

**HENDERSON COUNTY
PLANNING BOARD MINUTES
SPECIAL CALLED MEETING
August 8, 2006**

The Henderson County Planning Board met for a special called meeting regarding the Land Development Code. Board members present were Tedd Pearce, Chairman; Mike Cooper, Vice-Chairman; John Antrim; Mark Williams; and Renee Kumor. Others present included Anthony Starr, Planning Director; Rodney Tucker, Project Manager; and Kathleen Scanlan, Secretary. Board members Jonathan Parce, Tommy Laughter, Gary Griffin, and Stacy Rhodes were absent.

Natural Resources.

Mr. Tucker stated that in the *Natural Resources* section, Staff made the two changes that were discussed at the last meeting. He said, first staff added an introduction. Second, under Subpart D, Protected Mountain Ridges, State Statutes regarding Mountain Ridge protection were added on the advice of County Attorney, Russ Burrell. Chairman Pearce made a motion to approve the Natural Resources section subject to corrections that will need to be made to cover organizational portions of this section of the ordinance. Renee Kumor seconded the motion and all members present voted in favor.

NonConformities.

Mr. Tucker pointed out that in the *Nonconformities* section, there were two changes that resulted from the last meeting. Under Section 200A-2D "Nonconforming Structures", in regard to repair/reconstruction of "damaged structure signs," the limits were changed from 90 to 180 days and the wording was simplified to read "damaged signs." Chairman Pearce made a motion approve the Nonconformities section subject to corrections that will need to be made to cover organizational portions of this section of the ordinance. Ms. Kumor seconded the motion and all members present voted in favor.

Parking. (Changes made are in **bold**).

Mr. Tucker stated that were no changes recommended for this section, but Mr. Antrim had some proposed changes that were discussed. The changes that were discussed and agreed upon were:

Under *General* section: adding *off-street parking and **loading**, the means of entrance and exit to each space, **and the basis for determining the number of necessary spaces.***

Under Section 200A-1 in the title, Mr. Antrim felt that the **wording of the title needed tweaking**. He also proposed a new chart and, after much discussion, it was agreed to keep the original chart contained in the working draft.

After some discussion, the Board determined that they did not want too much left up to interpretation in this section. As a result the Board members decided to **eliminate** the last two paragraphs under Section 200A-1 that read:

Where the Zoning Administrator finds the proposed parking inadequate he/she may require additional parking in accordance with the requirements of this Chapter. Inadequate parking is that which (1) prevents a safe and continuous traffic flow on the public right of way on which the development has access, (2) potentially causes on-street parking which is not provided for in the public right of way and/or (3) prevents customers, clients patrons, employees, etc. from being provided parking.

The Board recommended additions to Section 200A-2 – Design of Parking Areas in accordance with the following:

- H. Entrances shall be located at the furthest point from street intersections as possible when the entrance is not part of an intersection.**
- I. Stacking lanes** (Staff to find appropriate language).

The Board recommended, Under Section A-3 – Placement of Parking, deleting the text that was in the working draft and using Mr. Antrim's proposed wording as follows:

- (1) Angle Parking. The minimum design vehicle footprint shall be rectangle nine (9) feet in width and nineteen (19) feet in length unless a designated area for compact cars is provided.**

The Board entered into much discussion concerning the 18 foot length for angle parking and Mr. Cooper did not feel that 18 feet would work. After some consideration, Board members decided to change the length to 19 feet. Also added was parallel parking, to be the following:

- (2) Parallel Parking. The minimum design vehicle footprint shall be a rectangle 9 feet in width and 22 feet in length unless a designated area for compact cars is provided.**

It was also decided by Board members that the *parking standards chart* remain in the Ordinance with the change regarding the length of 19 feet for angle parking. Mr. Cooper volunteered to recreate the chart on Auto CAD with the changes suggested at the meeting.

General Comment.

Chairman Pearce reviewed the Land Development Code Process and Schedule that was distributed by Staff. They confirmed the times and dates of the meetings and requested the secretary to send out a revised notice of upcoming meetings to all Planning Board members and media.

Adjournment. There being no further business, the meeting adjourned at 6:05 p.m. and all members were in favor.

Tedd Pearce, Chairman

Kathleen Scanlan, Secretary