

## **REQUEST FOR BOARD ACTION**

### **HENDERSON COUNTY PLANNING BOARD**

**Meeting Date:** July 15, 2010

**Subject:** Continued Discussion on the Etowah and Horse Shoe Communities Plan Implementation – Review Planning Board’s Zoning Map Changes

**Staff Contact:** Autumn Radcliff, Senior Planner

**Attachments:** 1. Staff Memo  
2. PowerPoint

#### **SUMMARY OF REQUEST:**

The Planning Board has been in the process of reviewing and discussing the recommendations of the Etowah/Horse Shoe Communities Plan. The first recommendations that the Board discussed were the zoning map amendments, and as a result, the Planning Board made changes to some of the Plan’s recommended zoning. Before the property is posted and the Board makes its formal recommendation to the Commissioners, Staff has outlined the proposed deviations to the Plan’s recommended zoning. Based on later discussion by the Board, Staff has also identified an area of concern that the Board should discuss prior to making a formal recommendation.

The attached staff memo explains the Boards proposed changes and reasons for the deviation from the Plan (See Attachment 1). Staff anticipates the Board making a formal recommendation on all the proposed map amendments at the August Planning Board meeting. Staff will post property in the planning area prior to the August meeting.

#### **Suggested Motion:**

No motion suggested.

**MEMORANDUM**

**TO: Henderson County Planning Board**

**FROM: Autumn Radcliff, Senior Planner**

**DATE: July 7, 2010**

**SUBJECT: Etowah and Horse Shoe Communities Plan Implementation – Planning Board's Zoning Map Changes**

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Since January, the Planning Board has been reviewing and discussing the zoning map recommendations for the Etowah/Horse Shoe Communities Plan. As a result of this discussion, the Planning Board identified four areas of concern and made additional changes to the map amendments.

The Planning Board's changes will be noted to the Board of Commissioners, and the Planning Board must provide a reason for excluding or not recommending the Plan's recommended zoning map changes. 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. Staff anticipates the Board making a formal recommendation at the August Planning Board meeting. Listed below is the Planning Boards recommended zoning changes including an additional area of concern identified by Staff that the Board should discuss prior to the August meeting.

**Planning Board's Recommended Changes to the Etowah/Horse Shoe Zoning Recommendations:**

1. **Commercial** – The Etowah/Horse Shoe Communities Plan recommended LC along Sunset Hill Drive to Ridgeway Avenue in place of the existing R1 zoning. Planning Board recommended leaving the current R1 zoning due to the neighborhoods existing residential development and limited amount of vacant land present.
2. **Commercial** – Planning Board recommended including a small triangle section between the ROW along Highway 64W and Old Highway 64W as CC. Planning Board felt that due to the location, setbacks and size of the parcel the allowed uses are limited and the parcel is adjacent to the west of an area recommend by the Plan for CC.
3. **Residential** – Planning Board recommended applying R1 zoning to the golf course property only and those parcels that connected the existing R1 zoning district and the golf course property. The Etowah/Horse Shoe Communities Plan recommended zoning this area R1 from the Golf Course property to the Mills River Boundary to the north and extending the R1 from Greens Valley Road and Turnpike on the west to Holly Springs Road on the east. The Planning Board did not feel that the area beyond the golf course should be rezoned to allow high density development under the R1 zoning district. The Board felt that the residential uses beyond the golf course were less dense and had a rural residential character that should be zoned R2 as proposed by the Plan for the adjacent areas to the east and west.

4. **Residential** – Planning Board recommended using existing parcel lines to define the boundary between the R2R and the proposed R2 zoning districts in the southwest portion of the study area to prevent split zoning parcels.

**Area to be discussed by the Planning Board:**

1. Planning Board should discuss the area along Morgan Road. A possible option would be to extend LC on the opposite side of Morgan Road to the railroad tracks since LC is proposed on the south side of Morgan Road to Highway 64W and with the potential of a greenway along the railroad ROW. LC would allow for both residential and limited commercial uses that could benefit from the location of the greenway and proximity to Highway 64W.

# Etowah & Horse Shoe Communities Plan

## Plan Implementation Discussion: Commercial Zoning Recommendations

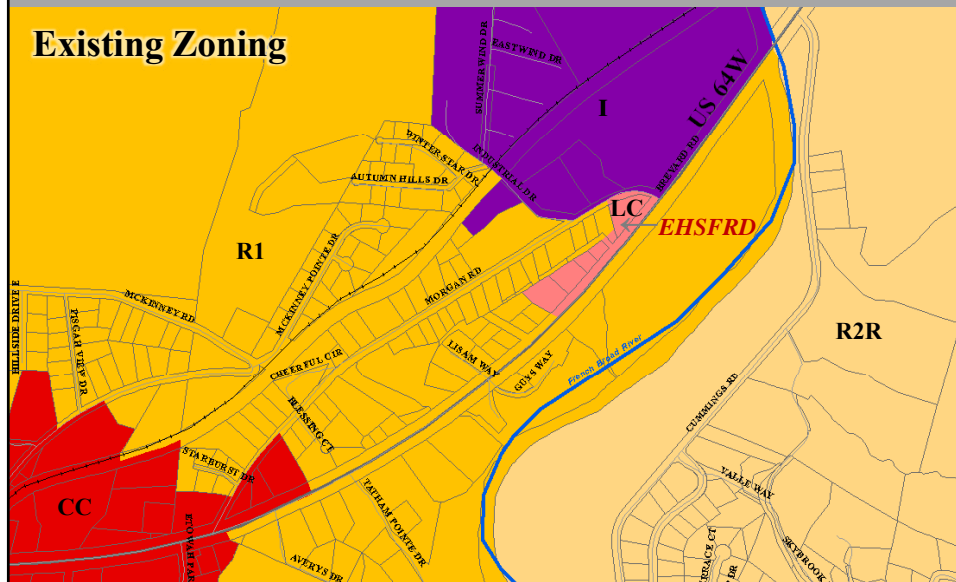


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## LC Zoning Along US Hwy 64 W. & Morgan Rd.

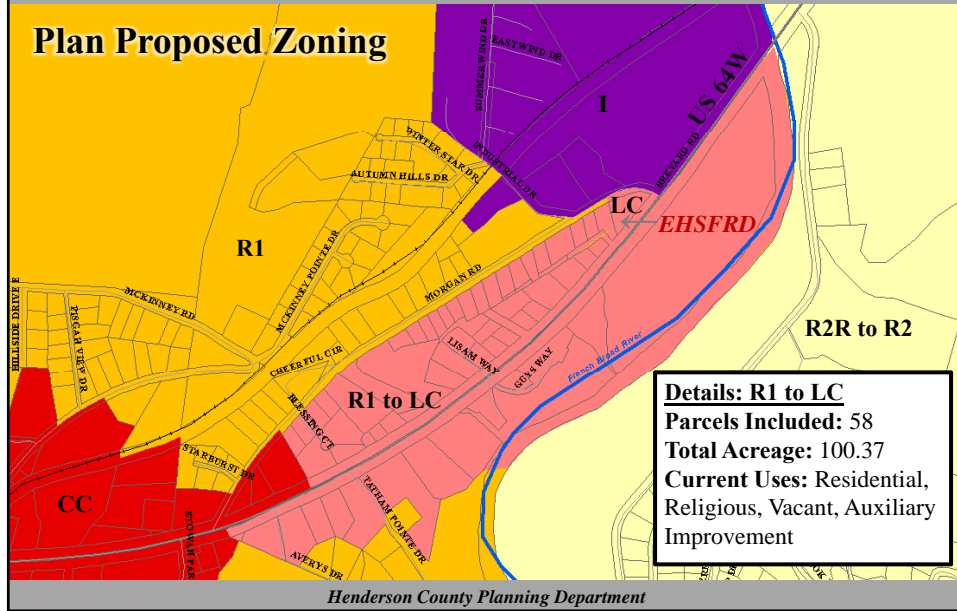
Existing Zoning



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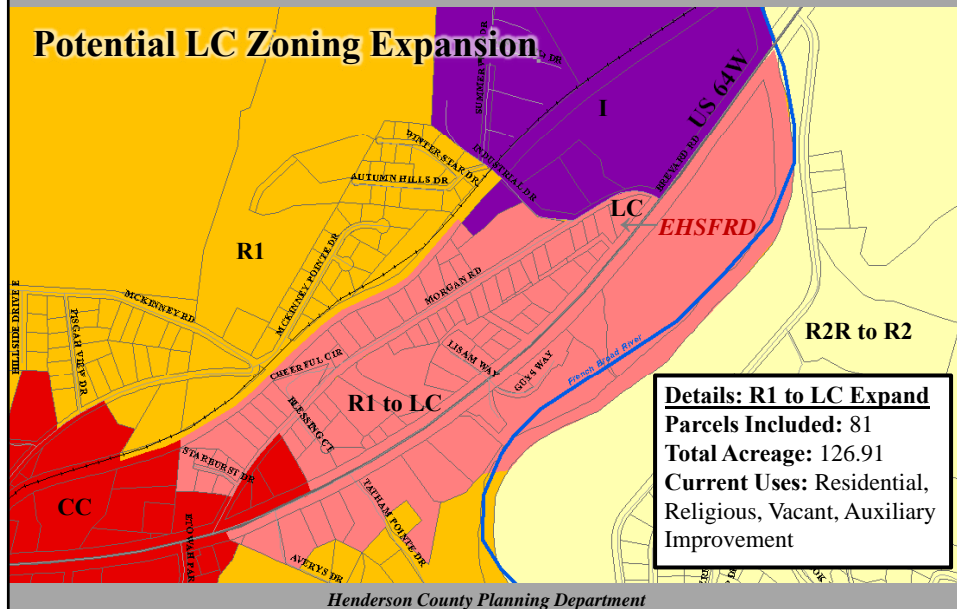
## LC Zoning Along US Hwy 64 W. & Morgan Rd.

### Plan Proposed Zoning



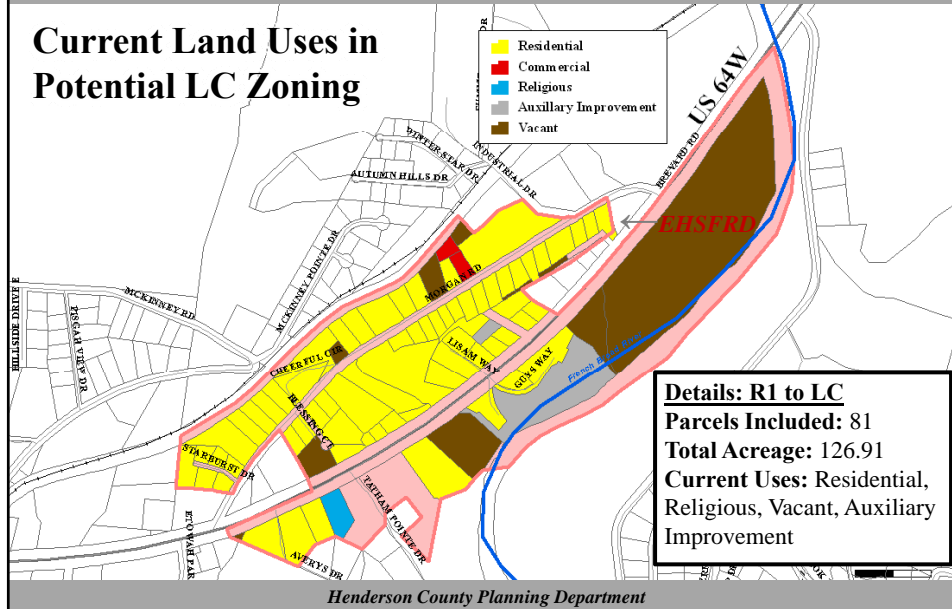
## LC Zoning Along US Hwy 64 W. & Morgan Rd.

### Potential LC Zoning Expansion



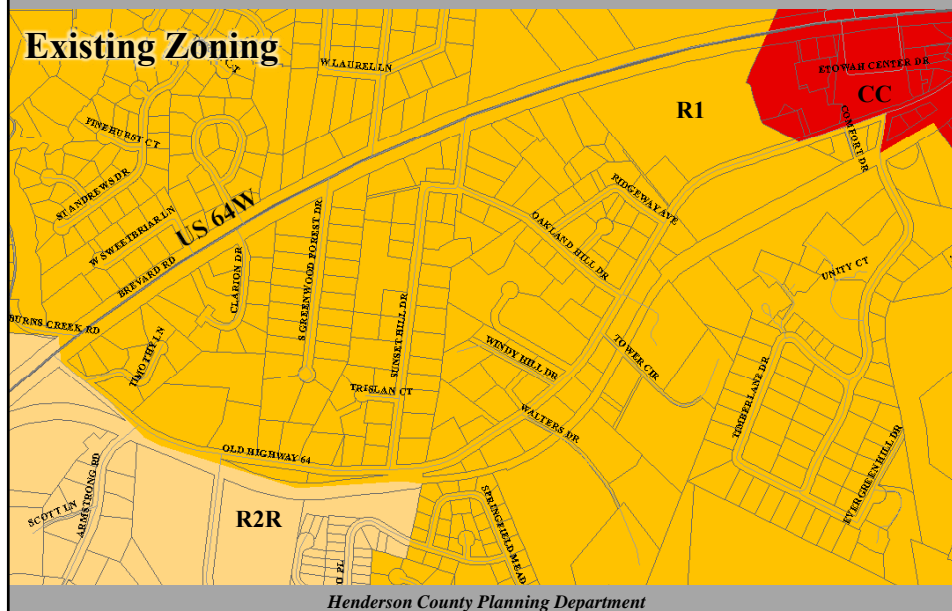
## LC Zoning Along US Hwy 64 W. & Morgan Rd.

### Current Land Uses in Potential LC Zoning



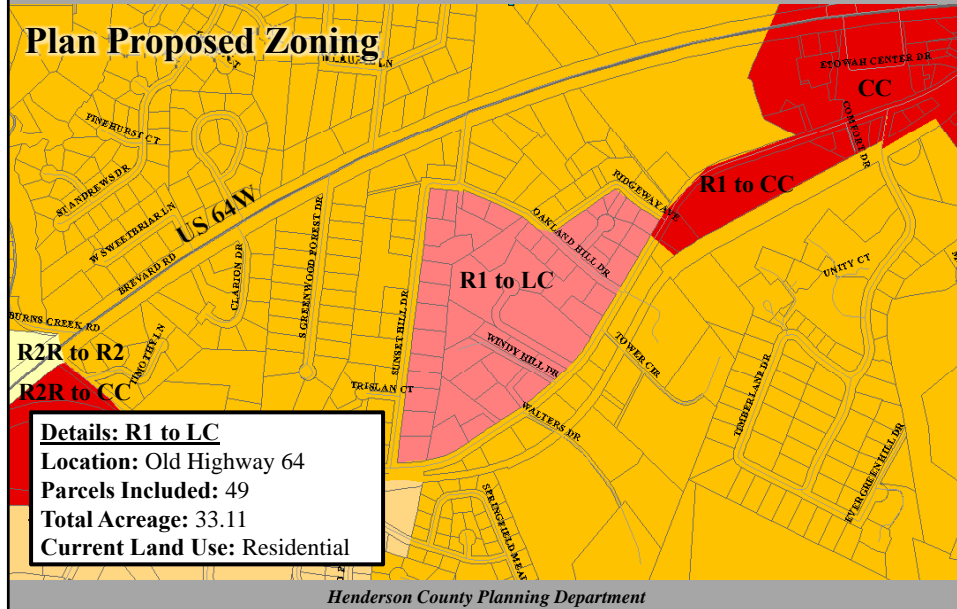
## LC Zoning Along Old Highway 64

### Existing Zoning



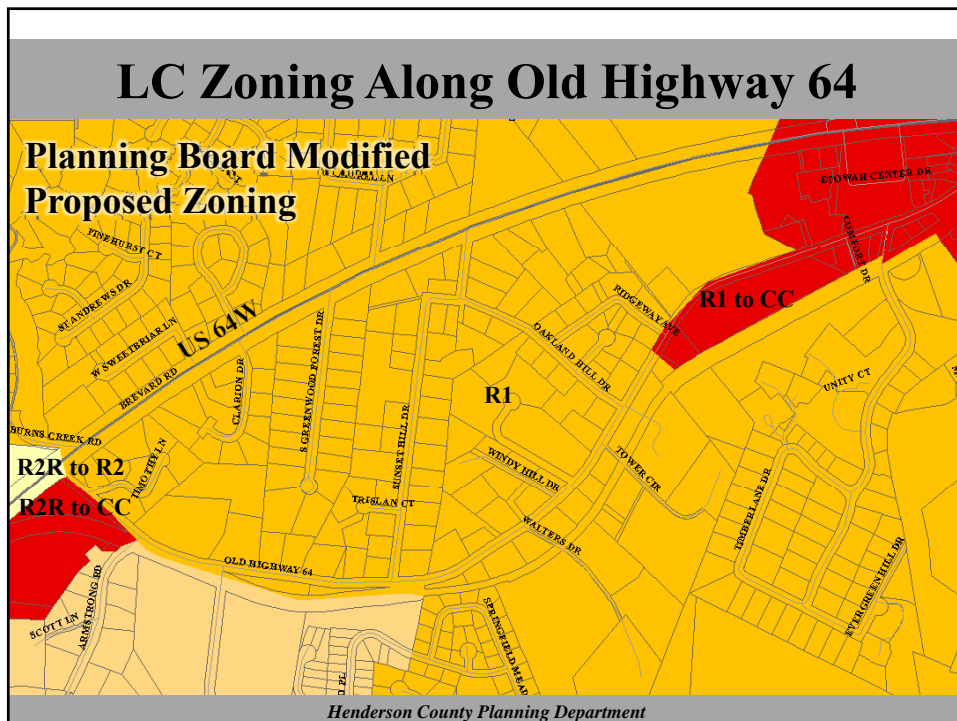
## LC Zoning Along Old Highway 64

### Plan Proposed Zoning



## LC Zoning Along Old Highway 64

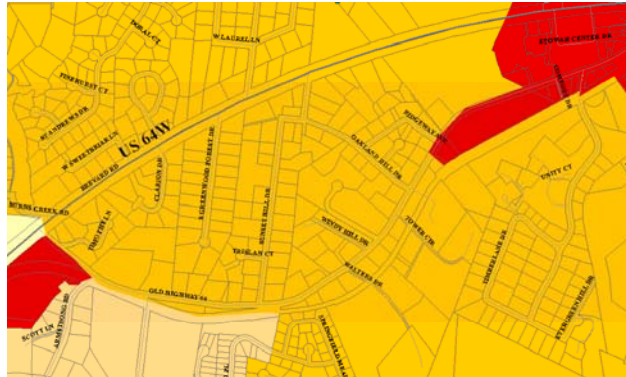
### Planning Board Modified Proposed Zoning





## Planning Board Justification

### LC Zoning Along Old Highway 64 West

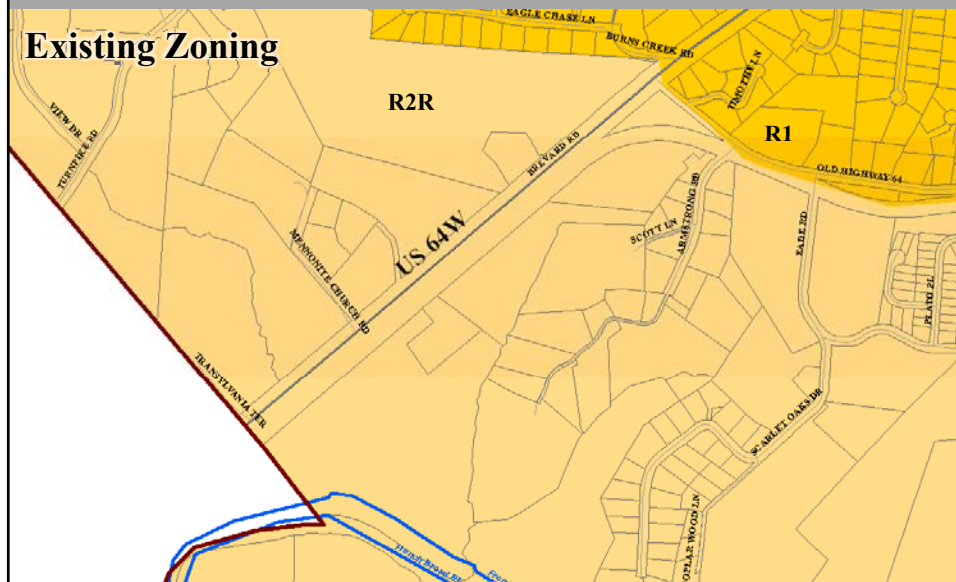


Planning Board recommended leaving the current R1 zoning due to the neighborhoods existing residential development and limited amount of vacant land present.

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## CC Zoning Along US Highway 64 West

### Existing Zoning

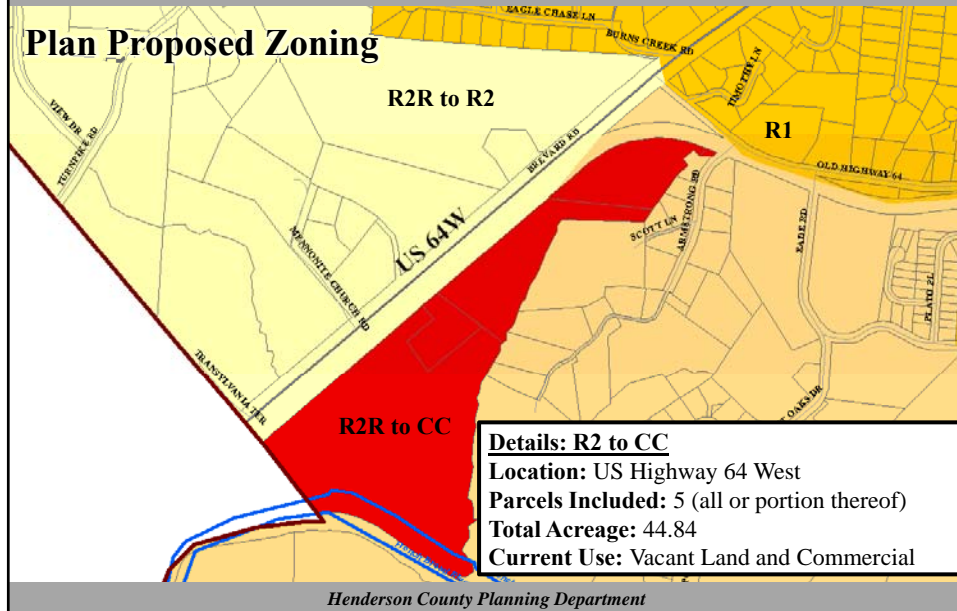


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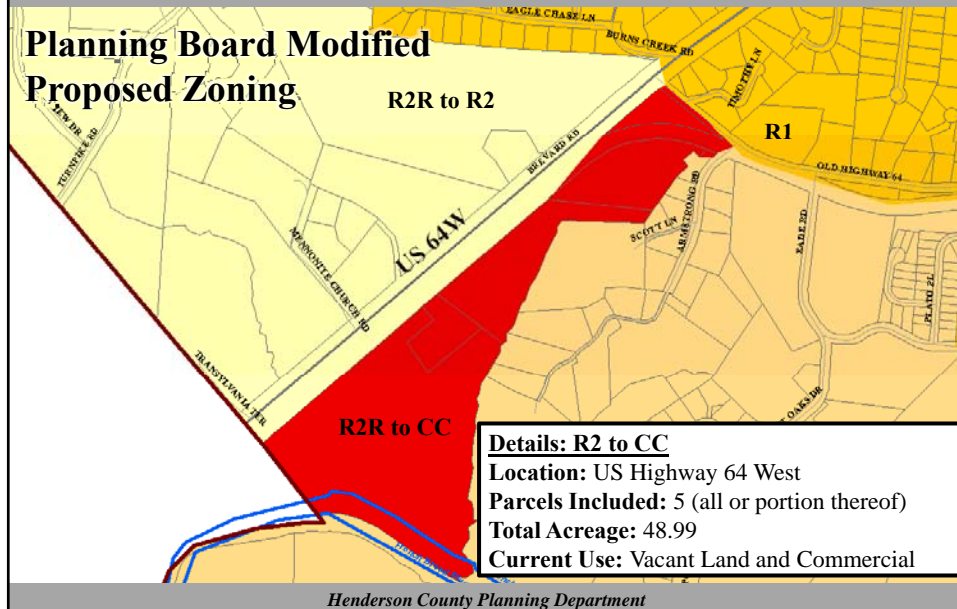
## CC Zoning Along US Highway 64 West

### Plan Proposed Zoning



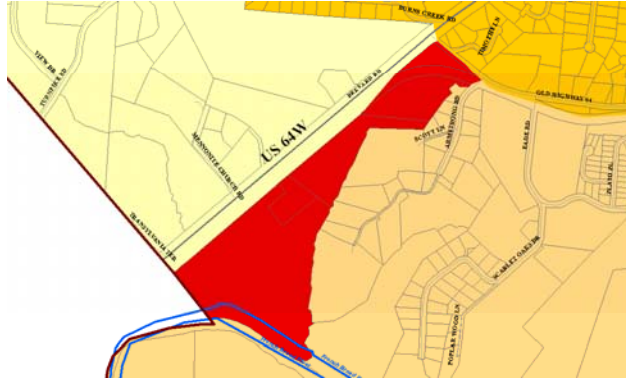
## CC Zoning Along US Highway 64 West

### Planning Board Modified Proposed Zoning



## Planning Board Justification

### CC Zoning Along US Highway 64 West

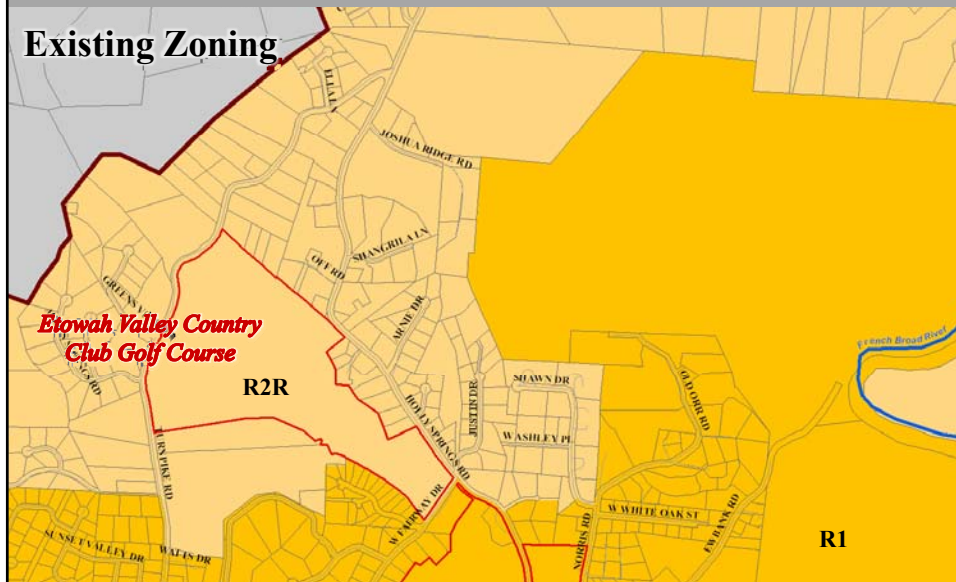


Planning Board felt that due to the location, setbacks and size of the parcel the allowed uses are limited and the parcel is adjacent to the west of an area recommend by the Plan for CC.

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## R1 Zoning Between Turnpike & Holly Springs Road

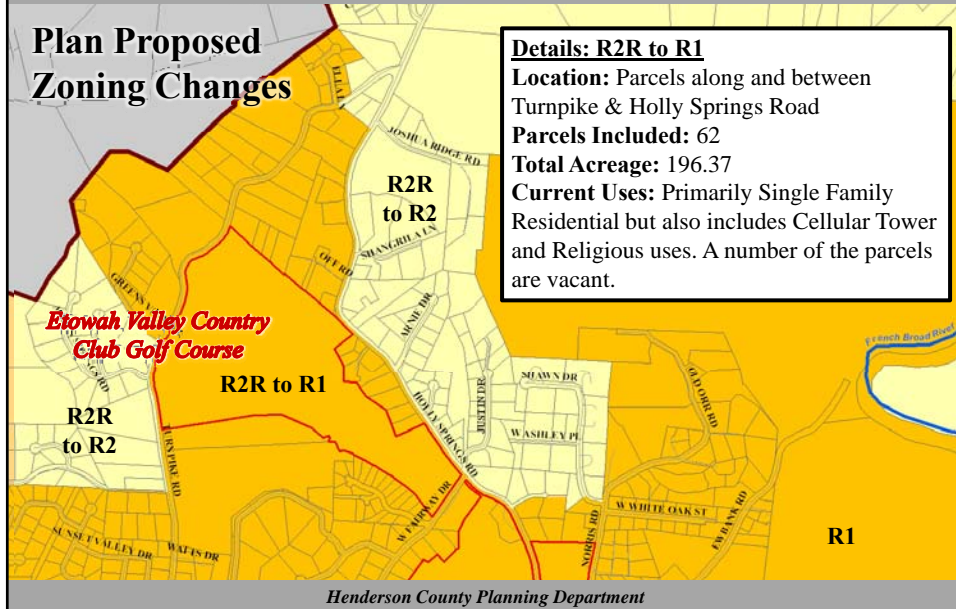
### Existing Zoning



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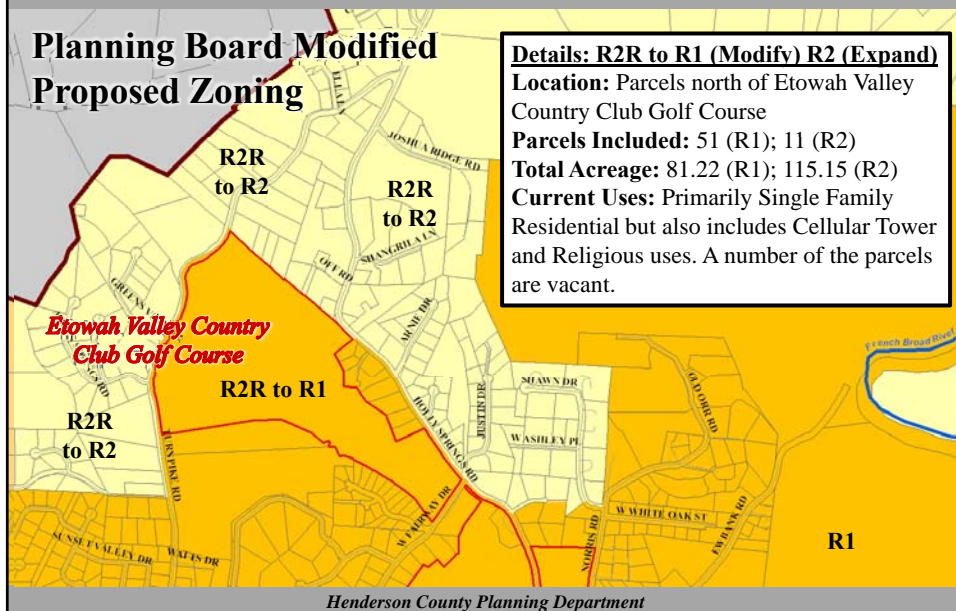
## R1 Zoning Between Turnpike & Holly Springs Road

### Plan Proposed Zoning Changes



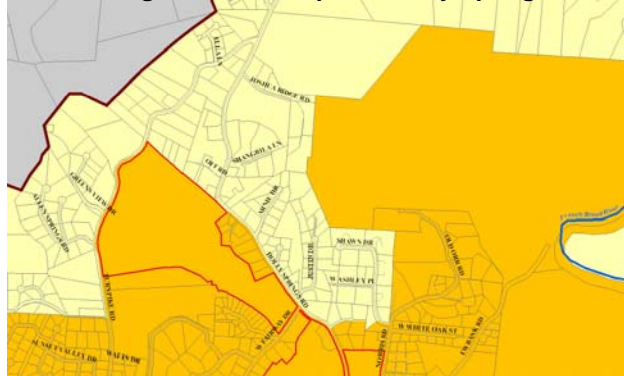
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### Planning Board Modified Proposed Zoning



## Planning Board Justification

### R1 Zoning between Turnpike & Holly Springs Road

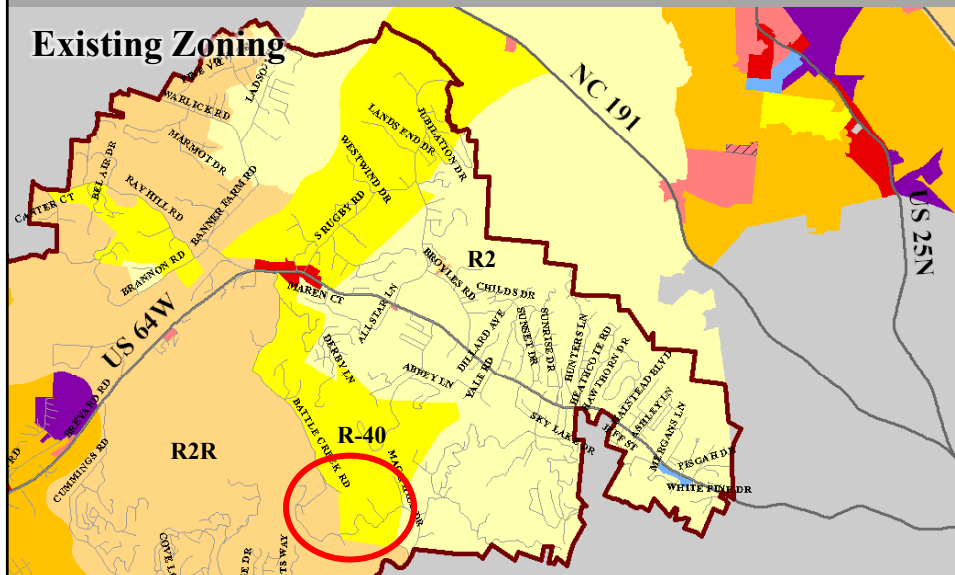


The Planning Board did not feel that the area beyond the golf course should be rezoned to allow high density development under the R1 zoning district. The Board felt that the residential uses beyond the golf course were less dense and had a rural residential character that should be zoned R2 as proposed by the Plan for the adjacent areas to the east and west.

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## R2 Zoning between Etowah & Horse Shoe

### Existing Zoning

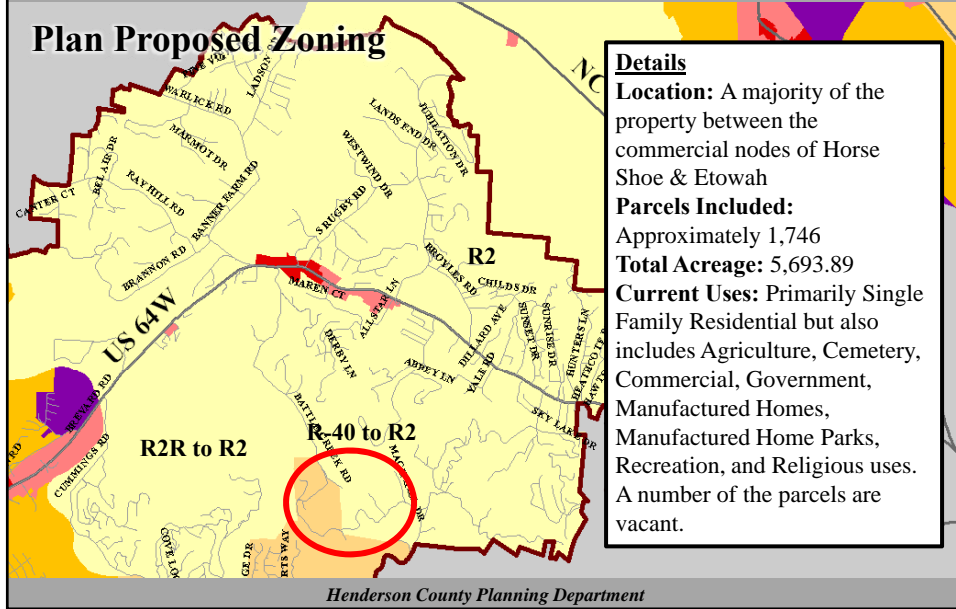


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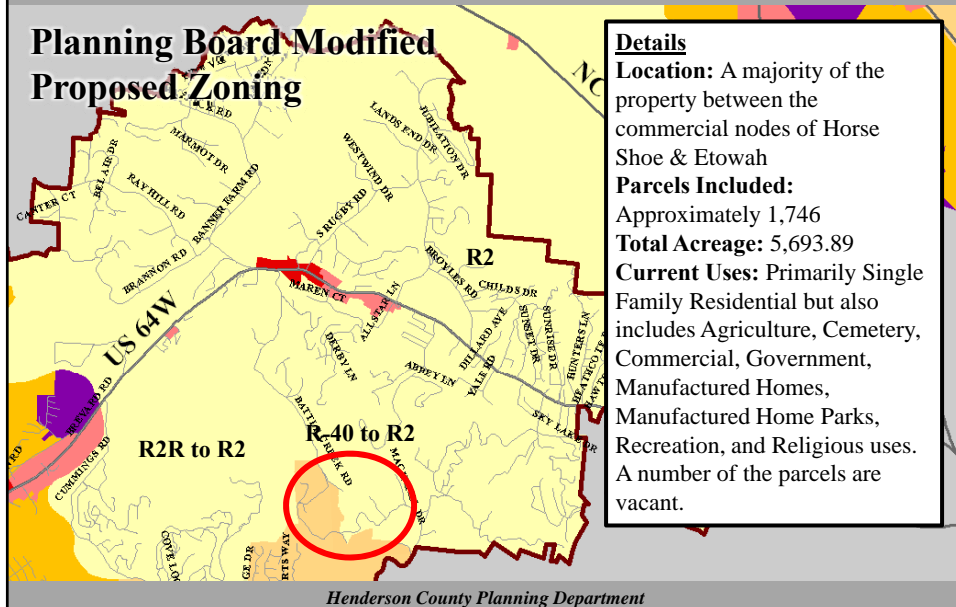
## R2 Zoning between Etowah & Horse Shoe

### Plan Proposed Zoning



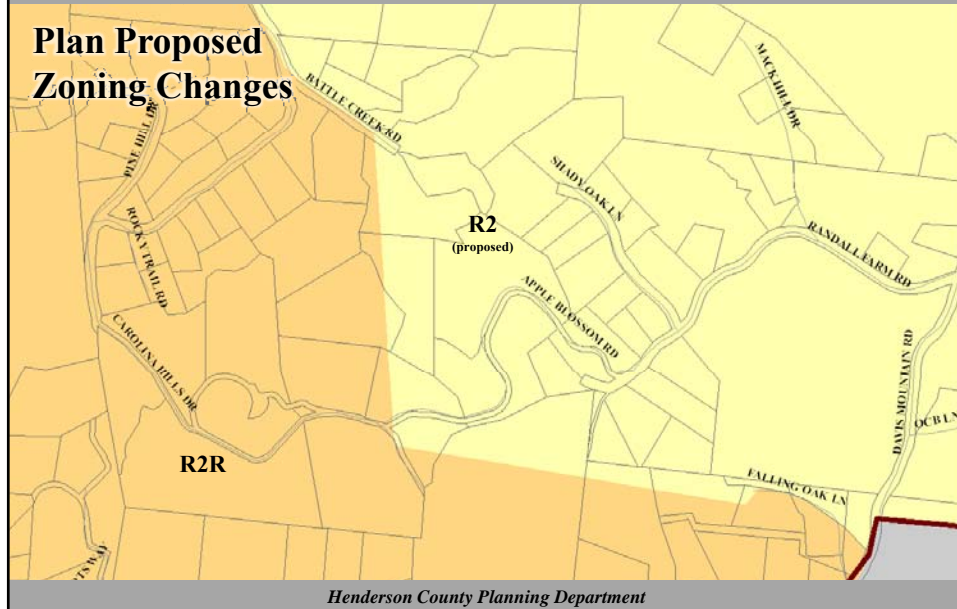
## R2 Zoning between Etowah & Horse Shoe

### Planning Board Modified Proposed Zoning



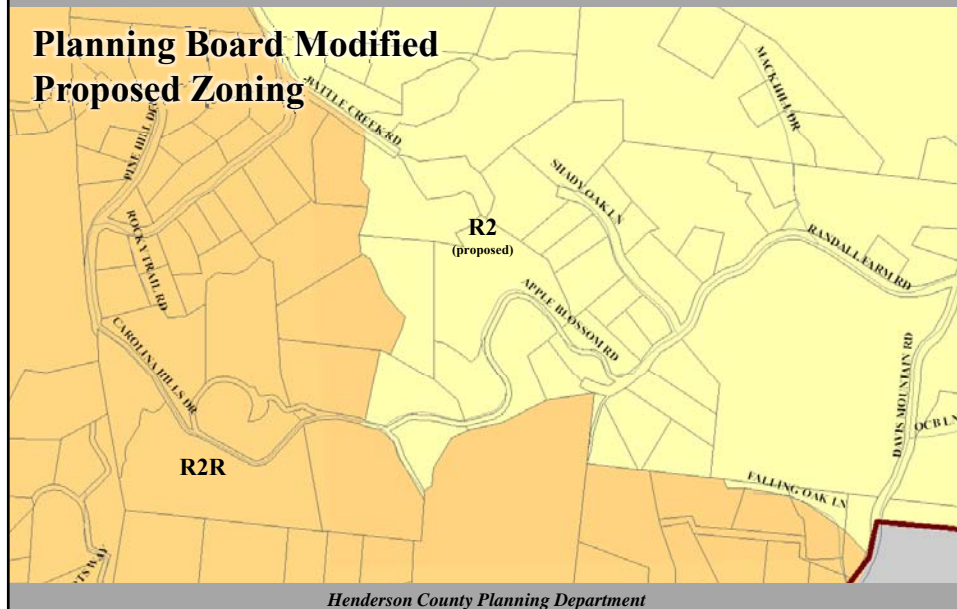
## R2 Zoning between Etowah & Horse Shoe

### Plan Proposed Zoning Changes



## R2 Zoning between Etowah & Horse Shoe

### Planning Board Modified Proposed Zoning



## Planning Board Justification

### R2 Zoning between Etowah & Horse Shoe



Planning Board recommended using existing parcel lines to define the boundary between the R2R and the proposed R2 zoning districts in the southwest portion of the study area to prevent split zoning parcels.

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## Questions and Discussion



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