

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

Meeting Date: August 19, 2010

Subject: Edneyville Plan Implementation

Staff Contact: Autumn Radcliff, Senior Planner

Attachments:

1. Staff Memorandum
2. Draft Schedule of Planning Board Related Recommendations

SUMMARY OF REQUEST:

The Planning Board reviewed the draft plan for the Edneyville area on December 17, 2009. After careful consideration and public input, the Board of Commissioners adopted the Edneyville Community Plan on May 11, 2010. While many of the recommendations are referred to other advisory boards or departments, many 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. Staff does not anticipate the Board to begin its discussion of the Edneyville Community Plan until finalizing its discussion of the Etowah-Horse Shoe Plan (zoning map changes).

Planning Staff has provided a tentative monthly schedule of the plan related topics (See Staff Memo). Of course, we will adjust this schedule as the Planning Board's discussions progress and may revisit similar recommendations in other community plans as they apply to the Edneyville Plan. 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 attached a draft schedule of Planning Board related recommendations showing all targeted Board dates. The Board should expect that the topics will run their course over several months in 2010 and 2011.

Suggested Motion:

I move that the Planning Board approve the tentative monthly schedule for the Edneyville Community Plan as discussed.

HENDERSON COUNTY
Planning Department

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MEMORANDUM

TO: Planning Board

FROM: Anthony W. Starr, AICP, Planning Director
Autumn Radcliff, Senior Planner

DATE: August 11, 2010

SUBJECT: Planning Board Schedule for Discussion of Edneyville Plan Implementation

The Board of Commissioners adopted the Edneyville Community Plan on May 11, 2010. The next steps are for various staff and boards to begin implementation of the plan. The Edneyville Plan covers a lot of ground and requires Planning Board consideration spanning meetings over several months in 2010 and 2011. Below is a tentative schedule of topics for Planning Board consideration. Establishing a schedule will allow Planning Department staff to better manage our other responsibilities and allow for Planning Board members to prepare for the discussion.

The Planning Board's feedback for this schedule is requested and can be modified as needed. Note that Board discussion will not begin until October or November to allow the Board to finalize its discussion of the Etowah-Horse Shoe Plan's zoning map changes.

<u>Month(s)</u>	<u>Topic</u>
October/November	Commercial/Industrial/office Institutional Zoning Map Changes for Edneyville
December	Residential Zoning Map Changes for Edneyville
January-February	LDC Text Amendment (Improvements to Existing Manufactured Home Parks and Implementing Stream Buffer Incentives)
March-April	Open Space Plan (Continued Discussion on the Priority Conservation Area Map)
May	Formal Recommendation on LDC Text Amendments & Zoning Changes to BOC
June	Access Management Standards on Identified Corridors (Possible County-wide Implementation)
July-August	Design requirements for Edneyville (Possible Overlay District or County-wide Implementation)
September	Establish Locational Criteria for an Affordable Housing Trust Fund

Planning Board members should note that this schedule excludes some issues including supporting utility scale alternative energy development and housing related recommendations (due to pending legislation). Those Board discussions would occur beyond the 2011 calendar year. Some of the above issues may require discussion within a different timeframe if implemented county-wide. If we are able to maintain this tentative schedule, consideration and action by the Board of Commissioners could occur as soon as Spring, 2011. State law requires the Board of Commissioners hold a public hearing prior to implementing the LDC and Zoning Map changes.

In summary, several key discussions and other plans lie ahead for the Planning Board's consideration. Please expect changes to this schedule as new issues arise or further discussion by the Board is needed.

Recommendation	Responsible Board/Committee/Department	Target Start Date (Forward recommendation)	Planning Board Target Date (or other board)	BOC Target Date (if needed)
LDC Text and Zoning Map Amendments				
Develop an Overlay District for Edneyville Planning Area to implement various recommendations.	Planning Board & Department	Overlay District – FY11	FY11	FY11 or FY12
Consider requiring improvements to existing manufactured home parks within the Edneyville Planning Area (Note: Actual improvements in MHPs to occur 2016-18)	Planning Board & Department /Code Enforcement Dept.	Overlay District – FY11	Spring-Summer 2011	2011
Consider implementing stream buffer incentives. Note: Consider if it is more appropriate for this to be part of a county-wide standard.	Planning Board & Department	Countywide – 2011/2012 LDC Amendments	2011/2012 LDC Amendments	2011/2012 LDC Amendments
Support utility scale alternative energy development (wind turbine/wind mill/solar panel farms) at appropriate locations within the Edneyville Planning Area.	Planning Board/BOC/ Partnership for Econ. Dev.	Pending Legislation	TBD	TBD
Residential, Commercial, Office Institutional and Industrial Zoning Map Changes	Planning Board & Department	Fall 2010	January– March 2011	Spring/Summer 2011
Housing Recommendations				
Establish locational criteria for accessing any County established or supported affordable housing trust fund.	Planning Board/Affordable Housing Coalition/Planning Dept.	Summer 2011	Fall 2011	Fall 2011 (depends on having a AHTF)
Preserve housing stock and increase housing opportunities at major intersections and transit centers. Note: possible rezoning and/or expansion of transit service points.	Planning Board	Summer 2012	Fall 2012	Fall 2012
Greenways and Open Space Recommendation				
Develop an open space plan.	Planning Board	Spring 2011	Summer 2011	
Transportation Recommendations				
Consider implementing more stringent access management standards along all or part of identified corridors. Note: Possible county-wide implementation.	Planning Board/TAC/NCDOT	2011-2012 (Countywide)		