richard Baker, Commissioner Hugh D. Randall, Commissioner Troy L. Maybin, Commissioner J. Michael Edney, County Administrator Jerry D. Myers, Matt Matteson and Susan Sneed of the Planning Department, and Clerk to the Board Elizabeth W. Corn.

Chairman Drake called the meeting to order and stated that the purpose of tonight's meeting is for two items:

1. Public Hearing concerning Zoning Amendments,
2. Continuation of budget workshop.

PUBLIC HEARING

Commissioner Maybin made the motion to go into Public Hearing to hear public comment concerning amendments to the Zoning Ordinance and Zoning Map. All voted in favor and the motion carried.

Chairman Drake called on Matt Matteson to briefly review the amendments to the Zoning Ordinance.

Matt Matteson informed the Board that during the months of January, February, and March the Henderson County Planning Board recommended changes to the Zoning Ordinance. Tonight's Public Hearing is the next step. The last time amendments were made to the ordinance was in August of 1988. At this time there are nine separate changes proposed.

Matt first discussed the East Flat Rock Land Use Plan. Members of the Planning Board have visited the East Flat Rock area studying the land uses and they have had over 20 separate meetings where the East Flat Rock Land Use Plan was discussed. The State presented their recommendation of the area in the summer of 1989 and our Planning Board took over and made some changes. Our Planning Board tried to take the existing uses as they are and find the zoning that best suited it. We are discussing a 1.6 sq. mile area with 519 separate owners, involving 626 parcels. After the property owners were sent individual notices, many called or came in and inquired about what would happen to their property. Matt reviewed several questions the property owners had.

Chairman Drake asked the Clerk to call the names of the persons who have signed up for public comment and asked them to limit their comments to 5 minutes each.

Commissioner Baker attended the previous meetings and stated that the Commission's interest asking the Planning Board to make a study of this area was based on the fact that they wish to provide the residents with some sort of protection for their property.

PUBLIC COMMENT

Ivory Marshall--Mr. Marshall lives on property joining G.E. He has lived in Henderson County for 70 years and doesn't owe any taxes or any money on his property and doesn't want anyone to tell him what he can and can't do with his property.

Frank Pace--Mr. Pace lives on Upward Road. He agrees with Mr. Marshall 100%. He is in the mobile home park business, he doesn't like the zoning but if they are going to zone it he thinks the whole area on the Upward Road corridor should be zoned commercial.

Bill Dryman--Mr. Dryman lives at 1914 Oxford Drive. He does not want zoning.

Walt Hill--Walter Hill lives on Nello Ave. Mr. Hill does not want zoning.

C.E. Magness--Charles Magness lives on Highland Lake Road, has lived there 58 years. Mr. Magness prefers his land to be C-4 instead of O & I. He owns the corner at Hwy. #176 and Highland Lake Road.

John Huggins--Mr. Huggins lives in a trailer in the proposed area and says he is a poor fellow and can't afford the city and county taxes. He does not want it zoned.

Don Soula--Mr. Soula lives at 302 Scarlet Oak Lane. He is a representative of the League of Henderson County Property Owners and has been chairman of the Zoning Commission for two years. Mr. Soula heartily endorses the proposed zoning, he doesn't think it is perfect but it is a better tool to have some zoning in there so that growth can be controlled for the good of everyone in the county.

Leland Johnson--Mr. Johnson lives at the Hendersonville Inn and has for 46 years. He owns 40 acres involved in this area. Mr. Johnson said that he was against zoning as much as anyone here because he was under the misconception that someone was trying to pull something over on him, he didn't have all the information. He said that actually the Board needs to be complimented for protecting the property owners. He said that if the land there is not zoned now that a little later the city will take it and zone the way they want it zoned, without asking. Mr. Johnson has property next to the Hendersonville airport (the airstrip) and requests that it be zoned I-1 instead of the proposed I-15 or I-16, since I 1 is the only zoning that will allow an airport. He also has property on Upward Road that is proposed as R-20, he would like it changed to C-4 since the property next to it is C-4.

David Matney--20 N. Spruce St. Mr. Matney is an attorney and lives in Buncombe County. He is here representing Mr. George W. Morosani who owns property on Highland Lake Road. Mr. Matney showed pictures to the Board and requested that one area proposed as T-15 be changed to C-4 because development has already been started on the property and part of it is proposed as C-4. Mr. Matney stated that it is on one deed. He also requested that a strip next to the railroad tracks, next to Meadow Garden Apts., be zoned C-4 to match what is next to it and what is across the road from it.

George Morosani--Mr. Morosani just stated that he is here in case the Board has any questions of him or his lawyer.

D.S. Cowan--David Cowan is the owner and operator of the Hendersonville Airport. He is requesting more specific consideration be given to the airport in immediate and long-range plans and would like the zoning changed from the proposed R-15 which is residential to I-2 which is the only zoning which will permit the operation of an airport.

Vicki Jones--Ms. Jones lives at 205 Upward Road. She stated that 1 year ago 98% of the people living on the Upward Road signed a petition asking not to be zoned but if zoning was inevitable they would like the entire strip zoned commercial.

Charlie Hunnicutt--Mr. Hunnicutt lives at 2107 Old Spartanburg Road which is the new intersection between the Upward Road connector and the Old Spartanburg Road. He agrees with what Ms. Jones stated. He stated that at the intersection right beside his home there have been more than 25 accidents. He worries about the safety of his family, especially his child. If it must be zoned, he requests that it be zoned commercially.

Barbara Anders--Ms. Anders lives at 106 Gull Avenue. Ms. Anders has several lots on Gull Avenue and rents them out to WCCA for low income housing. She stated that most of the lots on Gull Ave. are not large enough to qualify for R-20. She is wondering what is going to happen to this area on Gull and if trailers will still be allowed and asked about the urban renewal project.

Chairman Drake addressed her questions, first stating that the proposed zoning for that area is R-10. The existing trailers will be grandfathered in and can be replaced with trailers within 6 months. The Urban Renewal Project is finished, much of the money was used to get water and sewer into the area.

Betty Bishop--Ms. Bishop lives on Clearview Drive. She has close to 4 acres, mostly swamp. It is proposed as R-20, she is requesting that it be C-4. They have a mobile home park and a lake on the property.

George Gosnell--Mr. Gosnell lives in Zirconia. He used to live where G.E. is now. He is opposed to county wide zoning.

Ralph Freeman--Mr. Freeman asked about the East Flat Rock Methodist Church, whether it is included in the disputed area. Chairman Drake informed him that the Church property is not involved.

Jack Moore--Mr. Moore is involved in the zoning. He is proposed O & I. He agrees with the people who live on Upward Rd. that the entire strip should be zoned commercial. It is proposed at either end and the residents in

library some of the staff could go to the branches and work. It was also felt that a new computer should not be put into the library until the construction is over.

Recreation - The Board cut the request for new tennis courts, jogging and walking trails, but approved \$10,000 for new break-away bases and pads and air conditioning for the office building.


David then asked the Board to turn to page 151 and continued the review:

- Sales Tax Reserve/Schools
- Fire Tax Districts
- Special School Tax District
- Revaluation Reserve Fund
- Travel & Tourism
- Soil and Water Conservation District
- Debt Services
- Courthouse Building Reserve
- Cane Creek Sewer Fund
- Health Insurance

Chairman Drake informed the Board that the next step is to adopt the Budget Ordinance and Mr. Nicholson needs a couple of days to prepare it for adoption.

Chairman Drake stated that we will continue this meeting until Thursday night at 7:00 p.m. with the intention of setting the tax rate at \$.44.

ATTEST:


Elizabeth W. Corn, Clerk


William T. Drake, Chairman