

**MINUTES OF THE  
HENDERSON COUNTY PLANNING BOARD  
November 18, 2010**

The Henderson County Planning Board met on November 18, 2010 for their regular scheduled meeting at 5:30 p.m. in the King Street Meeting Room located at 100 North King Street, Hendersonville, NC. Planning Board members present were Jonathan Parce, Chair; Steve Dozier, Rick Livingston, Stacey Rhodes, Tommy Laughter, and Wayne Garren. Others present included Anthony Starr, Planning Director; Autumn Radcliff, Senior Planner; and Kathleen Scanlan, Secretary. Board members absent were Suprina Stepp, Mike Cooper and Marilyn Gordon.

Chairman Parce called the meeting to order of the Henderson County Planning Board. He asked for the approval of October 21, 2010 meeting. Chairman Parce stated that the secretary had given him a correction to the draft copy of minutes and he indicated the correction to the members. Steve Dozier made a motion to approve the minutes as amended and Rick Livingston seconded the motion. All members present voted in favor.

Adjustment of Agenda. Item 6 regarding revising the Edneyville Plan Implementation were moved to Item 4, in the interest of time for the Chairman. All members were in favor of the adjustment.

**NEW BUSINESS**

Revised Edneyville Plan Implementation – Autumn Radcliff, Senior Planner. Ms. Radcliff said because Staff and Planning Board have been working on several items including the Etowah-Horse Shoe zoning changes, the LDC text amendments and the draft Dana Community Plan, it made it necessary to revise the proposed implementation schedule for the Edneyville Community Plan. Instead of beginning its review in November and December, Staff is proposing that the Board begin its discussion of the Edneyville recommendations in January, 2011. Board members discussed the proposed schedule and felt that the item regarding LDC Text Amendment (Improvements to Existing Manufactured Home Parks and Implementing Stream Buffer Incentives should be discussed first. They decided to move this discussion to January. Chairman Parce made a motion to amend the revised Implementation Schedule for the Edneyville Plan to reflect this change. Stacy Rhodes seconded the motion and all members voted in favor.

Update: Draft Dana Community Plan – Anthony Starr, Planning Director. Mr. Starr stated that the Draft plan was handed out to each Board member and a joint meeting with the Dana Community Committee is scheduled for the Planning Board meeting on December 16, 2010 to formerly present the Plan and give a presentation on the recommendations. Mr. Starr mentioned that this Plan does not have as many zoning changes as the Etowah-Horseshoe Plan had, and the changes are only confined to the Howard Gap and Upward Road areas (east side of I-26). He also noted that this Committee developed a conceptual plan for updating and upgrading the Dana Community Park, and conceptual images showing on how the preferred development in the downtown Dana area and Upward Road Corridor might look. Mr. Starr suggested that the Planning Board review these recommendations in the draft plan.

Update: Hendersonville ETJ Expansion on Upward Road – Anthony Starr, Planning Director. Mr. Starr stated that the Commissioners at their recent meeting on November 17, 2010, did not approve the City of Hendersonville ETJ extension on Upward Road at this time.

2011 Planning Board Schedule of Meetings – Anthony Starr, Planning Director. Informational only, no action was taken.

Staff Reports:

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- **Etowah-Horse Shoe Zoning Map Amendments** – Mr. Starr informed the Board members of the actions that the Board of Commissioners took, regarding the Etowah-Horse Shoe zoning map amendments:
  - Local Commercial zoning was not approved from the post office to the new fire station in Etowah
  - The Local Commercial expansion on Highway 64, from Etowah Valley Patio Fireplace Store going towards the fire station, at the corner of Morgan Road was not approved.
  - No conversions from the R2R district to the R2 district was approved, but the R-40 district was eliminated and converted to R2 zoning
  - The Commissioners approved the R-1 expansion on the north side of the Etowah Valley Golf Course
  - Approved the expansion of the Commercial district along the Etowah School Road (southeast of the existing Ingles Store). There were two other sections nearby that commercial expansion was not approved because some of the property owners objected to along Etowah Park Road
  - The commercial zoning section proposed to the County line was approved
  - The area near Seven Falls development was rezoned from R-40 to R3
- **Land Development Code Text Amendments** – Mr. Starr stated that because of the amount of items on the BOC's agenda and that they did not have enough time to study the proposed amendments, they deferred the decision to the new board. The Board did hold the public hearing so the new board will not have to hold a hearing to make it's decision..
- **Upcoming Topics for 2011:**
  - Dana Community Plan – action may be taken at December's Planning Board meeting
  - Implementation of the Edneyville Community Plan
  - Maps and information regarding Landslide Hazard Surveys to be reviewed by Planning Board members

Mr. Starr introduced Gary Glancy with the *Times News* who replaces James Shea. He will be covering the Planning Board meetings and planning issues.

Adjournment There being no further business, the meeting was adjourned at 6:00 p.m. All members voted in favor.

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Jonathan Parce, Chairman  
Henderson County Planning Board

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Kathleen Scanlan, Secretary