

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

Meeting Date: March 18, 2010

Subject: Continued Discussion on the Etowah and Horse Shoe Communities Plan
Implementation – R1 Residential Zoning Map Recommendation near the Etowah
Golf Course

Staff Contact: Autumn Radcliff, Senior Planner

Attachments:

1. Etowah-Horse Shoe Plan Recommended Zoning
2. Planning Board's Recommendation – Option 1
3. Planning Board's Recommendation – Option 2
4. PowerPoint

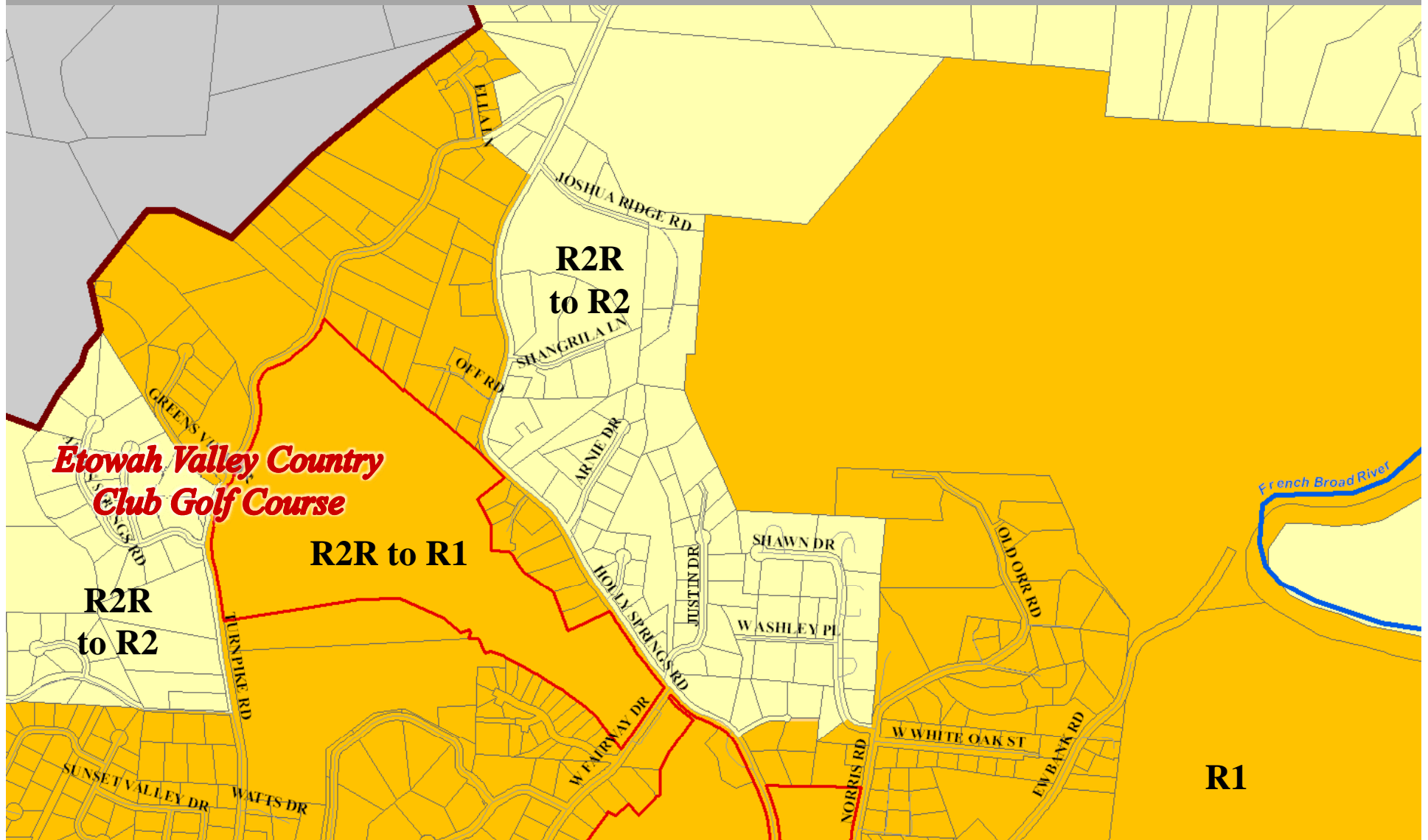
SUMMARY OF REQUEST:

At the February meeting, the Planning Board reviewed and discussed the residential zoning map recommendations for the Etowah and Horse Shoe Communities Plan. The Board had questions concerning the proposed R1 (Residential One) zoning district near the Etowah Valley Country Golf Course. The Board asked Staff to discuss the proposed zoning with former committee members to determine why some of the area adjacent to the golf course was included and other adjacent areas were not. Staff has provided two proposed options based on the Boards discussion. Staff asks that the Board give some general guidance to the locations of the proposed R1 boundary. The Planning Board will make a formal recommendation on all proposed amendments (map and text) at a later date.

Suggested Motion:

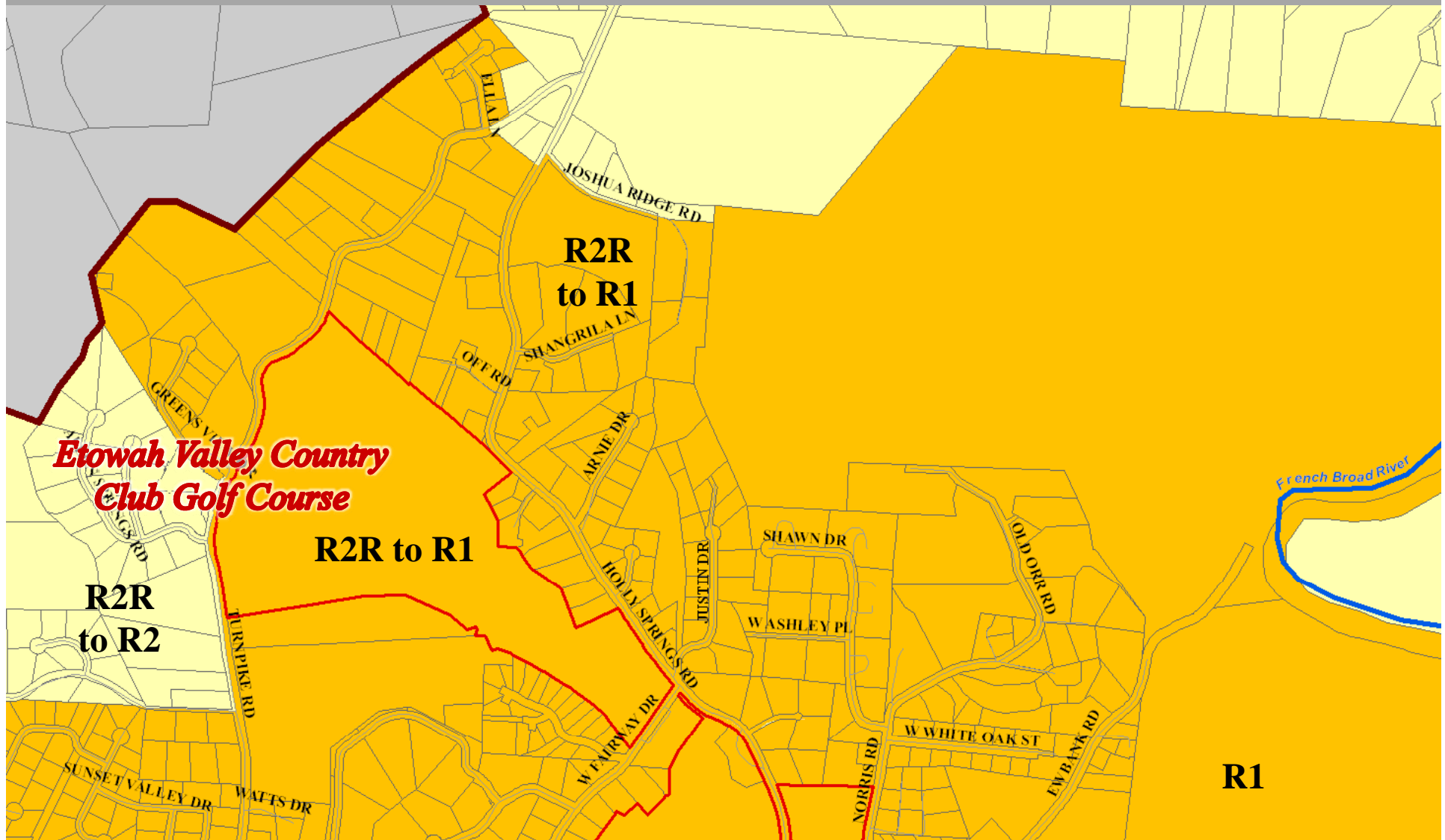
No motion suggested.

Etowah-Horse Shoe Plan Recommended Zoning



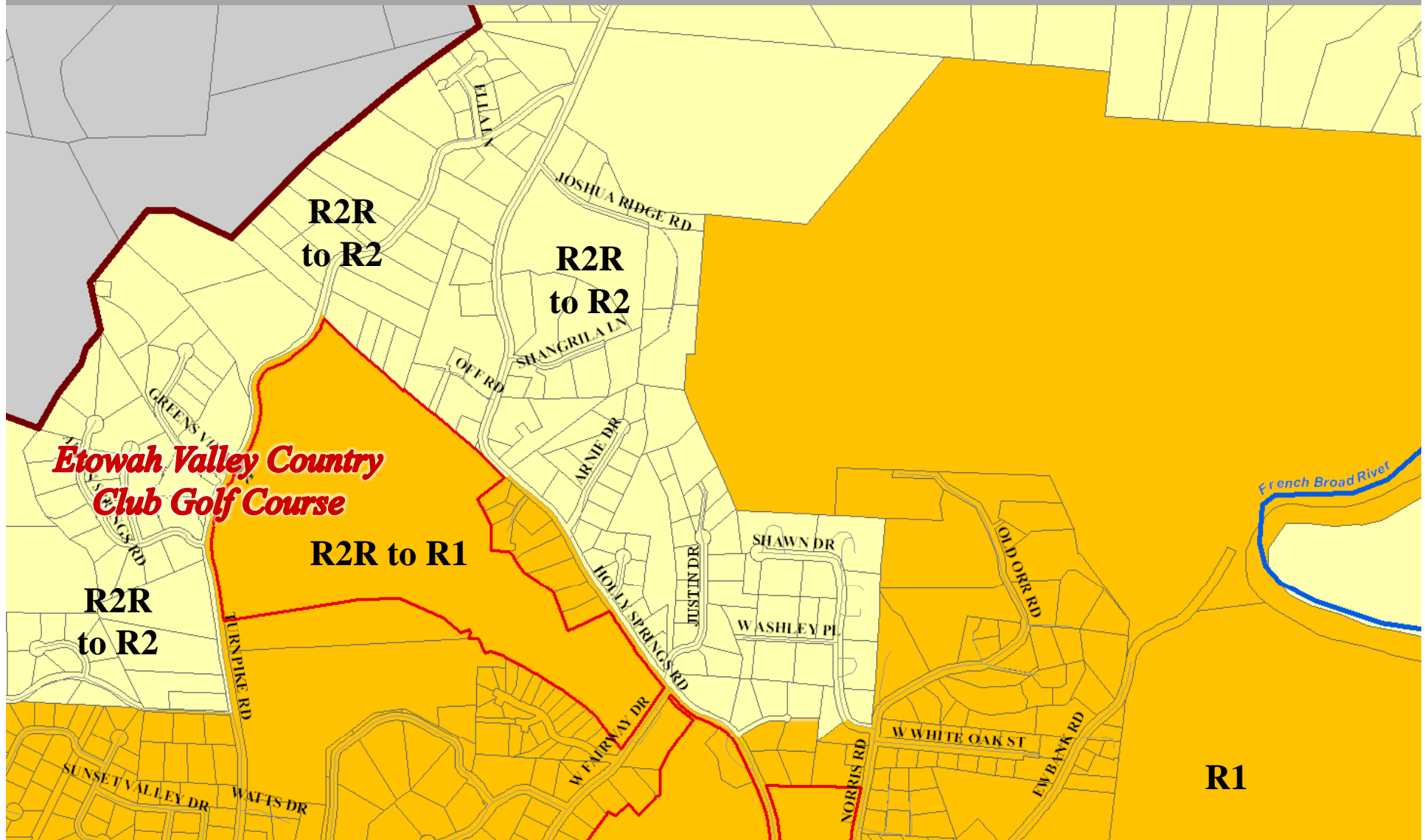
Planning Board's Recommendation – Option 1

(Expand proposed R1 zoning to include parcels south of Joshua A. Ridge Road)



Planning Board's Recommendation – Option 2

(Apply the R1 zoning to the golf course property only)



Etowah & Horse Shoe Communities Plan

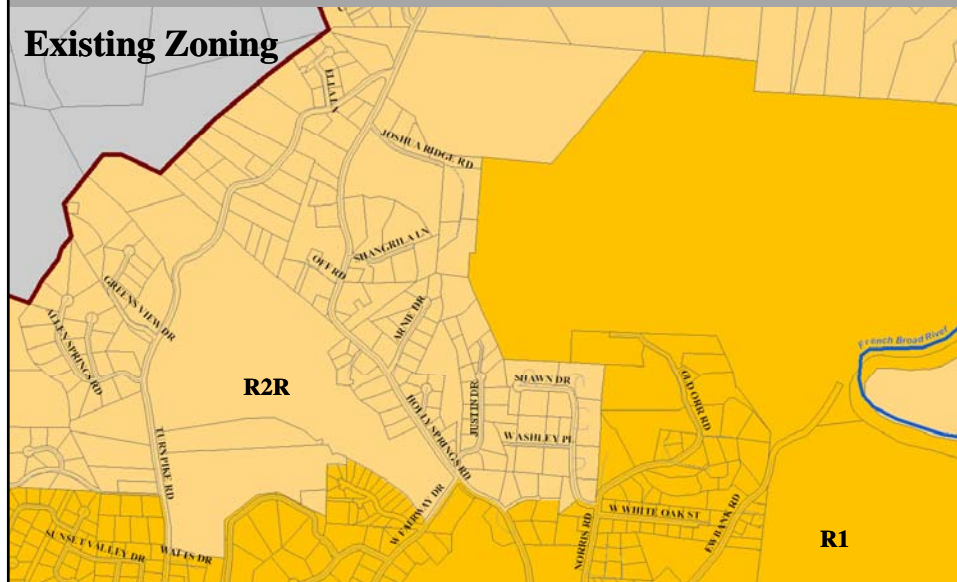
Plan Implementation Discussion: R1 Zoning near Etowah Golf Course

Planning Board Meeting
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Henderson County Planning Department

R1 Zoning Between Turnpike & Holly Springs Road

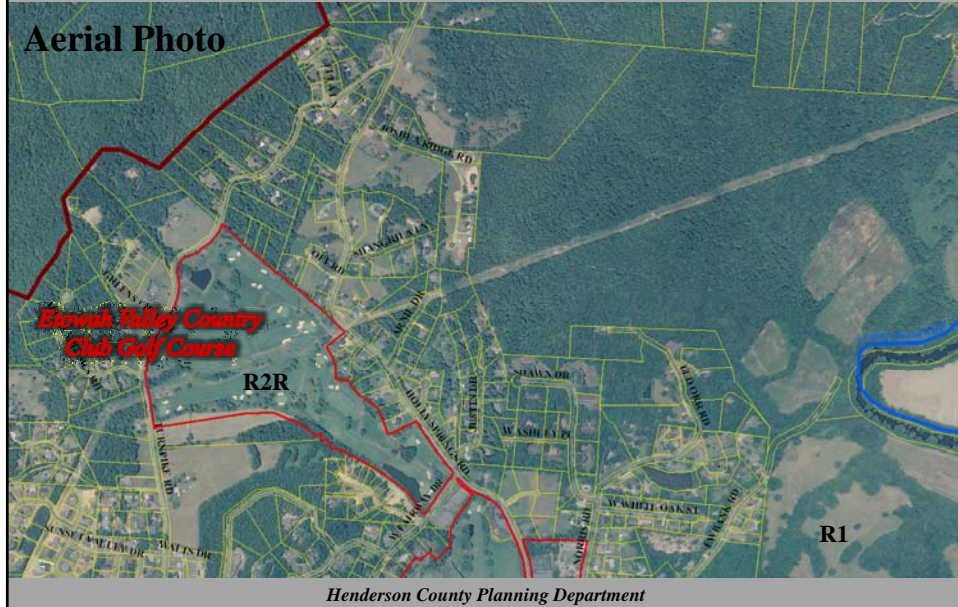
Existing Zoning



Henderson County Planning Department

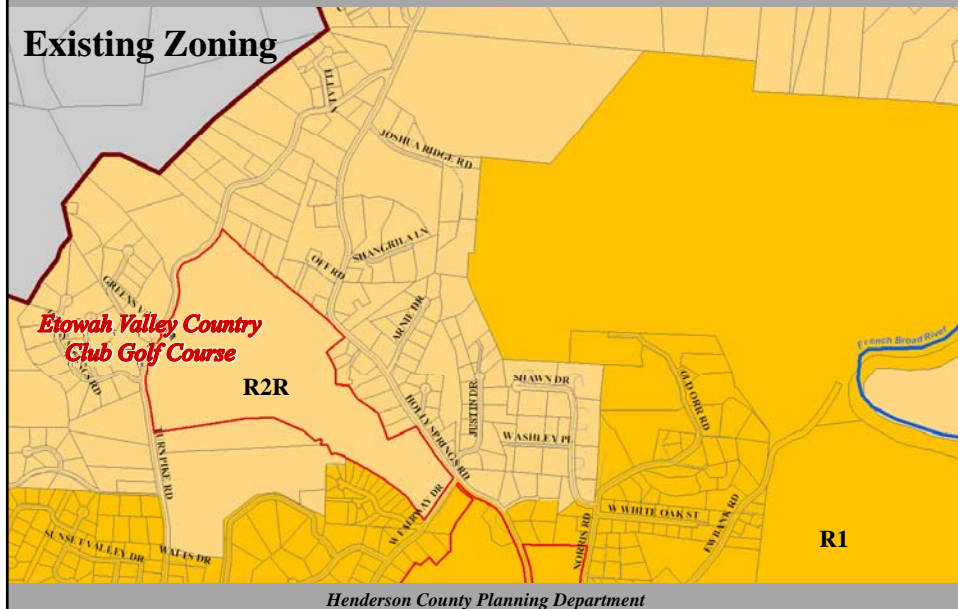
R1 Zoning Between Turnpike & Holly Springs Road

Aerial Photo



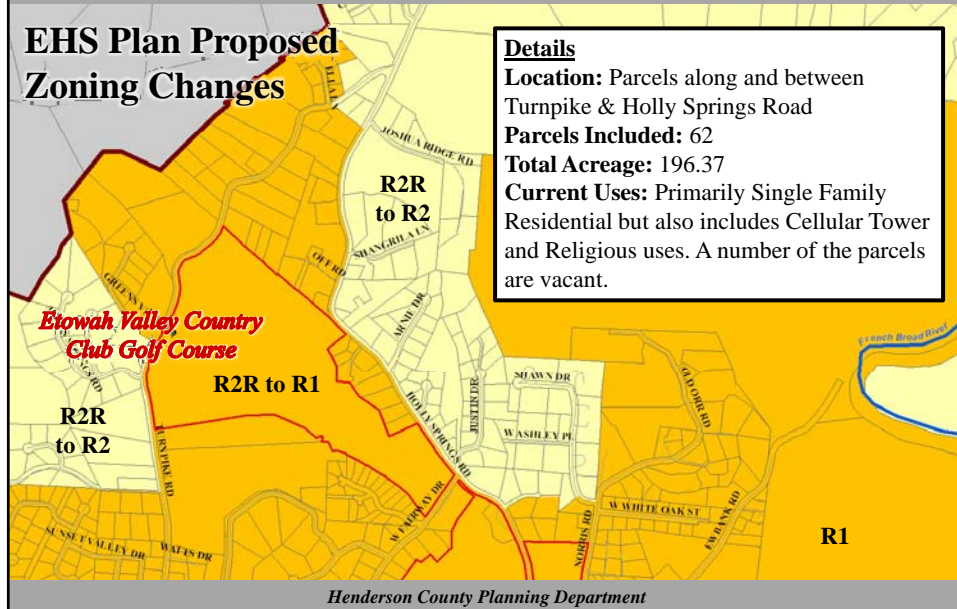
R1 Zoning Between Turnpike & Holly Springs Road

Existing Zoning



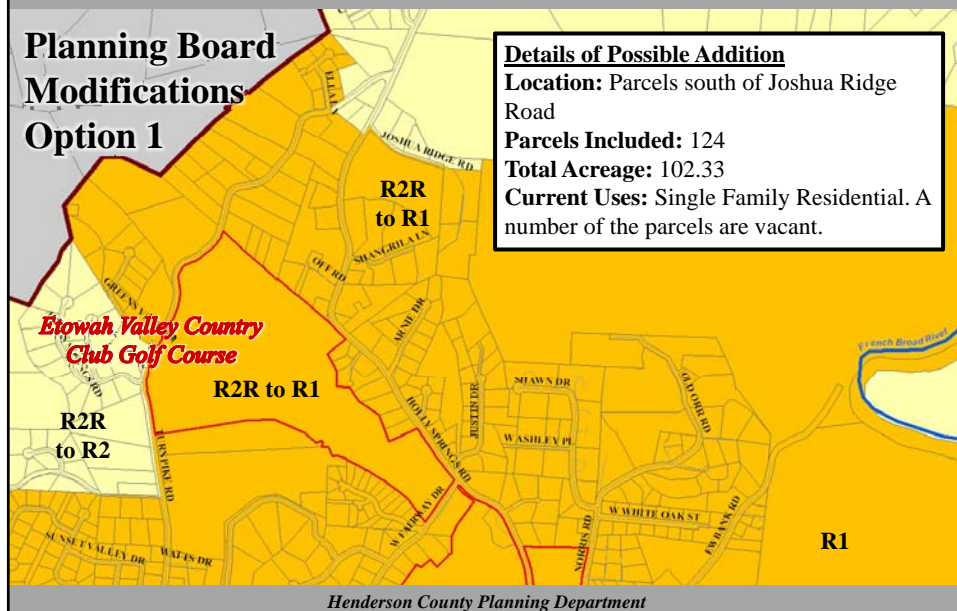
R1 Zoning Between Turnpike & Holly Springs Road

EHS Plan Proposed Zoning Changes



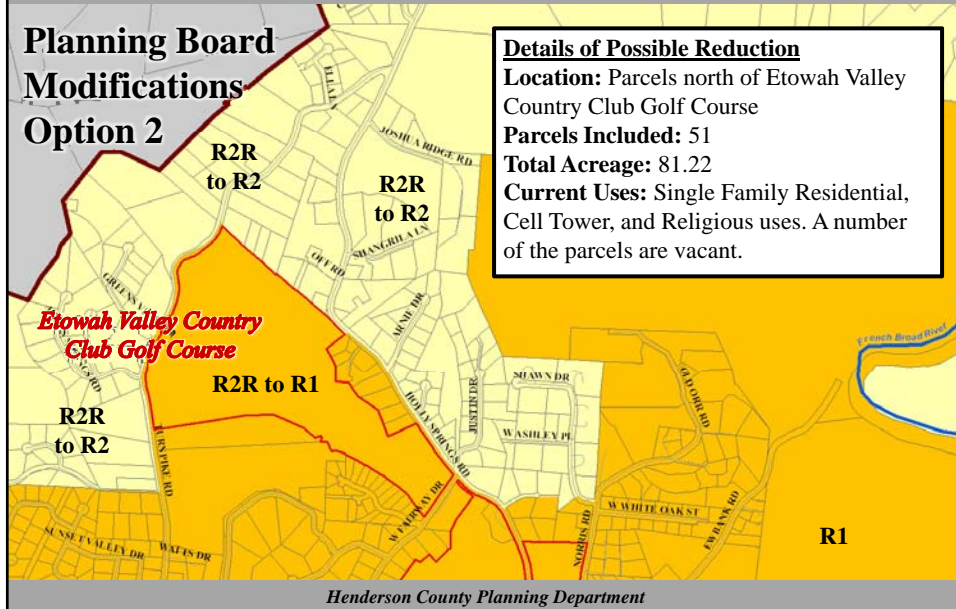
R1 Zoning Between Turnpike & Holly Springs Road

Planning Board Modifications Option 1



R1 Zoning Between Turnpike & Holly Springs Road

Planning Board Modifications Option 2



Questions and Discussion



Henderson County Planning Department