

**Etowah and Horse Shoe
Communities Advisory Committee
Meeting Minutes
December 8, 2008**

The Etowah and Horse Shoe Communities Advisory Committee met on December 8, 2008 at 6:30 PM at the King Street Meeting Room for the sixteenth regularly scheduled Committee meeting. Committee members present at the meeting included Chairman Kenneth Allison, Mr. Richard Briggs, Mrs. Jeri Peterson, Mr. Jerry Merrill, Mrs. Debbie Ducote, and Mr. Hayes Albea. Mr. Bruce Gosnell was absent. Planning staff present included Mr. Anthony Starr, planning director, Mrs. Autumn Radcliff, senior planner, and Ms. Alexis Baker, planner.

Chairman Allison called the meeting to order. He presented the committee with a letter he received from a local resident. Each member was given a few minutes to speak about the comments they received at the meeting. They received copies of the completed survey forms and a synopsis of the public input session prior to the meeting.

Mr. Albea talked about concerns that residents had for sewer odors and a worry that private sewer systems may not be able to take their current capacity. Some residents did not like the recommendation for a main street or the Morgan and McKinney Road connector.

Mr. Briggs also heard concerns about the recommendation for a main street. Many did not understand that this would not affect current businesses and residences.

Mrs. Ducote heard some negative comments that residents of Etowah wanted to keep it the way it was. They feared changing Brickyard Road and wondered where the funding for the recommendations would come from. Many people were confused and thought they were at an incorporation meeting.

Mr. Merrill talked about concerns about sewer, water, traffic, and speed. Some were against main street and did not like the connector. They also talked about steep slopes and houses on ridges. Some also wanted no more than 40% of real estate cleared, saving green space, and no clustered homes. The rails to trails recommendation had many mixed reviews.

Mrs. Peterson said that many had been misinformed about the main street. She spoke to residents and they seemed to agree with the idea. The purpose of the main street recommendation was to allow residents to profitably sell their property as they must consider the increased traffic from the Biltmore Farms subdivision with approximately 600 proposed homes. She also said that cluster homes are necessary to have green space. She said that another comment was a dislike for the service district as some residents did not want more taxes.

Chairman Allison told the Committee that they must also consider that only a small percentage of the community was there and responded. Good decisions must be made for both communities. He continued with the comments that he received. Many wanted to preserve rural character and had concerns about the inaccuracies in the agriculture map. Many did not like the idea of increased taxes. Again worries about cluster homes and green space came up. Several

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thought they were there for incorporation as well. Chairman Allison also agreed with Mrs. Peterson that the main street recommendation is important to keep so that property owners on Brickyard Road, who find life unbearable from the traffic from Biltmore Farms, can find a way to make a profit from their property.

There was a mention that some were worried that a rezoning would force them off of private sewer. Staff responded to the Committee that the County has never forced residents to connect to public sewer.

Revisions were made to include that the service district would only be used when economic conditions improved and included language about available grants for construction of recreation facilities. Other changes included adding a recommendation in the Community Character and Design section to limit light pollution. Staff agreed to make changes to the agricultural and transportation maps in appendix one.

Finally, the minutes from October 27, 2008 were unanimously passed with minor changes.

Kenneth Allison, Chairman