

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

Meeting Date: November 18, 2010

Subject: Revised Edneyville Plan Implementation

Staff Contact: Autumn Radcliff, Senior Planner

Attachments: 1. Revised Implementation Schedule

SUMMARY OF REQUEST:

On August 19, 2009, the Planning Board reviewed and tentatively approved the implementation schedule for the Edneyville Community Plan. 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.

The Planning Board and staff have been working on several items including the Etowah-Horse Shoe zoning changes, the LDC text amendments and the draft Dana Community Plan that have made it necessary to revise the proposed implementation schedule for the Edneyville Community Plan. The tentative schedule showed the Board beginning its review of the recommendations in the November/December timeframe. Since the Board will hold a joint meeting with Dana Community Plan Advisory Committee in December, Staff is proposing that the Board began its discussion of the Edneyville recommendations in January, 2011.

Staff attached a revised 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 beginning in January. The schedule is still subject to change based on the Planning Boards discussion.

Suggested Motion:

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

HENDERSON COUNTY
Planning Department

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MEMORANDUM

TO: Henderson County Planning Board

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

DATE: November 9, 2010

SUBJECT: Revised Planning Board Schedule for Discussion of Edneyville Plan Implementation

The Planning Board and staff have been working on several items including the Etowah-Horse Shoe zoning changes, the LDC text amendments and the draft Dana Community Plan that have made it necessary to revise the proposed implementation schedule for the Edneyville Community Plan. The tentative schedule showed the Board beginning its review of the recommendations in the November/December timeframe. Since the Board will hold a joint meeting with Dana Community Plan Advisory Committee in December, Staff is proposing that the Board began its discussion of the Edneyville recommendations in January, 2011.

Below is a revised schedule of topics for Planning Board consideration. The schedule is tentative and may need to be modified as the Board discusses the various topics.

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