

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

Meeting Date: February 18, 2010

Subject: Etowah and Horse Shoe Communities Plan Implementation – Residential Zoning Map Recommendations

Staff Contact: Autumn Radcliff, Senior Planner

Attachments:

1. Staff Memo
2. PowerPoint

SUMMARY OF REQUEST:

At the January meeting, the Planning Board reviewed and discussed the commercial and industrial zoning map recommendations for the Etowah and Horse Shoe Communities Plan. The second topic of discussion is the residential 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 residential 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.

Suggested Motion:

No motion suggested.

**HENDERSON COUNTY
Planning Department**

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MEMORANDUM

TO: Henderson County Planning Board

FROM: Autumn Radcliff, Senior Planner

DATE: February 11, 2010

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

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. At its January meeting, the Board reviewed and discussed the commercial and industrial zoning map changes. The second topic of discussion is the residential zoning map changes. 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 residential 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. All map and text amendments, including additional changes discussed by the Planning Board, will be formally voted on at a later date. As required by the Land Development Code, the area proposed for zoning changes will be posted at various locations prior to the meeting that the Planning Board intends to make a formal recommendation. Listed below is the Etowah – Horse Shoe residential zoning map changes.

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

Goal LUD1: Residential Zoning District Map Amendments

LUD1.2. Incorporate the following zoning map changes:

- Replace R-40 in the southernmost portion of the Planning Area with R3.
- Replace all R2R and remaining R-40 area with the R2 Zoning District.
- Replace the R2R zoning that surrounds the north course of the Etowah Valley Country Club with R1 zoning. This includes land adjacent to the Etowah Valley Country Club and Turnpike Road and west of Holly Springs Road.

Etowah & Horse Shoe Communities Plan

Plan Implementation Discussion: Residential Zoning Recommendations



Planning Board Meeting
February 18, 2010

Henderson County Planning Department

R2 Zoning in Horse Shoe

Details

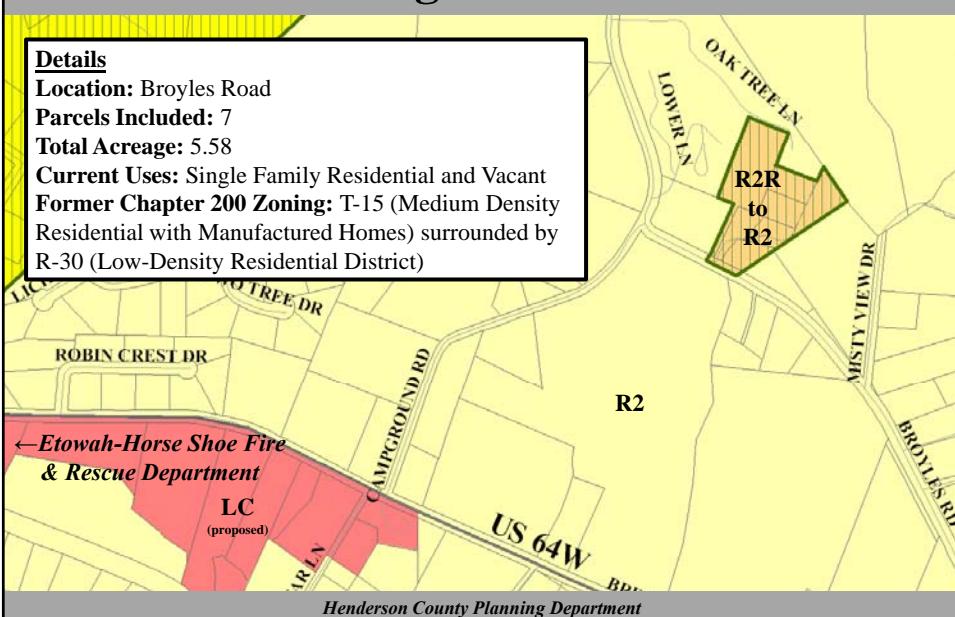
Location: Broyles Road

Parcels Included: 7

Total Acreage: 5.58

Current Uses: Single Family Residential and Vacant

Former Chapter 200 Zoning: T-15 (Medium Density Residential with Manufactured Homes) surrounded by R-30 (Low-Density Residential District)

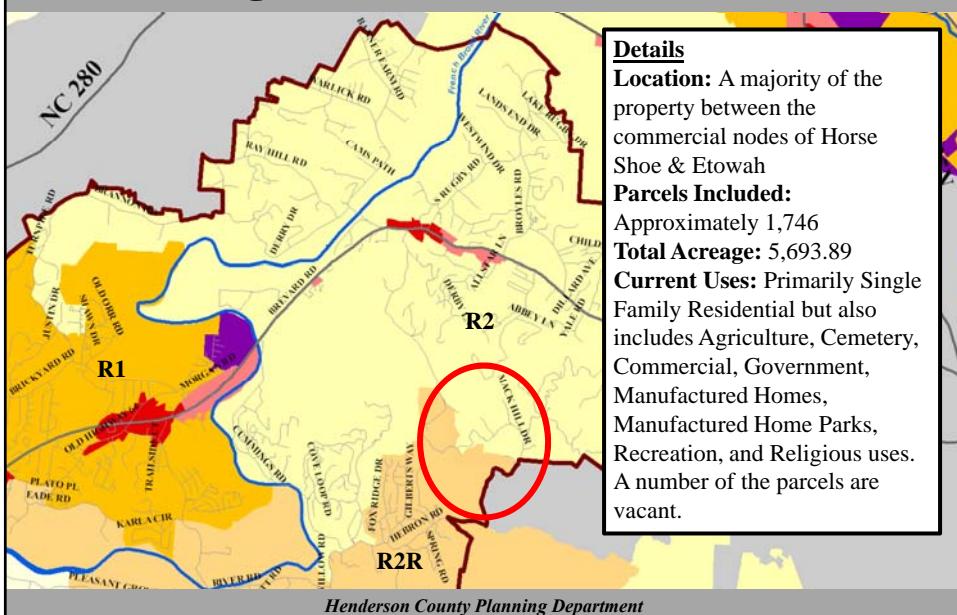


R2 Zoning in Horse Shoe

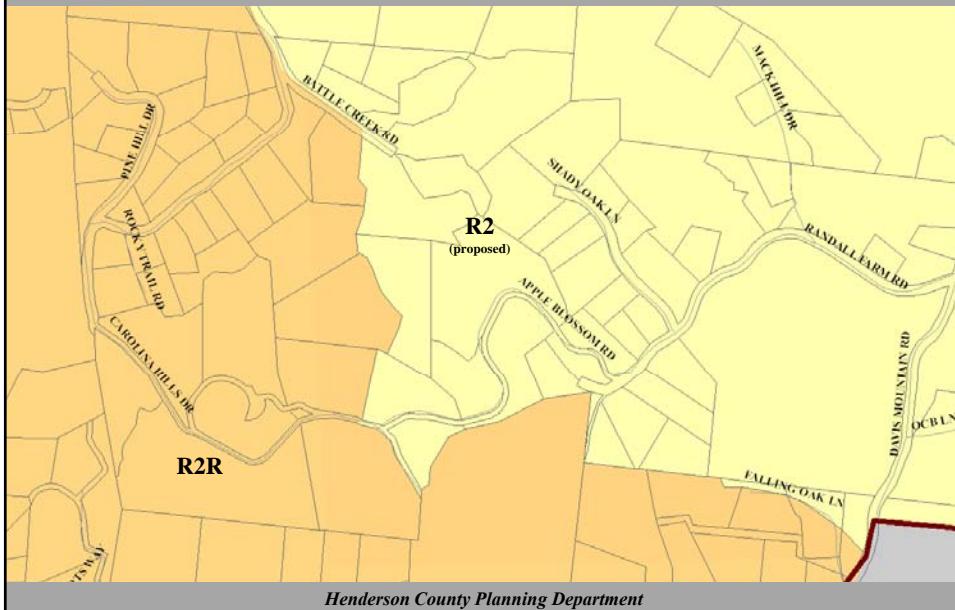


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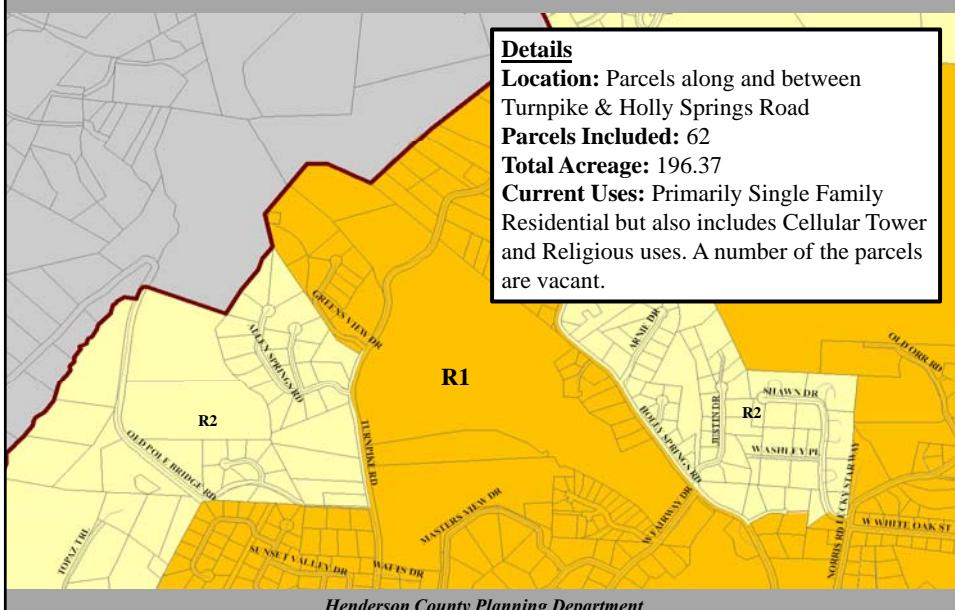
R2 Zoning between Etowah & Horse Shoe



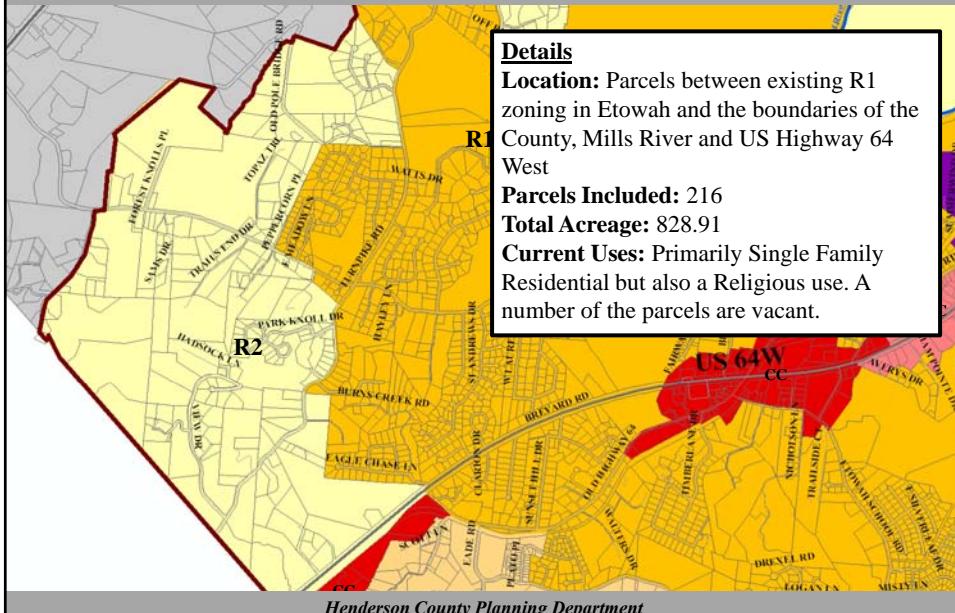
R2 Zoning between Etowah & Horse Shoe



R1 Zoning Between Turnpike & Holly Springs Road



R2 Zoning Etowah and County/Municipal Borders



R3 Zoning Along Folly Road

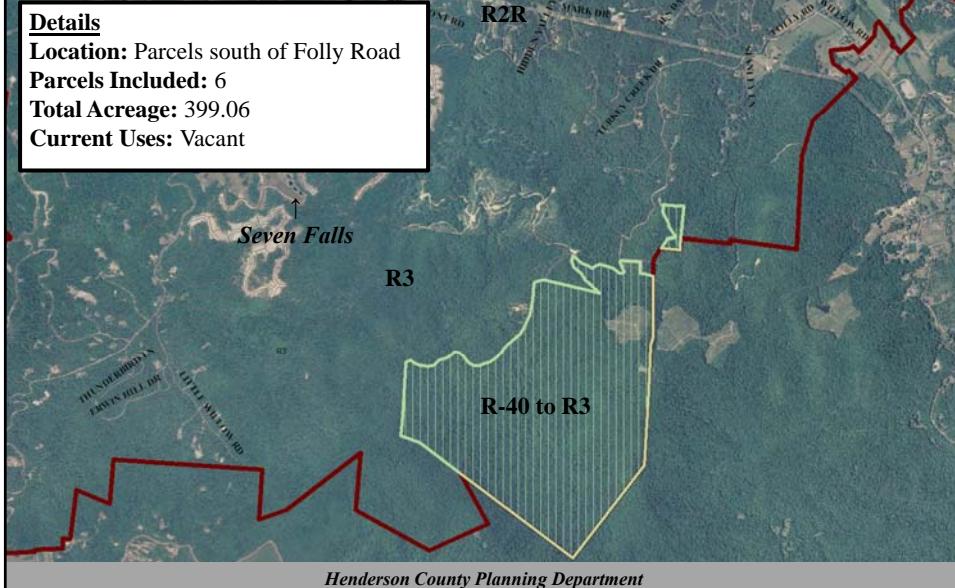
Details

Location: Parcels south of Folly Road

Parcels Included: 6

Total Acreage: 399.06

Current Uses: Vacant



Questions and Discussion



Henderson County Planning Department