

**HENDERSON COUNTY
PLANNING BOARD MINUTES
November 20, 2008**

The Henderson County Planning Board met on November 20, 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, Suprina Stepp, Mike Cooper and Stacy Rhodes. Others present included Anthony Starr, Planning Director; Autumn Radcliff, Senior Planner, Sarah Zambon, Associate County Attorney; Mark Williams, Commissioner and liaison to the Planning Board, and Kathleen Scanlan, Secretary. Board members Gary Griffin, Renee Kumor, and Tommy Laughter were absent.

Chairman Pearce called the meeting to order and asked for the approval of the October 16, 2008 meeting minutes. Suprina Stepp made a motion to approve the minutes and Jonathan Parce seconded the motion. All members voted in favor.

Adjustments of the Agenda. There were no adjustments made.

Staff Reports. Mr. Starr stated that the Board of Commissioners is considering appointments to replace John Antrim's position to the Planning Board. He stated that the Etowah-Horse Shoe Community Plan is in draft form and they are taking public input on that. There is scheduled on December 2, 2008 a drop-in public input session at Etowah Elementary School, between 5:30 p.m. and 8:30 p.m. for their feedback regarding the plan. After the public input session, they will meet again to see if they need to make any changes based on the feedback they receive, and then the Committee will make a recommendation and will come to the Planning Board the first part of the year. Regarding Edneyville Community Plan, they are studying the Land Use issues and expect to have their draft by the spring of 2009.

OLD BUSINESS:

Request for Development Plan Extension & Approval of Revised Master and Development Plan – Northwoods, Phase II (File # 2006-M35) – Barry Collins, Agent for Catherine Black, Owner. – Presentation by Alexis Baker. Ms. Baker stated that Barry Collins, Agent for Northwoods Subdivision submitted a letter requesting a one-year extension of the Development for Northwoods. Ms. Baker stated that when the agent submitted a revised Master and Development Plan, the road, Northwoods Trail was shown as a private road but the Planning Board had Originally approved Northwoods Trail as a public road. She stated that although the road is denoted as private, it still appears to meet public road standards and all other applicable requirements have been met. Chairman Pearce made a motion that the Planning Board approves a one-year Development Plan extension for Northwoods through August 15, 2009 and approve the revised master and development plan as submitted. Mike Cooper seconded the motion and all members voted in favor.

Land Development Code Fall 2008 Text Amendments (TX-2008-05) – Autumn Radcliff. Ms. Radcliff noted that the TRC reviewed these amendments at their meeting on November 4, 2008 and voted unanimously to send a favorable recommendation on the proposed text amendments. Board members reviewed the Technical Amendments; these are the findings of their discussion:

LDC Text Amendment	A (Technical) – All in Favor B (Technical) – All in Favor – Bring Back the Certificate of Understanding in spring to decide whether to eliminate from plat. Possibly require the Certificate of Understanding for Special and Minor Subdivisions, on a separate sheet with application and with a notary signature.
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C (Technical) – All in Favor – Bring back in spring – Suggested that a 10-foot gravel driveway should be allowed for subdivisions with 1 – 3 or 1 – 5 lots. Should check with Emergency Services on possible travelway reduction.
I (Technical) – All in Favor.
J (Technical) – All in Favor.
P (Technical) – All in Favor.
Q (Technical) – All in Favor.

The following were the rest of the amendments that were not technical:

D – All in Favor

(At this time, Suprina Stepp left the meeting).

E – All in Favor. Add to amendment: “Stub road connections do not entitle adjoining property owners access to the subdivision.”

F – All in Favor.

G – All in Favor

H - All in Favor with addition: *Shall provide one (1) linear foot of sidewalk or walking trail for every linear foot of improved or newly proposed roadway **within the development parcel or project; does not include off-site improvement.***

K – All in Favor.

L – Hold for December to bring back – Concern discussed regarding whether a well and septic proof should occur before a building permit can be issued. Sarah Zambon, Legal Department, stated she would look into this issue. Research the percentage of subdivisions with 35 or more lots and how many would be affected regarding sufficient water supply.

M – All in Favor.

N – Hold for December to bring back - Septic issues.

O – All in Favor.

R – All in Favor.

S – All in Favor.

T – All in Favor.

U – All in Favor.

V – Denied and Staff agreed to remove this text amendment at the Planning Board’s recommendation.

W – All in favor.

Adjournment There being no further business, the meeting adjourned at 8:40 p.m. All members voted in favor.

Tedd Pearce, Chairman

Kathleen Scanlan, Secretary