

**HENDERSON COUNTY PLANNING BOARD  
MINUTES  
May 21, 2009**

The Henderson County Planning Board met on May 21, 2009 for their regular 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 Tedd Pearce, Chair, Jonathan Parce, Vice-Chair; Tommy Laughter, Steve Dozier, Mike Cooper, Stacy Rhodes and Suprina Stepp. Others present included Anthony Starr, Planning Director; Sarah Zambon, Associate County Attorney; and Kathleen Scanlan, Secretary. Board member Gary Griffin and Renee Kumor were absent.

Chairman Pearce called the meeting to order and asked for the approval of the April 16, 2009 meeting minutes. Jonathan Parce made a motion to approve the minutes and Steve Dozier seconded the motion. All members voted in favor.

Adjustment of Agenda. No adjustments necessary.

Staff Reports. Mr. Starr informed the Board members that the County is soliciting for citizen applications for appointment to the Dana Community Plan Committee. He mentioned that the applications are available at the Planning Department or with the Clerk to the Board of Commissioners office.

Old Business:

Update Regarding 2008 Annual LDC Amendments – Presentation by Anthony Starr. Mr. Starr mentioned that the Board of Commissioners approved all but one of the remaining four amendments. The amendment providing an intermediate density of 8 units per acre in the R-1 zoning district was approved by the Board of commissioners on May 4, 2009. He said the Board also approved amendment 17 regarding the provisions of adequate water supply for 60% of the lots, in a major subdivision, in the Comprehensive Plan designated Rural Agricultural Area. This amendment applies to only major subdivisions in the RAA when individual wells are proposed. Mr. Starr stated that Planning Staff is working on final details for the required documentation in an effort to allow the developer to understand the expectations up front and to not create inconsistencies with State community well standards. He added that the Board also approved amendment 21 with the change that accessory wastewater treatment plants would be allowed in the R-3 and R-4 zoning districts only as a special use permit instead of outright prohibiting that use in those districts. All special use permit applications are reviewed and approved by the Board of Adjustment. He said that the Board of Commissioners tabled amendment 12 that dealt with allowing accessory wind turbines for residences and businesses. This does not apply to the large utility scale wind turbines seen frequently on television advertisements. The Board requested additional information and possible changes regarding the blade size allowed and setbacks. The use may also be allowed only with a special use permit. Mr. Starr said that action on this amendment is expected in the coming weeks once Staff prepares the new information requested.

Preserve at Pinnacle Mountain Development Plan Extension Request. Mr. Starr stated that he felt that it would be appropriate for the Board to grant the requested one-year extension on this project. Mike Cooper made a motion that the Planning Board grants a one-year Development Plan extension for Preserve at Pinnacle Mountain, extending approval through July 20, 2010. Stacy Rhodes seconded the motion and all members voted in favor.

Public Input. No Public Input.

Other Business. Stacy Rhodes voiced his concerns regarding small subdivisions (5 lots or less) regarding the width requirement. At present, it requires a 12-foot right-of-way and he feels that a 10-foot right-of-way is sufficient for a small lot subdivision. He added that another issue that should be revisited deals with five lots or less, regarding the requirement that a road has to be built and in place before the plat is approved. He mentioned that he feels at the time the permits are pulled for building a home on the site, the driveway should be in place for approval. He added that there are some people who do not intend to build anything for years on the land, but now are forced to put a driveway in, where possibly it may not be the place they will eventually want it. Mr. Starr stated that regarding the width of the road, this could be modified, but not building the road when the plat is recorded is more problematic because that is the only time which we would visit the site to know whether or not it has been constructed. He said the building inspectors do not inspect for roads and neither do the zoning inspectors, so this will need to be studied and worked out. After some further discussion, Chairman Pearce felt that an amendment needs to be drawn up to reduce the travel width for subdivisions with five lots or less.

Steve Dozier gave out a preliminary copy of the *Economic Development Element* that he; Andrew Tate and Anthony have been working on. There were not many problems in the Land Development Code but found some changes to be made in the 2020 Plan, most of which are verbiage. He added one of the concerns was in the transportation and industrial corridor language, near the Airport. He said one of the concerns is that the 2020 Plan put a lot of weight to co-development of that area with Asheville, Buncombe County, Transylvania County, Henderson County and the Town of Fletcher. He feels more of that control should come back into Henderson County, rather than divide among other entities, because it is Henderson County land and noted these changes in red on the preliminary copy. He said there will be other changes made and another draft copy will be presented at the next Planning Board meeting.

Chairman Pearce stated that at the last Planning Board meeting, it was suggested that Commissioner Williams and I work on updating the priorities of the County Comprehensive Plan. Commissioner Williams decided that this should not be a priority at this time and wishes to not pursue the issue.

Adjournment There being no further business, the meeting was adjourned at 6:15 p.m. All members voted in favor.

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Tedd Pearce, Chairman  
Henderson County Planning Board

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Kathleen Scanlan, Secretary