

**HENDERSON COUNTY  
PLANNING BOARD MINUTES  
SPECIAL CALLED MEETING  
October 26, 2006**

The Henderson County Planning Board met for a special called meeting October 26, 2006 at 4:00 p.m. to discuss the Land Development Code draft. Board members present were Tedd Pearce, Chairman; Mike Cooper, Vice-Chairman; Gary Griffin; Renee Kumor; Stacy Rhodes; John Antrim; Jonathan Parce and Mark Williams. Others present included Anthony Starr, Planning Director; Matt Cable, Planner; Matt Card, Subdivision Administrator; Anthony Prinz, Planner; Autumn Radcliff; Rodney Tucker, Project Manager; Sarah Zambon, Associate County Attorney; Richard Smith, Consultant with Benchmark CMR, Inc.; Chuck McGrady, Commissioner and Liaison to the Planning Board and Larry Rogers. Board member Tommy Laughter was absent.

The Planning Board discussed the draft as presented and the following suggested changes were made to the Land Development Code:

**General**

1. Cover Sheet that explains the following:
  - a. Farm exemption;
  - b. Explanation of change from Open Use to R-3 and R-2;
  - c. Grandfathering;
  - d. Annual reviews of the LDC by all departments using the LDC;
  - e. Small area plans affect on the map
  - f. If has a manufactured home on it now, it can be replaced

**Article I.**

1. Pg. 3, Section 200A-9 (Delete Chapter and replace with Articles 2, 5 and 6)

**Article II**

1. Double check charts to make sure reference numbers are correct in the sections (Ex: Pg. 10, R2, Table, (2) Reference appears in the wrong place)
2. Maximum Height (particularly R1, R2, and R3 where 35 feet is set), how is the fifty foot height limitation permitted? Since it is allowed by the SR for multifamily, should we somehow indicate this here
3. Pg. 10 and 11, R2 and R2MH do not have a referenced indicating anything regarding Maximum Density but should have a reference for conservation subdivision (make it clear that this is the cap not the permitted by right density)
4. Pg. 12, R3 Table needs to have a maximum (make it clear that this is the cap not the permitted by right density)
5. Pg. 28, Remove Airport Overlay District Text and leave as Reserved however this language should be presented to the Airports and move forward from there
6. Table of Uses, Produce Stand, should be permitted in R2MH
7. Table of Uses, Convenience Store in the OI
8. Table of Uses and SR, change "Land clearing and inert debris storage or disposal" to "Land clearing debris and inert debris storage or disposal"

**Supplemental Requirements**

9. Pg. 44, SR 1.1, Eliminate (1) Road Classes and (6) Size standards
10. Pg. 47, SR 1.4, e. i. take out word "foundation" and replace with "skirting" in line 3
11. Pg. 50, SR 1.11, Eliminate (1) Road Classes and (6) Size
12. Pg. 57, SR 1.13, Eliminate (1) Road Classes and (6) Size

13. Pg. 57, SR 1.14, Eliminate (2) Road Class, Correct 8 & 9 to read a & b
14. Pg. 58, SR 2.1, Eliminate (3) Hours of operation
15. Pg. 59, SR 2.3, Add under (4), "owner/employee/agent"
16. Pg. 59, SR 2.4, Change "gasoline pumps" to "fuel pumps" and (3) should read "Location of Drives"
17. Pg. 59, SR 2.5, (2) Should only have maximum not a minimum
18. Pg. 61, SR 2.8, Eliminate (1)b
19. Pg. 61, SR 2.9, Eliminate (2)
20. Pg. 62, SR 3.1, Should point to the correct subsection "3.9"
21. Pg. 62, SR 3.2, (2) Should read "No freestanding"
22. Pg. 63, SR 3.6, (2) Should say allow accessory manufactured homes where they are permitted as a principal use in the zoning district; (2) Should exclude also mobile homes, park model homes, and RVs, (5) Should say "rear alley or side street"
23. Pg. 64, SR 3.9, Eliminate this and put under 3.1 and add airport to the standards
24. Pg. 64, SR 3.10, Eliminate (1)a
25. Pg. 65, SR 3.14 Storage Shed; With standards 25% of footprint heated space of the principal dwelling; no limit on commercial uses; additional staff research on this issue
26. Pg. 65, SR 4.1, Leave the road class in; Hours of Operation 8:00 a.m. to 12:00 midnight
27. Pg. 66, SR 4.2, (3) Public address to 12:00p.m.
28. Pg. 66, SR 4.3, Eliminate (2) Road Class
29. Pg. 66, SR 4.4, Eliminate (2) Road Class
30. Pg. 67, SR 4.7, Eliminate (2) & (5) Road Class; Eliminate (6) Lot Size; (10) to 12:00 midnight; Eliminate (11) Hours of Op.
31. Pg. 67, SR 4.8, Eliminate (2) Road Class & (10); Eliminate first sentence of (9) Perimeter Setback; Eliminate (11), (15) and (16)
32. Pg. 68, SR 4.9, Eliminate (2)
33. Pg. 69, SR 4.10, Eliminate (2) & (3)
34. Pg. 69, SR 4.11, (2) Take out collector
35. Pg. 70, SR 4.12, (12) until 12:00 midnight, (21) until 12:00 midnight
36. Pg. 70, SR 4.12, (14) Add "Raving events" sentence from SR 4.13
37. Pg. 70 and 71, Autumn Made Some Formatting Notes
38. Pg. 71, SR 4.13, Eliminate (5)
39. Pg. 72, SR 4.14, (9) to midnight
40. Pg. 72, SR 4.16, Eliminate (2)
41. Pg. 73, SR 4.17, (2) Add, if more than fifty (5) spaces, has to be located on a...; Eliminate (4) & (5); Add requirement for evacuation plan in any natural disaster event; Formatting issues on (10-15); and (11) Add that no spaces are allowed in the floodplain
42. Pg. 74, SR 4.19, Eliminate (2)
43. Pg. 74, SR 4.20, Eliminate (2) & (6)
44. Pg. 74, SR 4.21, Eliminate (2); Change (12) Hours of Operation from 9:00 a.m. to 8:00 p.m.; Items 6 & 7 should be a & b
45. Pg. 75, SR 4.22, Eliminate (2) & (5); (9) 8:00 p.m. to 12:00 midnight if outdoors
46. Pg. 75, SR 4.22, Fences 6 feet in height
47. Pg. 76, SR 5.1, Eliminate (2) Road Class
48. Pg. 76, SR 5.2, Eliminate (2) Road Class
49. Pg. 77, SR 5.4, Eliminate (2) Road Class
50. Pg. 77, SR 5.5, (4) to 12:00 midnight
51. Pg. 79, SR 5.14, Eliminate (2) Road Class
52. Pg. 79, SR 5.15, Eliminate (4) Lot size requirement
53. Pg. 80, SR 5.18, Eliminate (2) Road Class, Eliminate last sentence of (4) because regulated elsewhere
54. Pg. 80, SR 5.19, Change (5) 7:00 a.m. to 12:00 midnight
55. Pg. 80, SR 5.20, Eliminate (2) Road Class

Article XIV

1. Need to clearly define what we mean by farming (ex: Sod Farming)
2. Pg. 286, Height. Use Flat Rock's.
3. Pg. 287, Historic Structure. Fix the "or" at the end

The Map

1. Great deal of concern about commercial and industrial zoning

After discussing the next date to meet with Planning Board members, Chairman Pearce scheduled the continuation of this meeting for November 1, 2006 at 4:00 p.m.

Adjournment. There being no further business, the meeting adjourned at 8:16 p.m. and will be continued on November 1, 2006 at 4:00 p.m.

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Tedd Pearce, Chairman

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Kathleen Scanlan, Secretary