**PUBLIC INPUT SIGN UP SHEET**

PUBLIC INPUT SHALL BE LIMITED TO THREE (3) MINUTES PER PERSON. EACH PERSON SHOULD:

1. STATE YOUR NAME
2. IN WHAT AREA OF THE COUNTY YOU LIVE
3. SPEAK IN A CLEAR AND COURTEOUS MANNER.

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>ISSUE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Bill O'Connell</td>
<td>50 Brock Creek Rd, Etowah-Horse Shoe</td>
<td></td>
</tr>
<tr>
<td>2. Earl C. Smith</td>
<td>12 Caroline Dr, Horse Shoe, Etowah-Horse Shoe</td>
<td></td>
</tr>
<tr>
<td>3. Roger Rusnak</td>
<td>1908 Brannon Rd</td>
<td></td>
</tr>
<tr>
<td>4. O.L. Jackson</td>
<td>2800 Bearwallow MT Rd, Grand Highlands</td>
<td></td>
</tr>
<tr>
<td>5. Richard Carville</td>
<td>2588 Bearwallow Rd, Grand Highlands</td>
<td></td>
</tr>
<tr>
<td>6. Linda Johnson</td>
<td>69 McKinney Rd, Etowah, NC</td>
<td></td>
</tr>
<tr>
<td>7. Angela Fernandi</td>
<td>P.O. Box 275, Horse Shoe, NC</td>
<td>Small Area Etowah/Horse Shoe</td>
</tr>
<tr>
<td>8. Beth Robinson</td>
<td>543 Bearwallow Mt Rd, Grand Highlands</td>
<td></td>
</tr>
<tr>
<td>9. Donn Hartley</td>
<td>21 Rosebay Ln, Asheville, NC</td>
<td>Bearwallow Waterline</td>
</tr>
<tr>
<td>10. Mary Fitzgerald</td>
<td>#10 Bearwallow MT, Bearwallow Hwy Line</td>
<td></td>
</tr>
<tr>
<td>11. Eva Ritchey</td>
<td>1978 Brevard Rd, H'ville, NC</td>
<td>Etowah Small Plns</td>
</tr>
<tr>
<td>12. Sue McLeod</td>
<td>62 Timbertop Lane, Ed., Etowah</td>
<td></td>
</tr>
<tr>
<td>13. Mary Jane Bell</td>
<td>2 Master Cnx, speccities</td>
<td></td>
</tr>
<tr>
<td>14. Jeff Wilson</td>
<td>2358 N Bearwallow Rd, Pelletier, NC</td>
<td></td>
</tr>
<tr>
<td>15.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Please Print:
Address to Henderson County Board of Commissioners

Gentlemen.

My name is Ray McKenzie-Wilson and I am the President of Friends of Henderson County Public Library. With the assistance of my Vice-President, Mary Berger, I come before you today to tell you something about the work the Friends is doing to support the Henderson County Public Library.

I quote from The Friends of Henderson County Public Library constitution, Article 2. "Purpose. The purpose of the Friends shall be to establish closer relations between Henderson County Public Library and its patrons; to promote knowledge of and informed interest in the functions, resources, services and needs of the Library and to assist in the development of programs for the extension and improvement of library services and resources."

The Friends organization was formed in 1957 and, over the years, has continued to pursue that purpose. In recent years we have supported many programs run by both library staff and Friends volunteers and have purchased much needed equipment that the county could not fund. Programs include the children’s and teens summer reading programs at the main and branch libraries, the Teens “Open Mic Night” which has met with great success and the many music and literary programs, run in the Kaplan Auditorium that are open and free to the public. Each year the Library Director solicits a “wish list” from his staff and the Friends funds the purchase of such equipment as our budget will allow. This year purchases include a PC Interface and a Reader Printer for the main library, a work station for the Baker-Barber collection, the replacement of a Fiche machine in the main library reference department, a Projector for the Fletcher Branch and a new lawn mower.

The funds for this support come mainly from the Friends annual book sale. In 2006 the book sale raised $114,222 of which approximately $89,000 has been committed for library support. Since the inception of the book sale in 1981 over $1,060,442 has been raised by the book sale. The bar chart attached to this presentation shows the book sale income as a function of year since 1981. Over the same period about a similar amount, in the form of donations from book sale income, private donations and bequest, has been donated to the library.
The Friends responsibilities to the community go well beyond support of the library. As County Commissioners you are no doubt aware that the Friends is the Fiduciary for the Scott Bequest which is providing much of the funds to build the new Etowah branch library. When completed the bequest will have provided, through the Friends, more than 50% of construction funding for this project. An additional $40,000 will be provided directly by the Friends to purchase much of the soft furnishings for the new building. These funds are not part of the annual donation to the library.

In closing I would like to present the commissioners with a copy of the recently published book by Bill Mitchell, “Buildings as History, The Architecture of Erle Stillwell”. I should mention that the Friends sponsored and funded the publishing and printing of this book. In years to come this work will be looked upon as a definitive statement of the architectural history of Henderson County and could well be placed in the same class as the Baker-Barber Collection of historic photographs of Henderson County.

I thank you for the opportunity to address the board this morning. As a group we like to think that the support we give makes our county public library system the very best in North Carolina.

Ray McKenzie-Wilson
President 2007.
<table>
<thead>
<tr>
<th>YEAR</th>
<th>GROSS INCOME</th>
<th>CUM. GROSS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1981</td>
<td>$968</td>
<td>$968</td>
</tr>
<tr>
<td>1982</td>
<td>$2,700</td>
<td>$3,668</td>
</tr>
<tr>
<td>1983</td>
<td>$2,425</td>
<td>$6,093</td>
</tr>
<tr>
<td>1984</td>
<td>$5,400</td>
<td>$11,493</td>
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<tr>
<td>1985</td>
<td>$6,050</td>
<td>$17,543</td>
</tr>
<tr>
<td>1986</td>
<td>$6,046</td>
<td>$23,589</td>
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<tr>
<td>1987</td>
<td>$7,012</td>
<td>$30,601</td>
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<tr>
<td>1988</td>
<td>$10,403</td>
<td>$41,004</td>
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<tr>
<td>1989</td>
<td>$12,812</td>
<td>$53,816</td>
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<td>1990</td>
<td>$18,124</td>
<td>$71,940</td>
</tr>
<tr>
<td>1991</td>
<td>$15,236</td>
<td>$87,176</td>
</tr>
<tr>
<td>1992</td>
<td>$21,721</td>
<td>$108,897</td>
</tr>
<tr>
<td>1993</td>
<td>$23,624</td>
<td>$132,521</td>
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<td>1994</td>
<td>$30,671</td>
<td>$163,192</td>
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<tr>
<td>1995</td>
<td>$37,963</td>
<td>$201,155</td>
</tr>
<tr>
<td>1996</td>
<td>$38,875</td>
<td>$240,030</td>
</tr>
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<td>1997</td>
<td>$44,821</td>
<td>$284,851</td>
</tr>
<tr>
<td>1998</td>
<td>$51,590</td>
<td>$336,441</td>
</tr>
<tr>
<td>1999</td>
<td>$64,629</td>
<td>$401,070</td>
</tr>
<tr>
<td>2000</td>
<td>$75,458</td>
<td>$476,528</td>
</tr>
<tr>
<td>2001</td>
<td>$79,400</td>
<td>$555,928</td>
</tr>
<tr>
<td>2002</td>
<td>$91,200</td>
<td>$647,128</td>
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<td>2003</td>
<td>$101,393</td>
<td>$748,521</td>
</tr>
<tr>
<td>2004</td>
<td>$96,481</td>
<td>$845,002</td>
</tr>
<tr>
<td>2005</td>
<td>$101,211</td>
<td>$946,213</td>
</tr>
<tr>
<td>2006</td>
<td>$114,224</td>
<td>$1,060,437</td>
</tr>
</tbody>
</table>
Economic Development Assistance Guidelines
The following guidelines are adopted to promote diversified economic development, encourage growth in the property tax base, improve recruitment of business and industry, enhance job creation, and to continue Henderson County’s ability to function as a local center of commerce and industry. All economic development assistance is offered at the discretion of the Henderson County Board of Commissioners (“the Board”).

1) General

a) The companies that seek economic development assistance must first submit a letter requesting such assistance and a completed economic development grant application. The letter must demonstrate that a project is under consideration (“the project”), that Henderson County is being considered as a possible site for the project (but that other sites are under consideration as well), that no final approval of the project has been made, and that without County assistance, Henderson County would be at a relative competitive disadvantage in obtaining the project.

b) Projects must neither have started construction nor been publicly announced prior to consideration of the application.

c) Economic development incentive grants must comply with the N.C. Gen. Stat. §158-7.1 and other applicable general statutes.

d) The company must enter into a binding economic development and incentives agreement with the County (“the agreement”).

e) The recipient must demonstrate compliance with all program criteria prior to receiving assistance.

f) Leased properties may qualify if the applicant will enter into a binding lease that exceeds the length of the period for which grant payments will be made under the agreement.

g) Economic development assistance under these guidelines is limited to new businesses and existing businesses undertaking expansions.

i) Assistance under these guidelines will not be awarded to existing businesses contemplating shifting locations within the County.

ii) An exception may be provided to this provision for business retention activities as described in paragraph 4), below.

h) There is no right or entitlement to economic development assistance. All such assistance is made at the discretion of the Board.
i) All statements herein are guidelines and are not intended to limit the discretion of the Board under N.C. Gen. Stat. §158-7.1 and other applicable laws.

2) Projects:

a) The County may consider providing economic development grants for industrial projects that meet the following criteria:

i) Net minimum increase capital investment of $1,500,000 or more measured by an increase in the property tax assessment;

ii) The project must create full-time jobs that pay wages at or above the median industrial wage for Henderson County as listed annually by the North Carolina Department of Commerce Finance Center, and provide health insurance and other benefits at a level commensurate with Henderson County industry.

iii) Economic development grants for industries may be made in annual payments for up to six (6) years to projects that meet these criteria. The size of the annual grant will be determined as stated below.

iv) Industrial projects include corporate headquarters and research and development facilities that qualify under the requirements of North Carolina’s William S. Lee Act. NC Article 35 Credits.

b) The County may consider providing economic development grants to non-industrial projects that meet the following criteria:

i) The project must create new employment that pays wages at or above the median industrial wage for Henderson County as listed annually by the North Carolina Department of Commerce Finance Center, and provide health insurance and other benefits at a level commensurate with Henderson County industry.

ii) The projects must increase the assessed value of real property by no less than $1,500,000.

iii) Non-industrial economic development grants may be made in annual payments for up to five (5) years to projects that meet these criteria. The size of the annual grant will be determined as stated below.

iv) Non-industrial projects include professional offices, health care services, back office operations, but exclude residential projects. The following uses are not eligible for non-industrial economic development grants: cemeteries, golf courses, public utility uses, resource recovery facilities, adult uses, private clubs, agricultural uses, abattoirs, mining, landfills, retail uses, personal services uses and telecommunications towers. Mixed-use projects are eligible,
but any residential element must have its portion of the investment subtracted from the calculations of tax value. The residential portion of the project may be eligible for other grants for the creation of opportunities for home ownership.

3) Grants: Project grants are generally made in annual payments in an amount and for a period as determined in this policy. No payment may be made until the applicant demonstrates compliance with all terms of the agreement. Should any applicant fail to comply with conditions agreed to in the incentives agreement, the applicant shall refund all incentive payments to the County.

a) Average grant length, up to the maximum lengths stated in paragraphs 2)a)iii) and 2)b)iii), shall be four (4) years for industrial projects, and three (3) years for non-industrial projects.

b) Grant amounts for each project are determined in the discretion of the Board. However, its is intended that average grant amounts for projects will vary directly with the number of jobs created or retained directly as a result of the project, on the following schedule:

<table>
<thead>
<tr>
<th>Jobs Created or Retained</th>
<th>Maximum Annual Incentive Payment</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-25</td>
<td>70% of the each year’s property taxes generated as a result of the project for which the incentives are granted, limited to the period for which incentives are granted</td>
</tr>
<tr>
<td>25-50</td>
<td>80% of the each year’s property taxes generated as a result of the project for which the incentives are granted, limited to the period for which incentives are granted</td>
</tr>
<tr>
<td>50-75</td>
<td>90% of the each year’s property taxes generated as a result of the project for which the incentives are granted, limited to the period for which incentives are granted</td>
</tr>
<tr>
<td>75-150</td>
<td>100% of the each year’s property taxes generated as a result of the project for which the incentives are granted, limited to the period for which incentives are granted</td>
</tr>
<tr>
<td>Over 150</td>
<td>120% of the each year’s property taxes generated as a result of the project for which the incentives are granted, limited to the period for which incentives are granted</td>
</tr>
</tbody>
</table>

4) Business Retention Incentives. The County may consider providing incentives to retain business and industry under certain conditions. The intent of these incentives is to provide a tool for the County to retain significant tax base and employment in the event of a critical and potentially catastrophic business or industrial closing. Grants cannot be used to subsidize or artificially sustain businesses and industries when job losses or closings appear inevitable. Grants or loan funds under this
program are intended to benefit the County, its employees and citizens by increasing worker education, worker and company productivity and long-term industry competitiveness on a global basis. These incentives may not be used to protect companies from local business competition.

a) Retention incentives may be used for the following purposes:
   i) Employee training.
   ii) Improving public infrastructure.
   iii) Modernization of plant or equipment.

b) Funding may be provided in the form of a loan or annual grants.

c) Conditions of approval include commitment to maintain or increase levels of employment and tax base throughout the period agreed to in the incentives agreement.

d) The recipient must agree to participate in public information programs about all modernization and employee training efforts in order to share information concerning successes in making local industries more competitive in the global economy.
$5,000,000 investment in **real** property, 25 new/retained jobs

<table>
<thead>
<tr>
<th>Current guidelines</th>
<th>Proposed guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annual recommended incentive:</td>
<td>$20,000 each year</td>
</tr>
<tr>
<td>Proposed guidelines:</td>
<td>$16,170 each year</td>
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</tbody>
</table>

$5,000,000 investment in **real** property, 50 new/retained jobs

<table>
<thead>
<tr>
<th>Current guidelines:</th>
<th>Proposed guidelines:</th>
</tr>
</thead>
<tbody>
<tr>
<td>$20,000 each year</td>
<td>$18,480 each year</td>
</tr>
</tbody>
</table>

$5,000,000 investment in **real** property, 100 new/retained jobs.

<table>
<thead>
<tr>
<th>Current guidelines:</th>
<th>Proposed guidelines:</th>
</tr>
</thead>
<tbody>
<tr>
<td>$22,000 each year</td>
<td>$23,100 each year</td>
</tr>
</tbody>
</table>

$5,000,000 investment in **real** property, 200 new/retained jobs

<table>
<thead>
<tr>
<th>Current guidelines:</th>
<th>Proposed guidelines:</th>
</tr>
</thead>
<tbody>
<tr>
<td>$25,000 each year</td>
<td>$27,720 each year</td>
</tr>
</tbody>
</table>

$10,000,000 investment in **depreciable personal property** (10 year depreciation), 50 new jobs:

<table>
<thead>
<tr>
<th>Current guidelines:</th>
<th>Proposed guidelines:</th>
</tr>
</thead>
<tbody>
<tr>
<td>$40,000 each year of incentives</td>
<td>$36,960 in first year</td>
</tr>
<tr>
<td></td>
<td>$33,264 in second year</td>
</tr>
<tr>
<td></td>
<td>$29,568 in third year</td>
</tr>
<tr>
<td></td>
<td>$25,872 in fourth year</td>
</tr>
<tr>
<td></td>
<td>$22,176 in fifth year</td>
</tr>
<tr>
<td></td>
<td>$18,480 in sixth year</td>
</tr>
<tr>
<td></td>
<td>$14,784 in seventh year</td>
</tr>
</tbody>
</table>

$10,000,000 investment in **depreciable personal property** (10 year depreciation), 175 new jobs:

<table>
<thead>
<tr>
<th>Current guidelines:</th>
<th>Proposed guidelines:</th>
</tr>
</thead>
<tbody>
<tr>
<td>$50,000 each year of incentives</td>
<td>$55,440 in first year</td>
</tr>
<tr>
<td></td>
<td>$49,896 in second year</td>
</tr>
<tr>
<td></td>
<td>$44,352 in third year</td>
</tr>
<tr>
<td></td>
<td>$38,808 in fourth year</td>
</tr>
<tr>
<td></td>
<td>$33,264 in fifth year</td>
</tr>
<tr>
<td></td>
<td>$27,720 in sixth year</td>
</tr>
<tr>
<td></td>
<td>$22,176 in seventh year</td>
</tr>
</tbody>
</table>
Presentation to

HENDERSON COUNTY
BOARD OF COUNTY COMMISSIONERS

HENDERSON COUNTY SCHOOLS

William McDonough, AIA:

• "We need a new design assignment and we need a new design. In order to do this we need to ask new questions. ... The first is: "How do we love all the children, of all species, for all time?" Please notice that I am not just saying our children; I am saying all of the children. And notice I am not just saying our species, I am saying all species. And notice I am not just saying now; I am saying for all time. When we integrate this question into our designs, wonderful and beautiful things begin to happen."

Financial Benefits:
Summation

• Study #2 / Greening America's Schools
  • $74 x 80,000 SF = $5,920,000 / 20 years = $296,000 per year / school
    $357,000 / 296,000 = 1.2 years payback

  • $10 x 80,000 SF = $800,000 / 20 years = $40,000 per year / school
    $357,000 / 40,000 = 8.9 years payback
Financial Benefits: Summation

- Case Study #1 / Third Creek
  - Projected energy savings for Mills River and Hillandale Elementary Schools could realize a payback on the initial investment in as little as seven years over the baseline facility.

Financial Benefits of "Green" Schools?

- Reduced insurance and risk related costs
  - Continued increase in health related lawsuits
- Reduced Teacher / Student Sick Days
- Increased Staff Retention
- Reduced Operating Cost
  - $6 billion dollars per year spent on energy for K-12 schools (more than computers and textbooks); 1/4 of that is on wasted energy!

Environmental Benefits of "Green" Schools?

Reduced Environmental Impact
- Reduces Carbon Dioxide emissions
- Energy and water efficiency
- Nontoxic materials that are high in recycled content that can be recycled again.
- Protection of wetlands
- Minimizes impact on our landfills

LEED certified green buildings use an average of 33% less energy and 50-50% less water, and reduce harmful Carbon Dioxide emissions by 40%.

Health Benefits

As energy costs rise, energy-efficient design becomes more and more economical and necessary. The above data has been collected from Third Creek Elementary School in Reddell-Stateville Schools.
Effects of the Industrial Revolution.

- Since the beginning of the Industrial Revolution, the concentrations of many of the greenhouse gases have increased. The concentration of CO2 has increased by about 100 ppm (i.e., from 280 ppm to 380 ppm). The first 50 ppm increase took place in about 200 years, to around 1973; the next 50 ppm increase took place in about 33 years, from 1973 to 2006.

Why are we here?

Topics

- Why are we here?
- What does "green" mean?
- What does it take to make "green" schools?
  - LEED
- What are the benefits of "green" schools?
  - Health
  - Environment
  - Cost Benefits
- Q&A

Presentation to

HENDERSON COUNTY
BOARD OF COUNTY COMMISSIONERS

HENDERSON COUNTY SCHOOLS
What does "green" mean?

- "High Performance" and/or "Sustainable"
- "Green" building practices promote construction of buildings that are healthier for the occupants and the environment.
- "Green" schools are environmentally sound and provide measurable benefits that impact the occupants of the building and the financial bottom line.

Why?

- By promoting the design & construction of "green schools", we can make a tremendous impact on student health, test scores, the environment, and school operational costs.

Approximately 91,000 K-12 schools in the US house 47 million students
EPA reports that over 60 million people spend their days in school buildings.

LEED® for Schools
for New Construction and Major Renovations

Categories / Prerequisites / Credits
- Sustainable Sites: 8 credits/14 points
- Water Efficiency: 3 credits/5 points
- Energy & Atmosphere: 6 credits/17 points
- Materials & Resources: 7 credits/15 points
- Indoor Environmental Quality: 8 credits/15 points
- Innovation & Design Process: 2 credits/5 points

Award Levels
- Total Points: 79 (75 Core + 4 Innovation)
- LEED Certified: 29-36 points
- LEED Silver: 37-43 points
- LEED Gold: 44-57 points
- LEED Platinum: 58+ points

What are the Benefits of "green" schools?

- Health
- Environment
- Cost

What is LEED® for Schools?
(Leadership in Energy and Environmental Design)

The LEED for Schools Rating System recognizes the unique nature of the design and construction of K-12 schools. Based on LEED for New Construction, it addresses issues such as classroom acoustics, teacher planning, and environmental site assessment. By addressing the uniqueness of school spaces and the long-term environmental impact, LEED for Schools provides a unique, comprehensive tool for schools that wish to build green, with measurable results. LEED for Schools is the recognized third-party standard for high-performance schools that are healthy for students, comfortable for teachers, and cost-effective.

What does it take to make "green" schools?

- According to the U.S. Department of Energy's Center for Sustainable Development, buildings consume 40% of the world's total energy, 25% of its wood harvest and 16% of its water.
- Buildings overall are responsible for 48% of Carbon Dioxide emissions in the US, the major contributor to global warming.
- School buildings represent the largest construction sector in the U.S.—$80 billion in 2006-2008
SWM Introduction (cont)

What is polluted runoff?

- On its way to creeks, rivers and lakes, runoff water can pick up and carry many substances that pollute water.
- Some - like pesticides, fertilizers, oil and soap - are harmful in any quantity. Others - like sediment from construction, bare soil, or agricultural land, or pet waste, grass clippings and leaves - can harm creeks, rivers and lakes in sufficient quantities.
- Various human activities like watering, car washing, and malfunctioning septic tank can also put water onto the land surface... possibly creating runoff that carries pollutants to creeks, rivers and lakes.

How are stormwater and runoff "managed"?

- "Best management practices" is a term used to describe different ways to keep pollutants out of runoff and to slow down high volumes of runoff.
- Best Management Practices (BMPs)
  - Education
  - Laws (Planning and Permitting)
  - Stormwater Control Devices
    - (Detention Ponds, Sediment Fences, Permeable Paving, etc.)

SWM Introduction

What is stormwater runoff?

Stormwater runoff is water from rain or melting snow that "runs off" across the land instead of seeping into the ground. This runoff usually flows into the nearest stream, creek, river, lake or ocean. The runoff is not treated in any way.

Stormwater Management (SWM)

Presentation Overview

- Introduction to SWM
- Clean Water Act and Henderson County
- Options for Henderson County
- Clean Water Management Trust Fund
- Funding a SWM Program
- Implementation

SWM Introduction (cont)

Why do we need to manage stormwater and polluted runoff?

- Polluted stormwater runoff is the number one cause of water pollution in North Carolina. In most cases in North Carolina today, stormwater either does not receive any treatment before it enters our waterways or is inadequately treated.
- Polluted water creates numerous costs to the public (Water Treatment)
- Polluted water hurts the wildlife in creeks, streams, rivers and lakes.
- Because more water runs off hard surface, developed areas can experience local flooding. The high volume of water also causes streams and rivers to erode and washes the wildlife that live there downstream.

SWM Introduction (cont)

What is Nonpoint Source Pollution?

- This is another term for polluted runoff and other sources of water pollution that are hard to pinpoint. The term "nonpoint source pollution" comes from the federal Clean Water Act of 1987. There, it is used as a catch-all for all kinds of water pollution that are not well-defined discharges (point sources) from wastewater plants or industries.
- Many state agencies have nonpoint source (NPS) management programs that address polluted runoff. North Carolina's RPS program is part of DENR's Division of Water Quality. It serves as the central coordinating agency for the many NPS-related programs operated by various agencies.

SWM Introduction (cont)

What is polluted runoff, continued?

- Polluted runoff generally happens anywhere people use or alter the land.
- For example, in developed areas, none of the water that falls on hard surfaces like roofs, driveways, parking lots or roads can seep into the ground. These impervious surfaces create large amounts of runoff that picks up pollutants. The runoff flows from gutters and storm drains to streams.
- Runoff not only pollutes but erodes streambanks. The mix of pollution and eroded dirt muddles the water and causes problems downstream.
Henderson County Phase II Requirements

- May 30, 2006 Letter from NCDENR
  - NPDES Permits for County Facilities
- October 24, 2006 Response from HC
  - Request to reconsider need for Compliance
- Anticipated Response from NCDENR
  - Original letter is correct

Clean Water Act and Henderson County

- Henderson County is required to apply for a Phase II Permit with NCDENR for its facilities
- NCGA Session Law 2006-246

NC Clean Water Management Trust Fund

Out of cycle Grants available for Stormwater
Master Plans
  - Model Stormwater in County
  - Develop SWM Ordinance
  - Recent news on CWMTF funding

SWM Options for Henderson, cont.

Elements of a SWM Program
  - Planning and Zoning (buffer requirements)
  - Design and Review of SW devices
  - Construction and Inspection of SW devices
  - Permitting and Maintenance of SW devices

SWM Introduction (cont)

These laws require chosen cities to do six things:
1. Conduct outreach and education about polluted stormwater runoff.
2. Provide opportunities for residents to participate and be involved in conversations and activities related to reducing polluted stormwater runoff.
3. Detect illicit discharges (e.g., straight piping or dumping).
4. Control construction site runoff (Erosion Control Programs).
5. Control post-construction runoff.
6. Perform municipal housekeeping (e.g. take steps to prevent runoff from city buildings and activities.)

Source: NCDENR, www.ncdnenr.state.nc.us

SWM Options for Henderson

- "Do Nothing Option" with NCDENR managing the State SWM Program
- Develop a Delegated County Program
  - Similar to Erosion & Sediment Control
  - Partnership with Municipalities
  - Complementary to E&SC

SWM Introduction (cont)

Why all the recent fuss about stormwater?

- The federal Clean Water Act requires large and medium sized towns across the United States to take steps to reduce polluted stormwater runoff. The law was applied in two phases. The first phase addressed large cities.
- The second phase, often referred to as "Phase II," requires medium and small cities, fast growing cities and those located near sensitive waters to take steps to reduce stormwater. In North Carolina, Phase II laws take effect in 2005.

NCGA Session Law 2006-246

- July 1, 2007 the Water Quality Section of NCDENR will manage stormwater in unincorporated Henderson County (similar to E&SC)
- Will be managed out of Raleigh (one engineer for 19 counties)
- "Self Imposed Unfunded Mandate" (similar to E&SC)
Implementation of SWP

- Fiscal Year 2008
  - Apply for CWMTF Grant
  - Model Stormwater
  - Develop Ordinance
  - Develop Revision to Planning Code (proposed LDC)
  - Estimate and Budget for Program Cost

- Fiscal Year 2009
  - Begin Program

Funding a SWM Program, cont.

- SWM Program staff will have similar functions to the Erosion and Sediment Control staff.
- A combined SW and E&SC Department could provide cost savings
- Impact on Planning staff would need to be considered
- Accurate Estimates of Cost done during development of Master Plan

Funding a SWM Program, cont.

- Cost of a Program
  - Modeling Stormwater
  - Ordinance Development
  - Planning Staff to implement SWP code
  - Program Staff to Approve Permits
    - Review plans and Inspect Construction
    - Program Staff to Renew Permits
      - Inspections Condition of Maintenance
      - Program Staff perform Maintenance

Funding a SWM Program

- Permit Fees
  - Developer fee’s for Review and Inspection
  - Owner Permit Renewal Fees
- General Fund
- Tax on a parcel’s Impervious Surface
- State program will be funded by permit fees
June 21, 2007

To The Planning department and whom it may concern,

I am a neighbor to the Grand Highlands and live on Bearwallow Mountain Road. I am regretfully not able to make it to this evenings meeting. However, I would like to submit a statement regarding the Grand Highlands and its development.

Often, there are concerns and complaints voiced about a new development as it is in progress. However, I have a positive comment to make about the Grand Highlands, the developers and how this will affect our neighborhood.

As I saw the area being developed, I was concerned at first. I wondered how this would affect the landscape and ultimately my property value. So, I talked with Scott and Dean about their plans and looked over the layout and design of the Development. Scott and Dean were easy to talk with, answered my question and I was pleased at what I saw and learned.

The projected plans are great and the landscaping at present is beautiful.
Most of the fields have been deeded open space and fenced in approximately the same areas as the previous owner. This has maintained the “open country” feel and improved on what was already a picturesque view. I was delighted to find out the old barn was being kept, restored and improved on; thus keeping a piece of the past while developing for the future. I love horses and their beauty is breath taking. I feel that the Equestrian center will be an addition also.

I have grown up in the mountains and keeping them beautiful is very important to me. I feel that the development of the Grand Highland at Bearwallow Mountain will be an asset to the neighborhood and the community.

Thanks,

Beth Brinson
June 18, 2007

Thomas H. Pride
PO box 31
Bat Cave, NC 28710

To whom it may concern:

In lieu of my absence to the Henderson County Planning Board meeting, please accept this letter reflecting my support of Grand Highlands at Bearwallow Mountain.

Bearwallow Mountain has always been a very special place to me, the memories and experiences are ongoing. My family has owned property on the mountain since the 1920’s. My first experience there was the summer of 1953 when I was 3 years old visiting my Grandparents.

The new development, Grand Highlands of Bearwallow Mountain, is the fulfillment of my grandmother’s vision. Grand Highlands is being developed on property my Grandmother referred to as “The Old Williams’ Place.” She considered purchasing the property herself because of its “one of a kind nature and potential.” Her offer was not accepted and the property was sold to another party.

There are many attractive characteristics that I consider verifiable facts regarding this new development. Change is difficult, so I took time to research the entire situation.

The owners and developers, Scott and Kim Shirley are a unique couple who bring experience, good taste and impeccable integrity to our neighborhood. They have a history of doing what they promise and it is my opinion their word is their bond. To have them personally involved with Bearwallow Mountain is something Henderson County can be proud of. This level of integrity flows through out their company. I have been impressed with the ideas and organization of this development company and look forward to the completion of future improvements.

My grandmother, Virginia Pride was often described as being “hard to please.” I can guarantee she would be excited to see her dreams materialize in the form Grand Highlands of Bearwallow Mountain.

Best regards,

Thomas H. Pride
July 14, 2007

Dear Henderson County Commissioners,

We are property owners and neighbors that are adjacent to the Grand Highlands Development. We came to speak at your last meeting and did not get that opportunity.

My wife and I are in full support of this waterline extension. Please help out the rural residents of this county. We need safe drinking water and fire protection closer to our home.

I understand that our fire chief was there to request you help. He needs this water for firefighting on the mountain. Please give him your support.

I am required to be at work or otherwise I would be there to give you my support of this waterline.

Sincerely,

[Signature]

[Signature]
July 17, 2007

Dear Henderson County Commissioners,

Our property joins the development and we have always had to get our water from a spring that originated just below the development. The rare wells in our portion of the mountain are very low volume, deep and expensive. The developers have agreed to give us an easement to tap on to their purposed system, so that we could have City water, if you would allow it. We would very much appreciate this opportunity.

My family has owned land or lived on this mountain for over 100 years. We love our home here. We love the peaceful way of life and would like very much for that not to change. If developing Bearwallow Mountain has to be, we feel Summerset as Grand Highlands is a quality development, and they try to be good neighbors.

With the proposed city water being so close to our property, we could get a much more favorable insurance rate and also have a better chance of saving our home if there was a wildfire on the mountain.

We are unable to attend this meeting due to a previously scheduled vacation that is out of the state. Please accept this letter as our unwavering support and pleading request for your favorable vote of this waterline extension.

Thank you for your consideration of this matter.

Sincerely,

Mike Kitchen

Sharon Kitchen
Dear Commissioner Messer,

My name is Marvin Slosman and I am a third generation resident and native of Western North Carolina. My family started a business in Asheville in 1934 and I currently own a business here as well. I am writing to ask your support of the proposed water line extension for the Grand Highlands Bearwallow development. I have come to know the developer of this project and feel that they have been very responsible with their planning and goals for this beautiful parcel of land. It is very important that we recognize that “responsible development” is a very important and necessary part of growth that fuels our economy and adds to our quality of life. I am of the opinion that not all development or developers are as conscientious, but having been a part of many of these projects, I can tell you this developer is making good decisions and adding a real asset to the area. As a land owner and tax payer I would appreciate very much your endorsement of this vote in approving the water line extension so that we might be able to have safe drinking water and fire protection to our properties. I thank you for your consideration and for your service to our citizens.

Marvin L. Slosman
Date: Tue, 17 Jul 2007 15:48:50 -0400
> From: <ssmith4ncland@charter.net>
> To: wmoyer@hendersoncountync.org, cmesser@hendersoncountync.org,
>      lyoung@hendersoncountync.org, mwilliams@hendersoncountync.org,
>      cmcgrady@hendersoncounty.org
> Subject: Grand Highlands at Bearwallow Mountain
>
> Gentlemen:
>
> I am a property owner at Grand Highlands at Bearwallow Mountain. I
> support and appreciate Summerset Land Company in their efforts in moving
> forward to deliver safe drinking water to our development. It is my wish that the
> water line run to the top of the mountain which will additionally benefit all
> property owners along the route by their availability to tap into city water.
>
> I feel that Grand Highlands at Bearwallow Mountain is the most
> beautiful
> property in Western North Carolina and a development plan is exemplary in
> every way.
>
> Please give a favorable vote in the matter of the waterline extension
> to
> Bearwallow Mountain at the meeting Wednesday, July 18, 2007.
>
> I thank you commissioners for your dedicated service and exceedingly
> high
> standards used in making decisions for this community. Grand Highlands will
> make you proud of your positive vote to allow Bearwallow Mountain to be served
> by city water.
>
> Suzanne Smith
> 828 651-9768
> --
>
> Suzanne T. Smith
From: B Underwood [mailto:realtorbonnie@hotmail.com]
Sent: Tuesday, July 17, 2007 7:11 PM
To: dean@grandhighlands.com
Subject: E-mail to Commissioners

We are all so fortunate to have our scenic and pristine mountains surrounding us daily. In traveling, I have witnessed many mountains stripped of their beauty by clear cutting and obtrusive development. Upon hearing of Grand Highlands, I was dubious, but pleasantly surprised by this developer’s respect for the preservation of its natural beauty. I was awed by the careful consideration he has taken to maintain the integrity of the land for both the owners and the passerby. It is a fact that growth is inevitable throughout our area, therefore, I am in favor of this project rather than what could happen in the future. Supplying water at no cost to the taxpayer, will be a mutual asset to me, my neighbors and all of Henderson County. Thank you for your consideration.