

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

Meeting Date: February 19, 2009

Subject: Presentation on Draft Etowah and Horse Shoe Communities Plan

Attachments: 1. Power point presentation of Draft Etowah and Horse Shoe Communities Plan

SUMMARY OF REQUEST:

The Etowah and Horse Shoe Communities Advisory Committee, formed by the Board of Commissioners on September 4, 2007, was responsible for developing and recommending a community-specific comprehensive plan for the Etowah and Horse Shoe Communities. After meeting monthly for 1 year, holding two public input sessions, and utilizing available research provided by Henderson County and area experts, the committee has completed the Draft Etowah and Horse Shoe Communities Plan. The Planning Board received a copy of the Draft Etowah and Horse Shoe Communities Plan at its meeting on January 15, 2009.

The February 19, 2009 Planning Board meeting will be a joint meeting with the Etowah and Horse Shoe Communities Advisory Committee. Mr. Ken Allison, Chair of the Etowah and Horse Shoe Communities Advisory Committee, will give a power point presentation highlighting each section and recommendation contained in the draft plan and answering any questions that the Board may have.

Please review the draft plan and bring your copy to the February 19, 2009 meeting. If the Board has any questions or comments about the plan that they would like to submit ahead of time, Staff will try to prepare the information to be distributed prior to the meeting.

PLANNING BOARD ACTION REQUESTED:

Staff is requesting that the Planning Board make a recommendation on the Draft Etowah and Horse Shoe Communities to the Board of Commissioners. The following motion has been provided if the Planning Board agrees with the Draft Etowah and Horse Shoe Communities Plan.

Suggested Motion:

I move that the Planning Board recommend that the Board of Commissioners approve the Draft Etowah and Horse Shoe Communities Plan.



ETOWAH AND HORSE SHOE COMMUNITIES PLAN



Presented by: Kenneth Allison, Chair
Etowah and Horse Shoe Communities
Advisory Committee
February 19, 2009

Advisory Committee

Kenneth Allison, Chairman

Hayes Albea

Richard Briggs

Debbie Ducote

Bruce Gosnell

Jerry Merrill

Jeri Peterson

John Antrim (9/4/07-10/17/08)

Maryann Parish (9/4/07-10/17/08)

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Introduction

- Comprehensive Plan recommends detailed study of small areas in County
- Etowah and Horse Shoe Plan covers:
 - Natural and Cultural Resources
 - Agriculture
 - Housing
 - Community Facilities and Services
 - Transportation
 - Economic Development
 - Land Use and Development
 - Community Character and Design

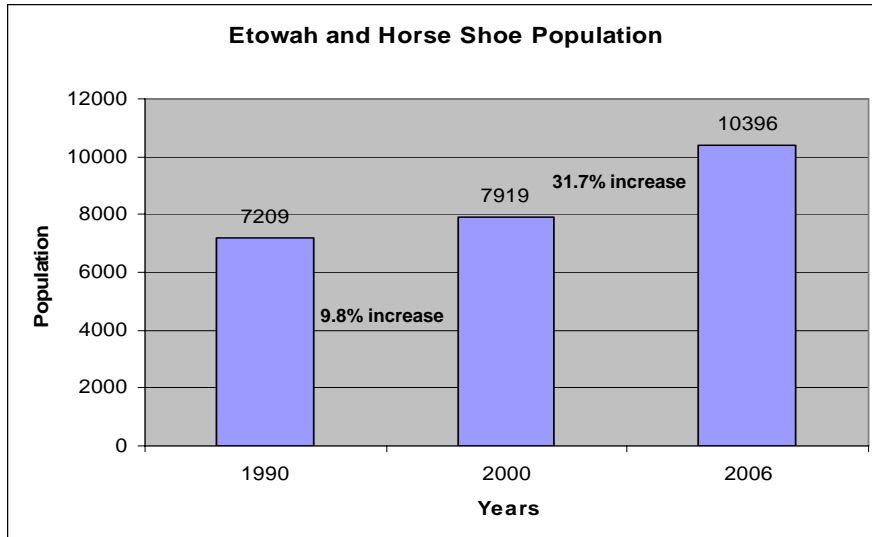
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Process

- August 14, 2007 Communities Plan Charter Adopted
- September 4, 2007 Communities Advisory Committee formed (9 members)
- Public input meeting held November 13, 2007
- Committee met 16 times and developed draft plan
- 2nd Public input meeting held December 2, 2008 to obtain feedback on draft plan
- Planning Board review and recommendation
- Board of Commissioner review, public hearing and approval

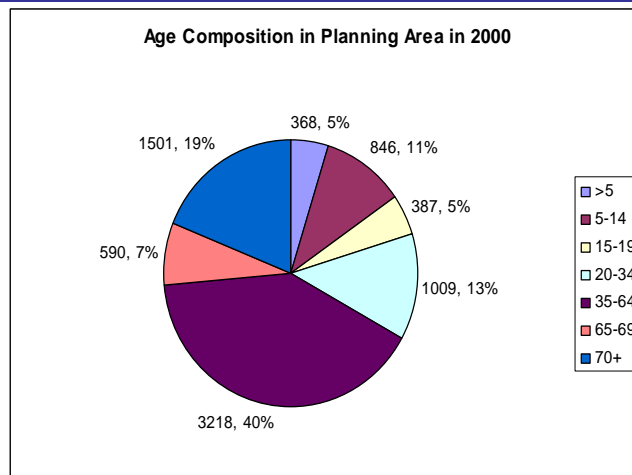
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Planning Area Demographics



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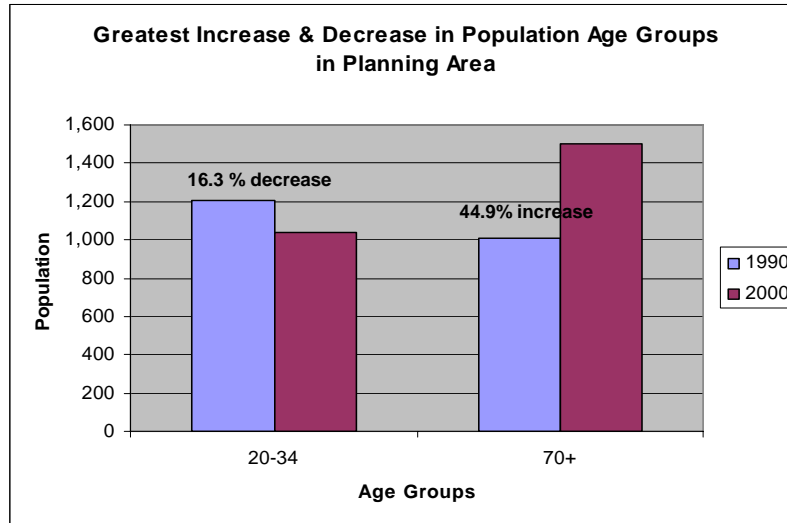
Planning Area Demographics



- 40% of the population was 35-64
- 19% were aged 70+

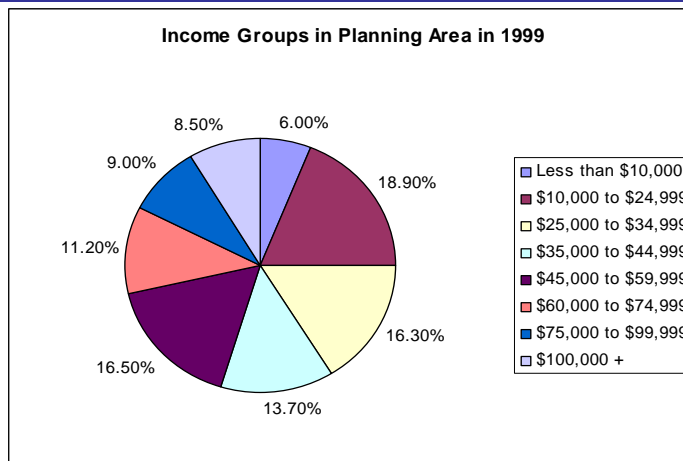
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Planning Area Demographics



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Planning Area Demographics



- 18.9% of households made \$10,000-24,999 and 16.5% made \$45,000-59,999.

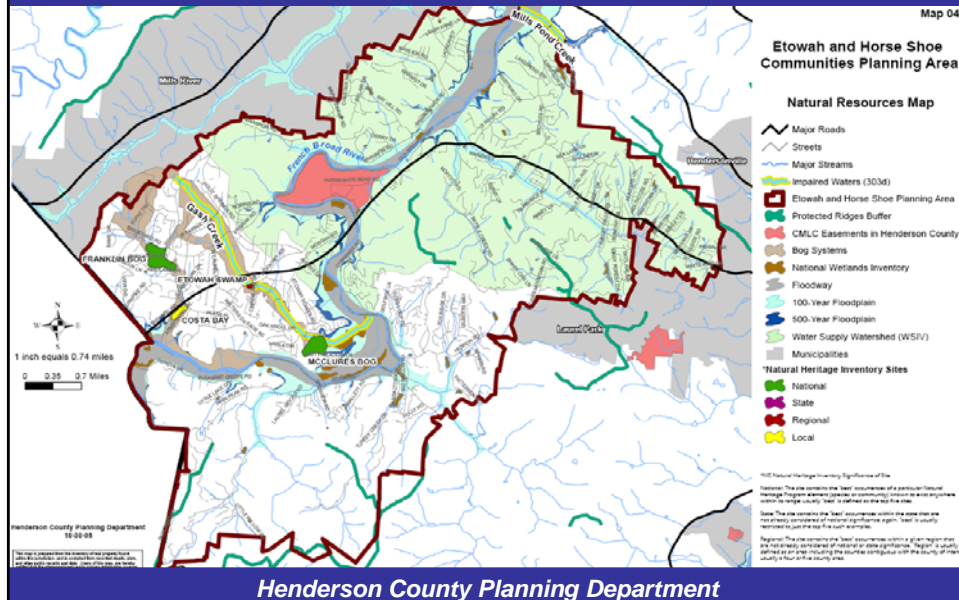
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Section 3.1 Natural and Cultural Resources



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Section 3.1 Natural and Cultural Resources



Section 3.1 Key Recommendations

- Prohibit public waterline extension in areas designated by the Henderson County 2020 Comprehensive Plan as Rural/Agricultural
- Incorporate water supply standards into major subdivision regulations
- Adopt local stormwater regulations
- Conduct a feasibility study to consolidate wastewater treatment plants
- Incorporate environmental assessment requirements into major subdivisions
- Incorporate stricter steep slope regulations into LDC

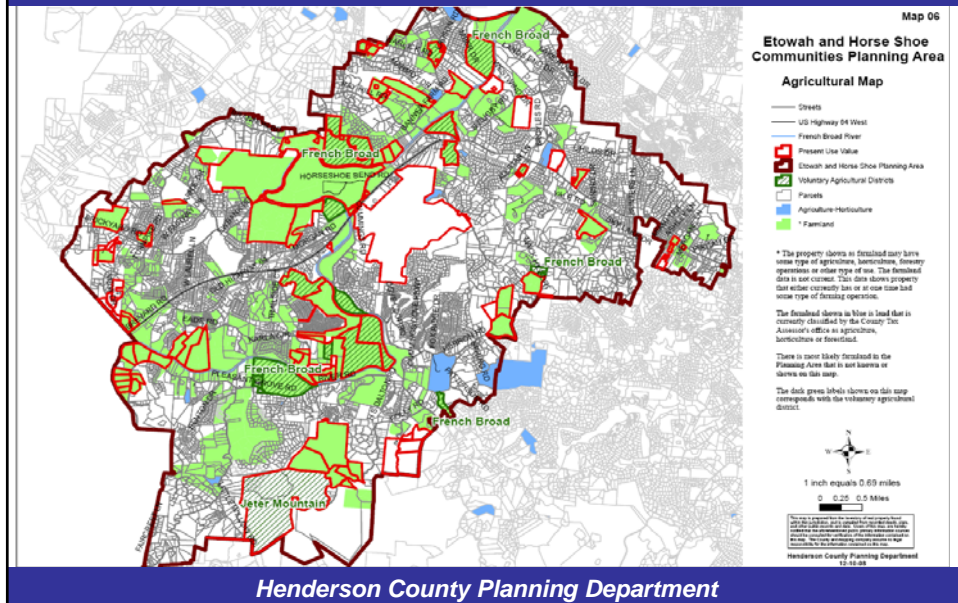
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Section 3.2 Agriculture



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Agricultural Lands



Section 3.2 Key Recommendations

- Make agriculture appealing to younger generations by creating incentives for these generations to keep farming
- Determine the need for and possibly establish a small farmers' market in the Planning Area.
- Continue to expand education efforts for farmers and adjoining property owners
- Encourage schools to buy and use local foods

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Section 3.3 Housing



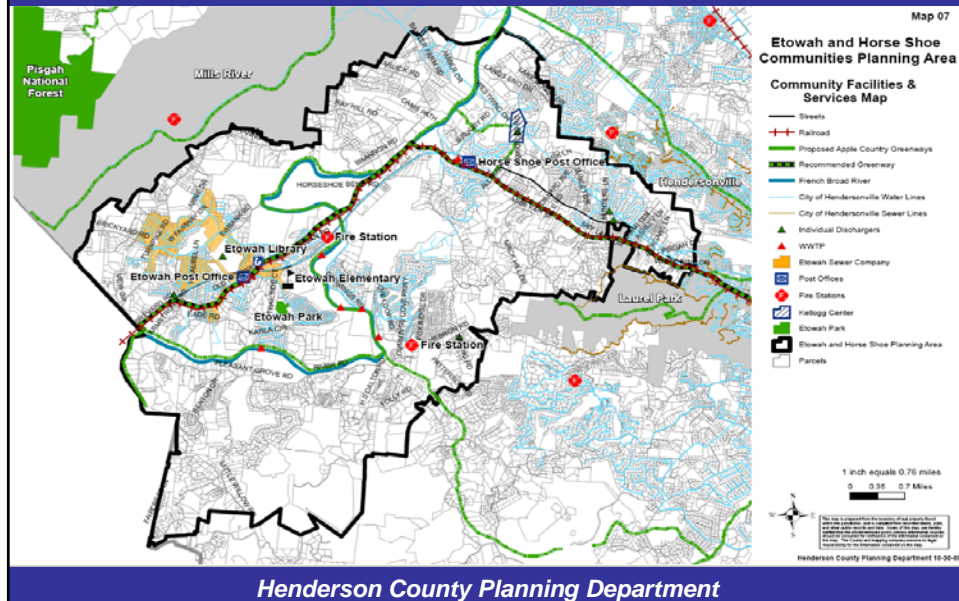
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Section 3.3 Key Recommendations

- Affordable housing should make up 10% of housing in new major subdivisions with 100 or more dwelling units
- Create partnerships between residents of the Communities and organizations like the Community Foundation
- Establish a funding stream for affordable housing projects by creating an affordable housing trust fund

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Section 3.4 Community Facilities & Services

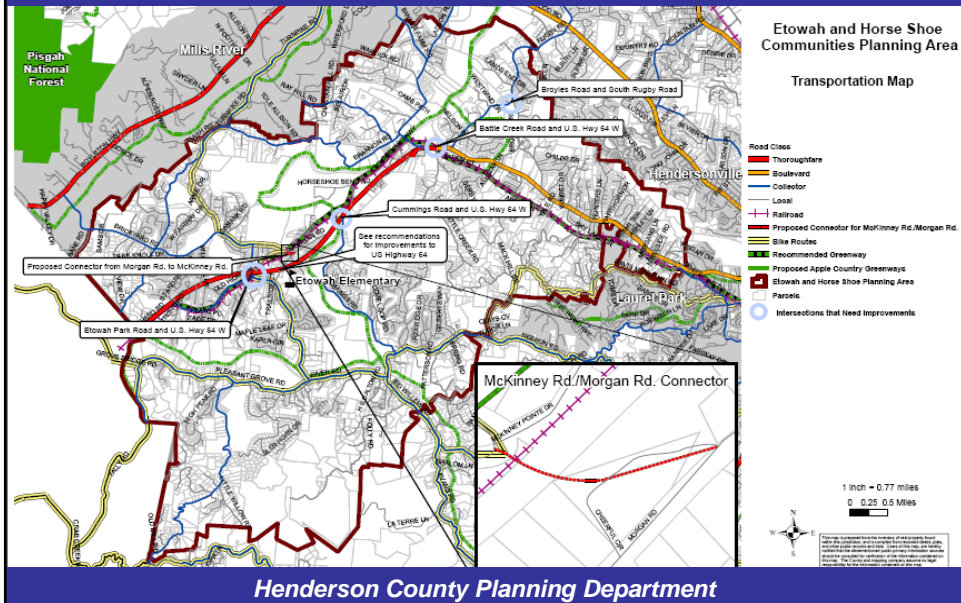


Section 3.4 Key Recommendations

- Increase school capacity at Etowah Elementary, Mills River Elementary, and Rugby Middle School
- Establish multifunctional YMCA, governmental or nonprofit full service recreation facility and community center in Planning Area
- Consider establishing a service district to create revenue to support recreation in the Planning Area
- Incorporate pedestrian and bicyclist friendly measures in the core of the Communities
- Establish greenway on existing Norfolk-Southern railroad line
- Increase law enforcement presence and patrol

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Section 3.5 Transportation



Section 3.5 Key Recommendations

- Implement improvements such as traffic signals or changes in road geometry at:
 - Cummings Rd. and US Hwy 64 W
 - Etowah Park Rd. and US Hwy 64 W
 - Battle Creek Rd. and US Hwy 64 W
 - Broyles Rd. and S. Rugby Rd.

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Section 3.5 Key Recommendations

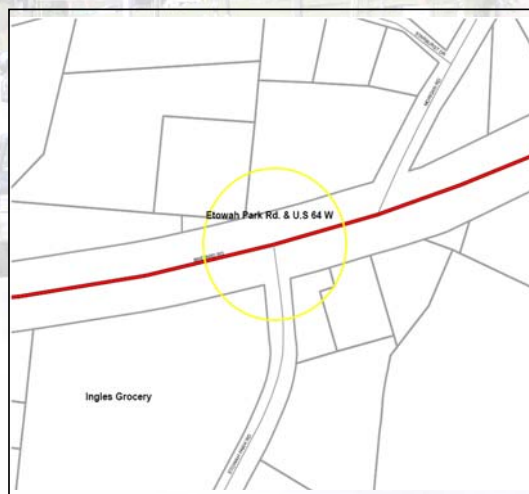
- Implement improvements at Cummings Rd. and US Hwy 64 W



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Section 3.5 Key Recommendations

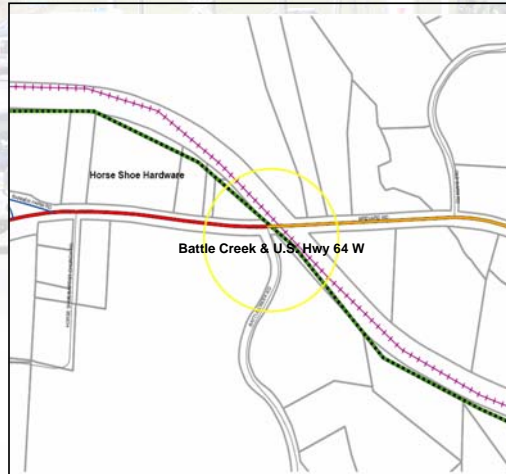
- Implement improvements at Etowah Park Rd. and US Hwy 64 W



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Section 3.5 Key Recommendations

- Implement Improvements at Battle Creek Rd. and US Hwy 64 W



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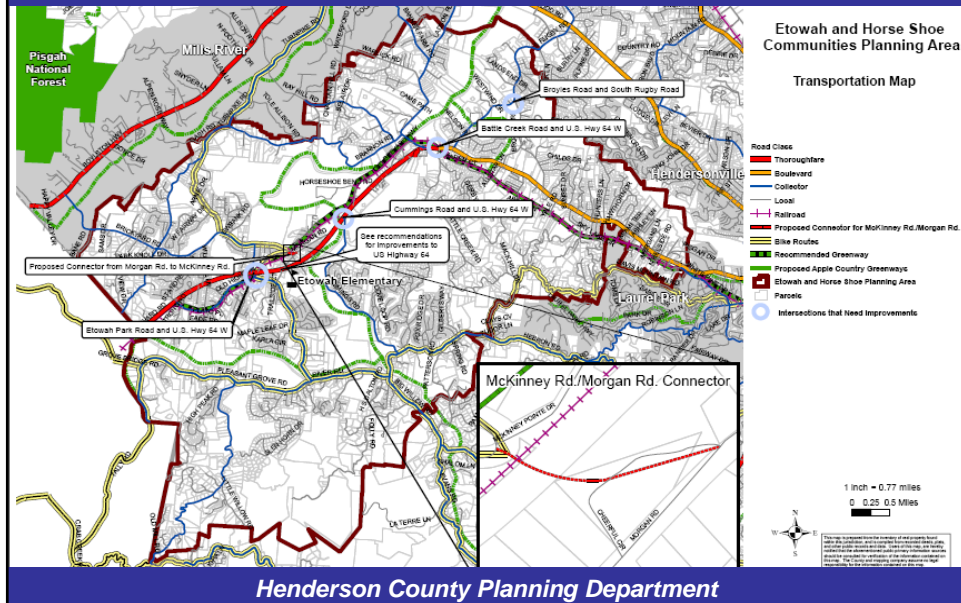
Section 3.5 Key Recommendations

- Implement improvements at Broyles Rd. and S. Rugby Rd.



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Section 3.5 Transportation



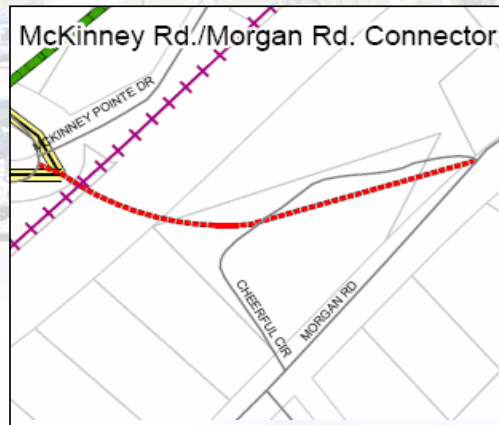
Section 3.5 Key Recommendations

- Create a new connector between Morgan and McKinney Roads
- Improve transportation network:
 - Widen and Straighten Brickyard Rd. from NC 280 to McKinney Rd.
 - Implement better access management standards along Brickyard Rd. from US Hwy 64 W to its intersection with McKinney Rd.
 - Lower speed limit along US Hwy 64 W from 45 MPH to 35 MPH from Morgan Rd. at the fire station to Etowah Valley Golf Course

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Section 3.5 Key Recommendations

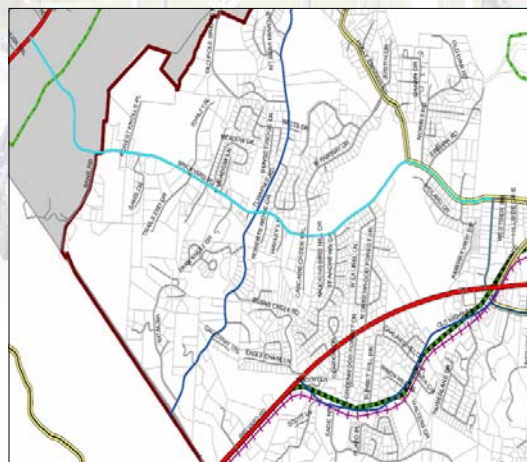
- Create a new connector between Morgan and McKinney Roads



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Section 3.5 Key Recommendations

- Widen and Straighten Brickyard Rd. from NC 280 to McKinney Rd.



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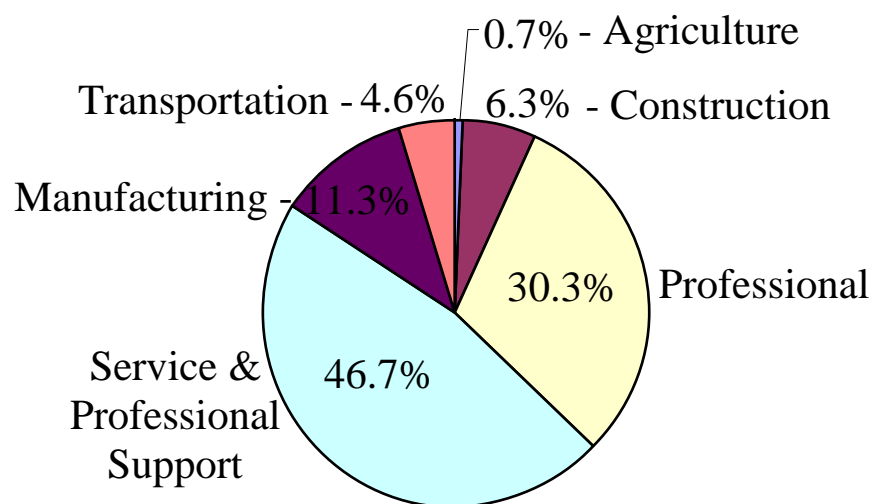
Section 3.5 Key Recommendations

- Implement better access management standards along Brickyard Rd. from US Hwy 64 W to its intersection with McKinney Rd.



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Section 3.6 Economic Development



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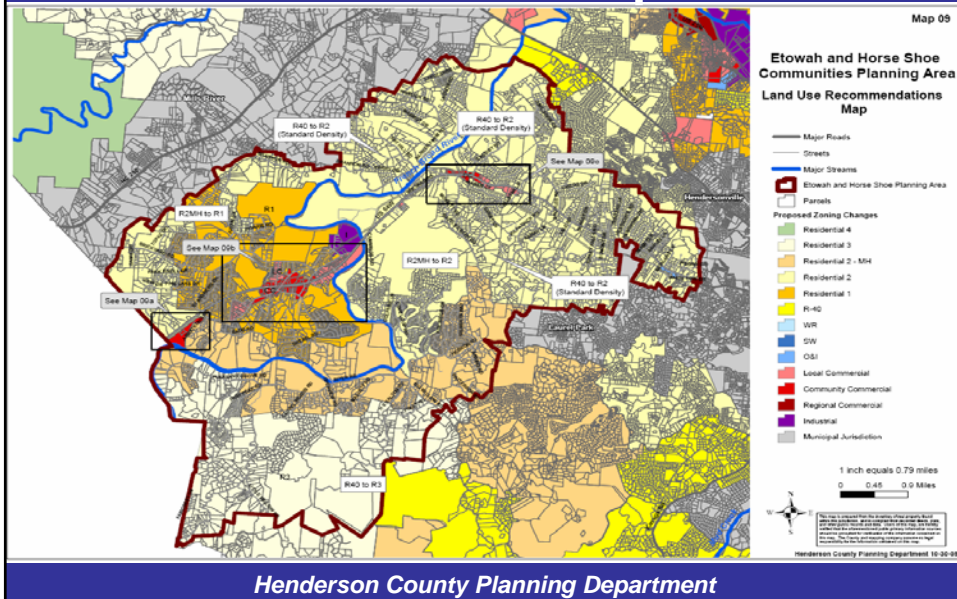
Section 3.6 Key Recommendations

- Continue to support small local manufacturing operations by avoiding regulations that would inhibit these types of businesses
- Encourage small retail centers in Etowah and limit commercial expansion in Horse Shoe

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Section 3.7 Land Use and Development

Section 3.7 Recommended Zoning & Land Use Map



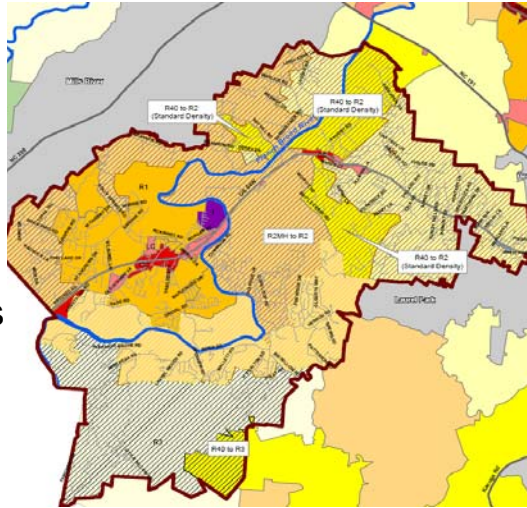
Section 3.7 Key Recommendations

- Eliminate maximum densities allowed for multifamily development from all residential districts except R1

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Section 3.7 Key Recommendations

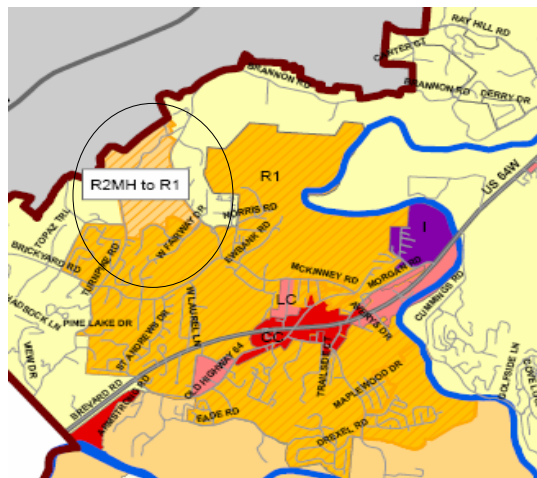
- Replace R-40 in the southernmost portion of the planning area with R3
- Replace R2MH and remaining R-40 areas with R2



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Section 3.7 Key Recommendations

- Replace R2MH zoning around north course of Etowah Valley Country Club with R1



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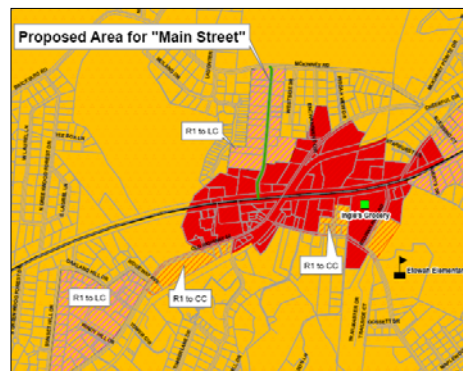
Section 3.7 Key Recommendations

- Create a Main Street along Brickyard Rd. in keeping with the character of the communities
- Add Local Commercial Zoning:
 - Between Old Highway 64, Sunset Hill Drive and Oakland Hill Drive
 - Along both sides of Morgan Road between its intersections with US Hwy 64 W
 - Along south side of US Hwy 64 W from Horse Shoe Gap Village LC Zoning District to existing CC District in Horse Shoe
- Add Community Commercial:
 - To south side of US Hwy 64 W between County border and Old US Hwy 64
 - Expand around existing CC District in Etowah to include additional commercial uses and property

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Section 3.7 Key Recommendations

- Create a Main Street along Brickyard Rd. in keeping with the character of the communities



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Section 3.7 Key Recommendations

- Add Local Commercial Zoning:

1. Between Old Highway 64, Sunset Hill Drive and Oakland Hill Drive
2. Along both sides of Morgan Road between its intersections with US Hwy 64 W
3. Along south side of US Hwy 64 W from Horse Shoe Gap Village LC Zoning District to existing CC District in Horse Shoe

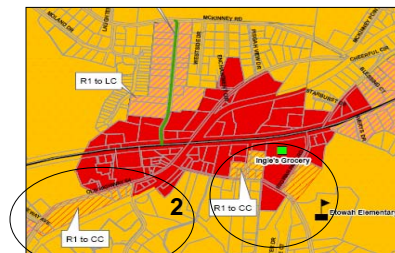
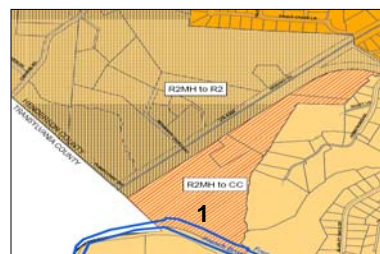


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Section 3.7 Key Recommendations

- Add Community Commercial:

1. To south side of US Hwy 64 W between County border and Old US Hwy 64
2. Expand around existing CC District in Etowah to include additional commercial uses and property



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Section 3.8 Community Character & Design



Horse Shoe Crossing, 2008



US Highway 64 West, 2008

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Section 3.8 Key Recommendations

- Create Planning Area Overlay District
 - Establish design standards for nonresidential uses in the Planning Area Overlay District
 - Require sidewalks for new commercial business
 - Create new sign requirements
 - Eliminate front and side yard setbacks along Brickyard Rd. from U.S. Highway 64 W to McKinney Rd. (or other suitable roads)
- Incorporate standards to limit light pollution

Horse Shoe Crossing, 2008

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Questions & Discussion



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