



HENDERSON COUNTY

100 North King Street • Hendersonville, NC 28792
Phone (828) 697-4809 • Fax (828) 698-6014 • www.hendersoncountync.org

Steve Wyatt
County Manager

Selena Coffey
Assistant County Manager

Pam Brice
Communications Officer

FOR IMMEDIATE RELEASE

PRESS RELEASE

Land Development Code Workshop and Public Hearing planned;
Public concerns addressed in options memo

July 10, 2007 -- Hendersonville, NC:

On July 2 the Board of Commissioners received a memorandum from the county Planning Department regarding the draft Land Development Code. The 64-page memo outlines options for addressing issues brought up by the public during public input sessions and by commissioners at the June 12 workshop. This memorandum is available online at www.hendersoncountync.org at all branch libraries and in the Planning Department.

On July 2 the board also received an updated Land Development Code draft dated June 27 that includes minor non-substantive corrections and clarifications. This new draft is also available online, at libraries and in the Planning Department.

The Henderson County Board of Commissioners plans a workshop meeting at 7 p.m. August 2 at Commissioner's Meeting Room, 100 N. King Street, to discuss the memo's options to the county's draft Land Development Code. No public input will be taken at this workshop.

Commissioners have set a public hearing on the Land Development Code for 7 p.m. August 30 at Thomas Auditorium, Blue Ridge Community College. Public comment will be taken at this time. There will be a time limit of 3 minutes per speaker, depending on attendance. After the public hearing, Commissioners



HENDERSON COUNTY

100 North King Street • Hendersonville, NC 28792
Phone (828) 697-4809 • Fax (828) 698-6014 • www.hendersoncountync.org

Steve Wyatt
County Manager

Selena Coffey
Assistant County Manager

Pam Brice
Communications Officer

may vote to adopt the new Land Development Code and Zoning Map as county ordinance.

For the past two years, the County has been working on revising its Land Development Code and Zoning Map to help direct and manage growth. The county Planning Board recommended the draft to the County Commission earlier this year. The County Commission held five public input sessions in March and April in locations all over the county to gather public comment on the draft. About 500 people attended the meetings and many more submitted comments via e-mail or written letter.

Commissioners held workshops in April and June to discuss the public input that was gathered and to make revisions to the document, resulting in the July 2 memo.

For more information visit www.hendersoncountync.org or call the Planning department at 697-4819.

###

MEDIA CONTACT:

Henderson County Planning Director Anthony Starr, (828) 697-4819. The July 2 memo can be found at www.hendersoncountync.org at public libraries and at the Planning Department.

MORE INFORMATION:

The July 2 Memo addresses several concerns brought up by the public and commissioners, and presents optional solutions. Here's an overview:

-
- o Public concern that open-use areas will be replaced with Residential Two (R-2) zoning which will not allow manufactured homes. **Optional solution:** For areas currently zoned as open space, replacing the R-2 designation with R-2MH which allows manufactured homes. Areas that do not allow manufactured homes would remain so.
-



HENDERSON COUNTY

100 North King Street • Hendersonville, NC 28792
Phone (828) 697-4809 • Fax (828) 698-6014 • www.hendersoncountync.org

Steve Wyatt
County Manager

Selena Coffey
Assistant County Manager

Pam Brice
Communications Officer

- Commissioners concern that manufactured homes may not be permitted as accessory dwellings based on size restrictions and cannot be placed on a site as a temporary use. **Optional solution:** allow a manufactured home regardless of whether it's permanent or temporary, as an accessory as long as it is located in a district that allows manufactured homes, doesn't exceed 50 percent of the gross floor area or 1,200 square feet (whichever is greater), it's located in the rear yard and is accessed by the same driveway as the principal dwelling or by a rear or side road.
- Public concern that R-2 zoning is less restrictive than the current Estate Residential (R-40) Zoning, with less setback and permitting duplexes and triplexes. **Optional solution:** provide a Suburban Overlay District to lands formerly zoned R-40, R-30 proposed to be R-2. The district would require 2/3 acre minimum lot size, increase front yard setbacks and allow duplexes and triplexes as special uses only.
- Public concern over the need to protect steep slopes or floodplains and not give developers density credits for these areas. **Optional Solutions:** Areas containing slopes 35 percent or greater or within the 100-year floodplain max density at one unit per three acres. Areas in floodway, wetlands or on slopes 45% or greater or with existing conservation easements would not be eligible for a density bonus credit.
- Public concern that eliminating family subdivisions creates a hardship for families who want to subdivide their land for family members. **Optional Solution:** add a Special Subdivision provision to allow subdividing five lots over a five year period and meet certain density and road requirements.
- Planning Board's recommendation of an R-4 zoning district with average density of one dwelling unit per five acres for areas within and near public lands, lands with extremely steep slopes and key watershed areas. **Optional Solution:** adopt the new zoning district and apply it to areas in



HENDERSON COUNTY

100 North King Street • Hendersonville, NC 28792
Phone (828) 697-4809 • Fax (828) 698-6014 • www.hendersoncountync.org

Steve Wyatt
County Manager

Selena Coffey
Assistant County Manager

Pam Brice
Communications Officer

and around Pisgah National Forest, Dupont State Forest, the Green River Gamelands and surrounding areas with steep slopes or in a key water supply watershed.

- o Large subdivision oversight. **Optional Solutions:** Subdivisions larger than 500 lots be reviewed and approved by the Board of Commissioners and required to connect to public water if located within two miles of an existing public water system and/or connect to public sewer if within one mile. Subdivisions larger than 99 lots or with 50 units more than five miles away from a fire station must submit an Emergency Services Impact Report.
- o Concern about the impact of larger developments on roads. **Optional Solution:** Require that developments with 100 lots or more prepare a traffic impact study identifying needed improvements. As a condition of approval improvements to roads in the area of the development may be required to mitigate the impact on the traffic system.
- o Concern over limited commercial, business and industrial uses. **Optional Solutions:** allow more commercial/business uses in the R-3 zoning with a special-use permit. Create local commercial nodes in select areas. Expand the Industrial districts and create an industrial node in Etowah-Horseshoe

END