

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

Meeting Date: November 19, 2009

Subject: Etowah – Horse Shoe Plan Implementation

Staff Contact: Anthony W. Starr, AICP, Planning Director

Attachments: 1. Adopted motion of the Board of Commissioners

SUMMARY OF REQUEST:

Earlier in 2009 the Planning Board reviewed the draft plan for the Etowah – Horse Shoe area. After careful consideration and public input, the Board of Commissioners took action on the plan with the attached motion. This direction from the Board charges the Planning Board and staff with implementing various recommendations of the plan. While many of the recommendations are referred to other advisory boards or departments, there are many that will require the effort of the Planning Board and Planning Department. It is likely that Planning Board discussions of the recommendations will occur over several months.

Planning Staff requests that we set a tentative monthly schedule of the plan related topics. Of course, we will adjust this schedule as the Planning Board's discussions progress. Setting a schedule will allow staff to manage its work load and properly prepare for the Planning Board's discussion. This will also allow Planning Board members to prepare in advance as well.

Staff will present a draft schedule of topics at the meeting (it was not complete at the time of printing for this agenda). The board should expect that the topics will run their course over several months in 2010.

Suggested Motion:

No motion suggested.

Resolution Adopted by the Board of Commissioners on September 16, 2009.

The Etowah and Horse Shoe Communities Advisory Committee (hereinafter "Committee") made various recommendations to the Henderson County Commission for a community-specific comprehensive plan for the Etowah and Horse Shoe communities. The Planning Board considered that plan and favorably recommended it. Having reviewed and conducted a public hearing on the plan, the County Commission acts on the recommendations as follows:

1. All recommendations relating to transportation improvements in the Planning Area shall be communicated to the N.C. Department of Transportation, the French Board Metropolitan Planning Organization, and Henderson County's Transportation Advisory Committee.
2. Recommendations regarding Henderson County schools within the Planning Area shall be communicated to the Henderson County School Board.
3. Recommendations regarding changes to current zoning in the Planning Area shall be referred to the Planning Board for consideration. The County Commission does not support the recommendation to create a Main Street in Etowah, but directs that the Planning Board shall consider the other recommendations regarding zoning changes and either recommend changes consistent with the Committee's recommendation or explain why the Committee's recommendations are not be recommended by the Planning Board.
4. The Planning Board is further directed to consider an overlay district to address those recommendations which are uniquely related to the topography of the Planning Area or its culture and history. For example, the Committee recommended establishing design standards for nonresidential uses in the Planning Area. This recommendation could be addressed through an overlay district. Similarly, the Committee recommended adoption of an open space plan, changes to setback requirements, requirements for sidewalks for new commercial businesses, among other things, and these recommendations could be addressed by an overlay district.
5. Those recommendations which would be difficult to implement because of administrative or enforcement issues if only applied within the Planning Area shall be considered by the Planning Board following the completion of additional small area plans. Specifically, recommendations to incorporate stricter steep slope regulations in the Land Development Code require affordable housing in major subdivisions; require environmental assessments of major subdivisions, or limit light pollution shall be considered by the Planning Board and the County Commission following the completion of other small area plans.

6. County staff is directed to draft a proposal for a service district to create revenue to support recreation in the Planning Area, but any proposal for a service district be subject to voter approval within the Planning Area.
7. The County Commission agrees to the recommendation to prohibit public waterline extensions in the Planning Area in areas designated by the 2020 Comprehensive Plan as rural/agricultural areas.
8. The Planning Board is directed to consider whether environmental assessments for major subdivisions are needed.
9. The Committee's recommendation regarding the need for additional water monitoring stations in the Planning Area shall be considered by county staff after consulting with the Environmental & Conservation Organization, which currently runs the VWIN program for the county.
10. County staff is directed to consider whether the county should play some role in consolidation of wastewater treatment plants in the Planning Area and made a recommendation to the County Commission before the end of the year.
11. Recommendations regarding recreation, including the addition of new parks or establishment of a greenway between Hendersonville and Brevard using the Norfolk-Southern railroad line shall be communicated to the Recreational Advisory Committee and Recreation Department staff.
12. Recommendations regarding public safety, including the recommendation to increase law enforcement presence and patrols in the Planning Area, shall be communicated to the Sheriff.
13. All recommendations regarding solid waste shall be referred to the Solid Waste Advisory Committee, but consistent with current policy the county commission does not support the construction of a solid waste incinerator within the Planning Area or within the county.
14. The County Commission will consider the recommendation to adopt local storm water regulations after receiving a report on the costs and benefits of delegation of the storm water program.
15. The recommendation regarding municipal water towers shall be communicated to the City of Hendersonville.
16. Planning staff shall continue to update and maintain an inventory of historic sites within the Planning Area and conduct a seek survey of historically significant structures by the State Historical Preservation Office as was done in Flat Rock and Hendersonville.
17. The County Commission supports the Committee's recommendations to promote and expand agricultural programs and directs staff to communicate these recommendations to the Agricultural Advisory Committee and the N.C. Cooperative Extension Service.