

**HENDERSON COUNTY
PLANNING BOARD MINUTES
December 18, 2008**

The Henderson County Planning Board met on December 18, 2008 for its regular called meeting, at 5:30 p.m. in the King Street Meeting Room at 100 N. King Street, Hendersonville, NC. Board members present were Tedd Pearce, Chair, Jonathan Parce, Renee Kumor, Tommy Laughter, Steve Dozier, Suprina Stepp, and Mike Cooper. Others present included Anthony Starr, Planning Director; Sarah Zambon, Associate County Attorney; Mark Williams, Commissioner and liaison to the Planning Board, and Kathleen Scanlan, Secretary. Board members Stacy Rhodes and Suprina Stepp were absent.

Chairman Pearce called the meeting to order and welcomed the new Planning Board member, Steve Dozier to the Planning Board. He asked for the approval of the November 20, 2008 meeting minutes. He mentioned that Item W was omitted from the list of LDC amendments that were discussed in the minutes and to include it to state that all members were in favor of that amendment. Mike Cooper made a motion to approve the minutes to include the added omission. Jonathan Parce seconded the motion. All members voted in favor.

Adjustments of the Agenda. Chairman Pearce added to the agenda, Carriage Park, Section 16 Extension and moved it for Item # 5. adjusting the LDC Amendments L & N discussion to Item # 6. All members were in favor of the adjustments to the agenda.

Staff Reports. Mr. Starr informed Board members that the February Planning Board meeting will be a joint meeting with the Etowah-Horse Shoe Community Planning Committee for presentation of their Plan.

OLD BUSINESS:

Carriage Park, Section 16 (Carriage East) Development Plan Extension. Mr. Starr mentioned that Staff had received from Paul Patterson, who is the agent and engineer for Carriage Park, a letter stating unexpected delays in completing the roadway and utility improvements for Carriage East (Section 16) and within the adjacent Carriage Crest (Section 15). He requested a one year extension of the development plan approval.

Mike Cooper made a motion that the Planning Board grants a one-year Development Plan extension for Carriage Park, Section 16 (Carriage East), and extending approval through October 17, 2009. Renee Kumor seconded the motion and all members voted in favor.

Land Development Code Fall 2008 Text Amendments L and N (TX-2008-05). Mike Cooper stated that he had other commitments and asked the Board to table this item until January's Planning Board meeting so that he could be part of the discussion and decision on these amendments. He felt that potentially this item could take some time to discuss and that he had some concerns. Tommy Laughter seconded the motion. Chairman Pearce added that he talked with Mr. Starr on the feasibility and legality of well and septic being installed prior to a building permit being issued. Mr. Starr stated that it appears feasible and legal and added that at present, a citizen needs to have a plan for the septic but the septic does not need to be installed nor does the well need to be drilled, however, there are on a number of occasions, that they require a septic system be installed before any construction because of particular concerns with the soil. Chairman Pearce also mentioned that he discussed with Mr. Starr the concept of trying to encourage more community water and sewer systems with an incentive program and the possibility of applying a 5 percent density bonus for putting in a community sewer and, he added, additionally another 5 percent density bonus for putting in a community well. He feels it addresses some environmental issues and believes that working with rewards rather than restrictions could be beneficial. This item was tabled by all members present.

Adjournment There being no further business, the meeting adjourned at 5:50 p.m. All members voted in favor.

Tedd Pearce, Chairman

Kathleen Scanlan, Secretary