

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

Meeting Date: January 21, 2010

Subject: Etowah and Horse Shoe Communities Plan Implementation –Commercial and Industrial Zoning Map Recommendations.

Staff Contact: Autumn Radcliff, Senior Planner

Attachments: 1. Staff Memo
2. PowerPoint

SUMMARY OF REQUEST:

At the November meeting, the Planning Board set a tentative monthly schedule to discuss the related plan topics of the Etowah and Horse Shoe Communities Plan. It is likely that Planning Board discussions of these recommendations will occur over several months and the tentative monthly schedule may need to be adjusted as we move through the related plan topics.

The first topic of discussion for the January meeting is the commercial and industrial zoning map recommendations (refer to staff memo). After reviewing the proposed amendments, the Planning Board may wish to make additional changes to the Plan's recommended commercial and industrial zoning changes. Staff anticipates the Planning Board will make a formal recommendation on all proposed amendments (map and text) at a later date. These amendments will then be forwarded to the Board of Commissioners for a public hearing.

Staff asks that the Board members bring their copy of the Etowah and Horse Shoe Plan to the meeting. The maps that will be referenced and discussed are found in your copies of the Plan. Please note that staff distributed current copies of the Plan at your December meeting.

Suggested Motion:

No motion suggested.

HENDERSON COUNTY
Planning Department

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MEMORANDUM

TO: Planning Board

FROM: Autumn Radcliff, Senior Planner

DATE: January 14, 2010

SUBJECT: Etowah and Horse Shoe Communities Plan Implementation – Commercial and Industrial Zoning Map Recommendations

As discussed by the Planning Board at its meeting in November, the first Etowah – Horse Shoe plan topic the Board will discuss is the commercial and industrial zoning map changes. The committee made recommendations that were consistent with the 2020 Comprehensive Plan and adjacent land uses. The Planning Board will need to discuss each recommendation and may make additional changes to the map amendments. If the Board disagrees with any of the Committee's recommendations on the commercial and industrial zoning map those changes will be excluded and noted to the Board of Commissioner. The Planning Board must provide a reason for excluding or not recommending the Plan's recommended zoning map changes. Staff anticipates that consideration and action by the Board of Commissioners could occur before the end of 2010. State law requires the Board of Commissioners hold a public hearing prior to implementing the LDC and zoning map changes. The Planning Board will need to make a formal recommendation to the Board of Commissioners on all proposed amendments. Listed below is a list of the Etowah – Horse Shoe commercial and industrial zoning map changes.

Note: Refer to Section 3.7: Land Use and Development and Maps 9; 9a-9c.

Goal LUD2: Commercial Nodes and Zoning District Map Amendments

LUD2.1. Local Commercial (LC). LC zoning should be located in the following areas:

- Between Old Highway 64 (Brevard Road), Sunset Hill Drive and Oakland Hill Drive.
- Along both sides of Morgan Road between its intersections with US Highway 64 West (Brevard Road).
- Along the south side of US Highway 64 West (Brevard Road) from the Horse Shoe Gap Village Local Commercial District to the existing Community Commercial Zoning District in Horse Shoe.

LUD2.2. Community Commercial (CC). CC zoning should be located in the following areas:

- Add a community commercial zoning district node to the south side to the south side of US Highway 64 West (Brevard Road) between the County border and Old US Highway 64.
- Expand areas around the existing Community Commercial Zoning District in Etowah to include additional commercial uses and property.

Etowah & Horse Shoe Communities Plan

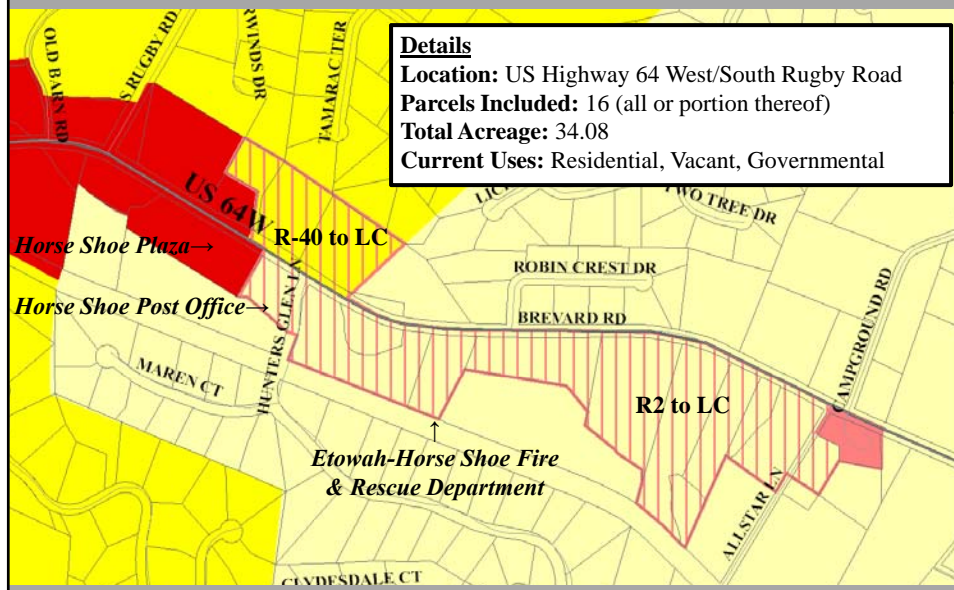
Plan Implementation Discussion: Commercial Zoning Recommendations



Planning Board Meeting
January 21, 2009

Henderson County Planning Department

LC Zoning Recommended in Horse Shoe

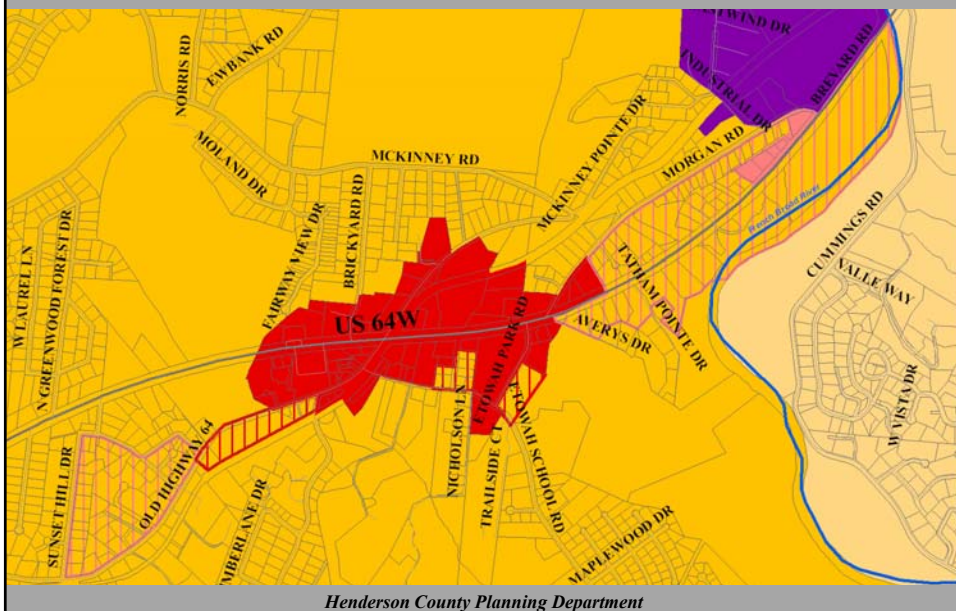


Henderson County Planning Department

LC Zoning Recommended in Horse Shoe



LC and CC Zoning Recommended in Etowah



LC Zoning Along US Hwy 64 W. & Morgan Rd.

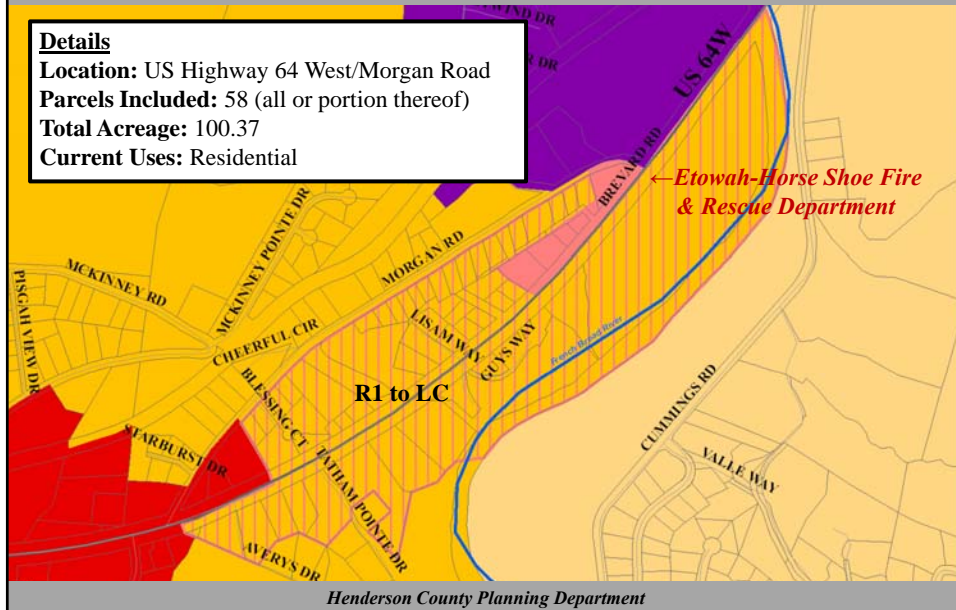
Details

Location: US Highway 64 West/Morgan Road

Parcels Included: 58 (all or portion thereof)

Total Acreage: 100.37

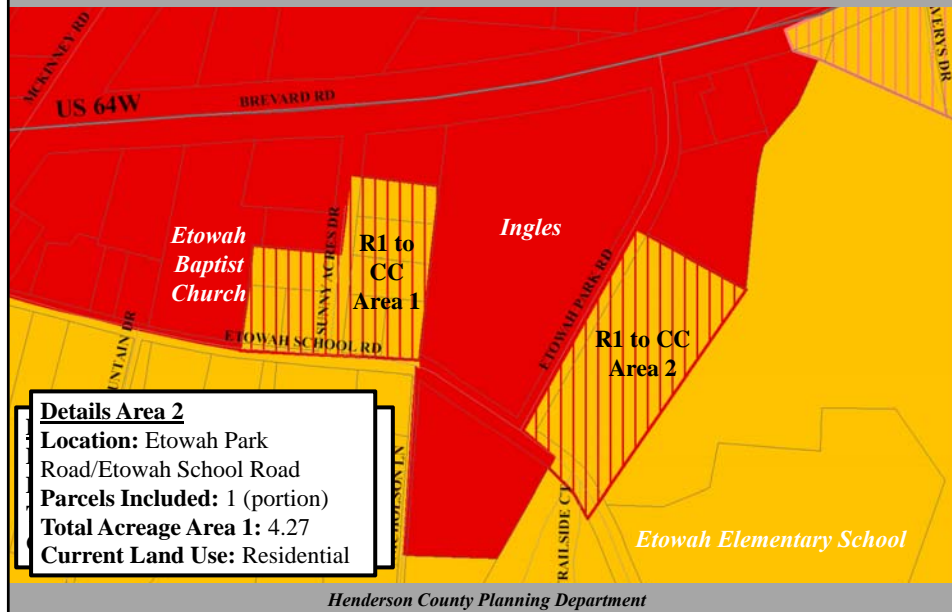
Current Uses: Residential



LC Zoning Along US Hwy 64 W. & Morgan Rd.



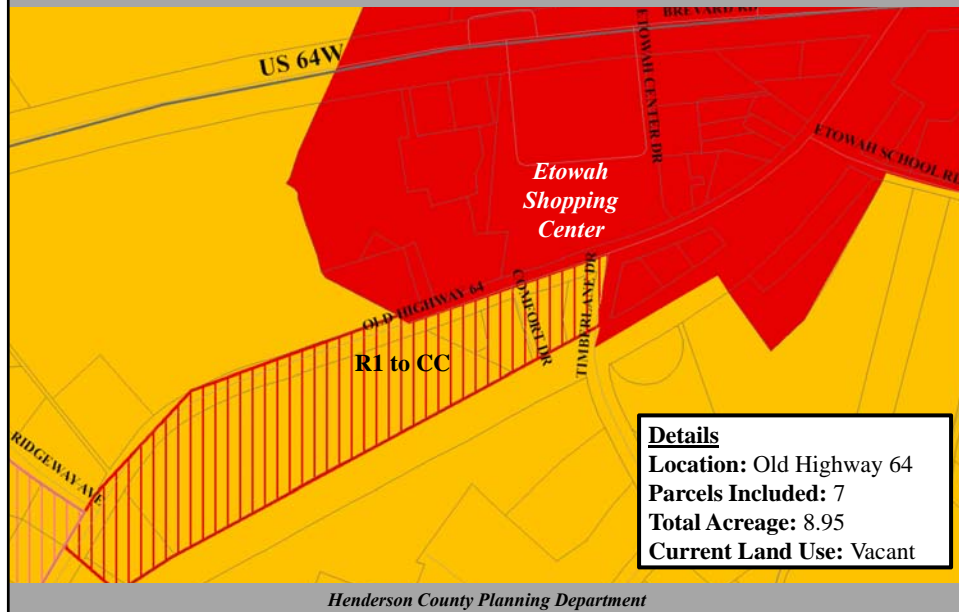
CC Zoning Along Etowah School Road



CC Zoning Along Etowah School Road



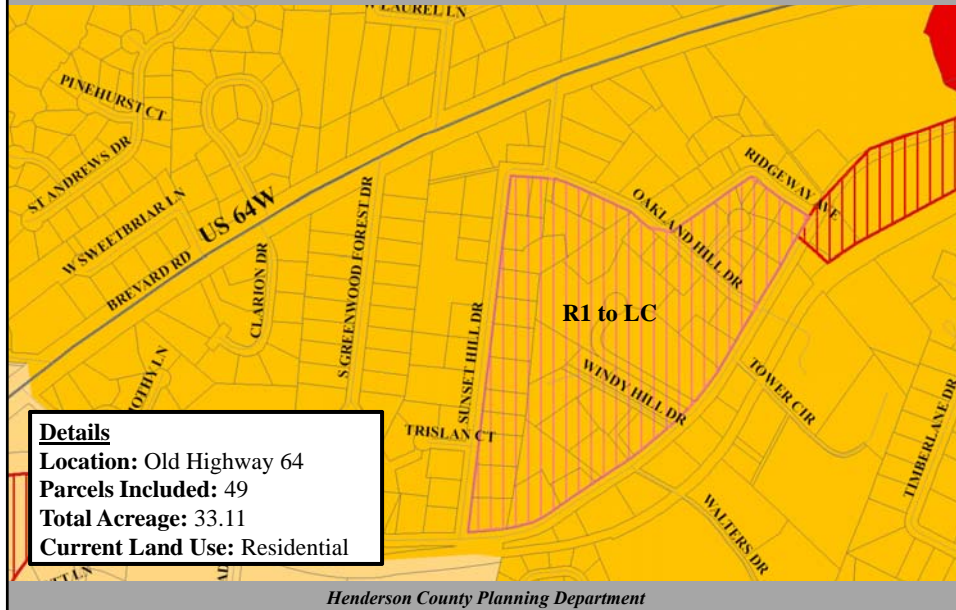
CC Zoning Along Old Highway 64



CC Zoning Along Old Highway 64



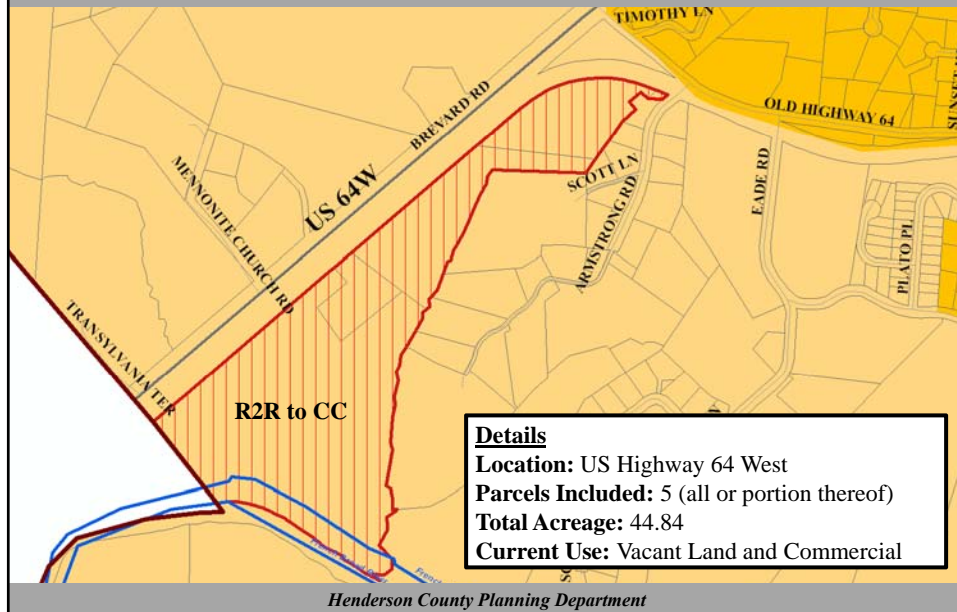
LC Zoning Along Old Highway 64



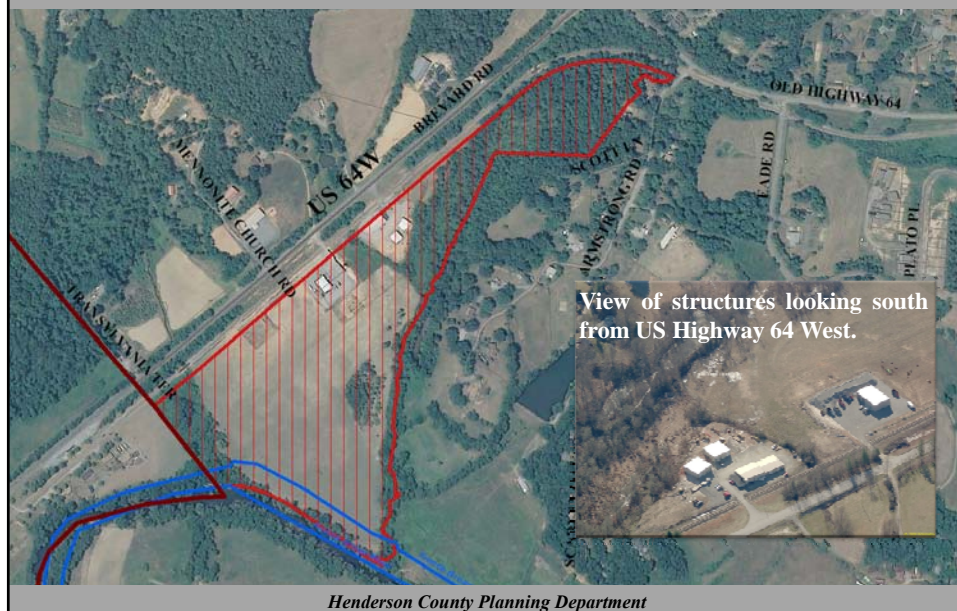
LC Zoning Along Old Highway 64



CC Zoning Recommended at Transylvania County Line



CC Zoning Recommended at Transylvania County Line



Questions and Discussion



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