

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

Meeting Date: November 18, 2010

Subject: Update: Hendersonville ETJ Expansion on Upward Road

Staff Contact: Anthony Starr, Planning Director

Attachments: 1. Map – ETJ Expansion

SUMMARY OF REQUEST:

The City of Hendersonville is in the process of expanding the extraterritorial jurisdiction (ETJ) area to provide guidelines for new development along the Upward Road Corridor (See Attachment 1). It is anticipated that new development along the corridor will need city sewer service which requires voluntary annexing into the City of Hendersonville. Approximately 190 properties (185 individual property owners) are included in the proposed expansion.

The City Council held a public hearing, as required by law, on the proposed ETJ expansion on November 4, 2010. The Council closed the public hearing (approximately 25 people attended and 7 spoke in opposition) and is awaiting approval by the Board of Commissioners. The County Commissioners, by resolution, must approve the proposed ETJ expansion. It is anticipated that the County Commissioners will discuss the proposed expansion at the November 17th meeting. If the County Commissioners approve the expansion request, the City Council will continue its discussion on December 2nd.

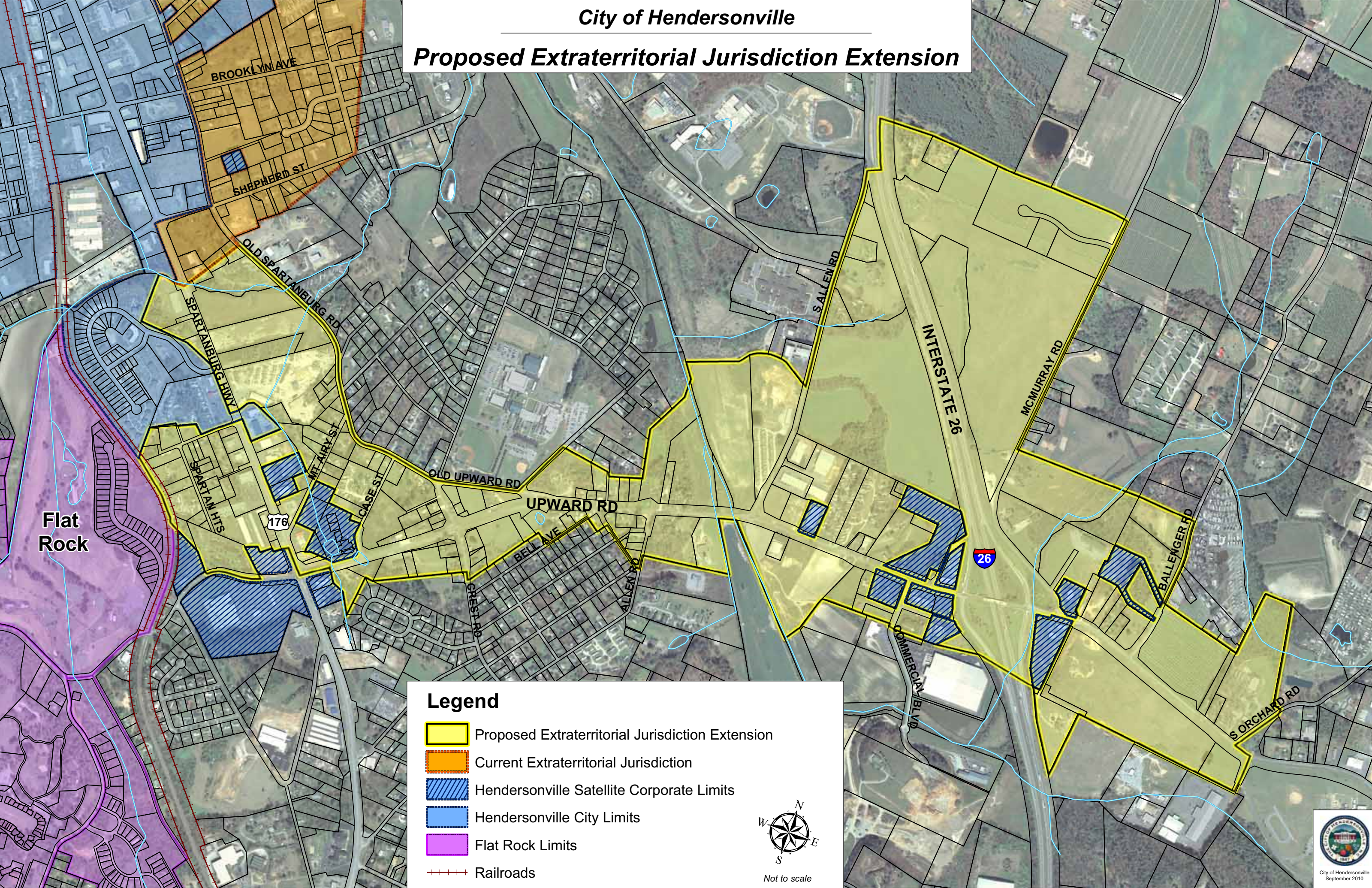
According to the City Planning Department a new zoning district classification for the Upward Road Corridor will be reviewed by the City's Text and Policy Committee on November 22nd. The new zoning district classification must be reviewed by the City Planning Board and the City Council must hold a public hearing on the text amendment provided the ETJ expansion is approved.

Staff will provide the Planning Board with an overview of the Commissioners November 17th meeting and other related information on the proposed ETJ expansion at the Boards meeting on November 18th.

Suggested Motion:

None required.

Proposed Extraterritorial Jurisdiction Extension



Legend

- Proposed Extraterritorial Jurisdiction Extension
- Current Extraterritorial Jurisdiction
- Hendersonville Satellite Corporate Limits
- Hendersonville City Limits
- Flat Rock Limits
- Railroads



Not to scale



City of Hendersonville
September 2010