

Etowah & Horse Shoe Communities Plan Supplemental Materials



September 16, 2009

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PUBLIC INPUT FROM THE COMMUNITIES

Public Input Meeting 1

On November 13, 2007, the first public input session was held at Etowah Elementary School for the Etowah and Horse Shoe Communities Plan. Approximately 90 residents from the Communities came to the meeting. These residents were divided into groups and invited to participate in a discussion about the strengths, concerns, and 15-year vision of their Communities. The facilitators for each group asked and recorded responses to the following three (3) questions:

1. What are the strengths of the Etowah and Horse Shoe Communities?
2. What are your concerns for the Etowah and Horse Shoe Communities?
3. What do you hope to see/envision for the Etowah and Horse Shoe Communities in 15 years?

All answers to these three questions were posted on the walls at the end of the meeting and voted on by the residents. The results of the meeting showed that most participants voted for community character, individual freedom, and natural beauty as the strengths of their Communities. They were most concerned about high density development, steep slope development, effects of growth on infrastructure, environmental degradation, illegal immigration, traffic and taxes. Finally, in regards to the 15-year vision, most participants voted that they wanted to see no ridgeline development, the return of young adults to the area through more jobs and affordable housing, and using the Norfolk-Southern railroad as a roadway to Hendersonville.

Public Input Online Survey

Additionally, residents of Etowah and Horse Shoe were invited to comment online about strengths, concerns, and the 15-year vision for their communities. Most participating in the online discussion commented about the beauty, rural character, and small town atmosphere as strengths of their Communities. Concerns were most cited as overdevelopment, the lack of affordable housing, taxes, traffic, and development's impact on infrastructure. With regard to the 15 year vision for their Communities, comments were related to maintaining rural character, more commercial businesses, such as a grocery store and restaurants, walkable communities, more parks and preserved farmland. Others commenting on the 15-year vision feared an increase in traffic on US Highway 64 West, overdevelopment, noise, and the presence of big-box stores. Appendix 2 of this Plan shows the responses given by the residents during the meeting.

Public Input Meeting 2

A second public input session was held on December 2, 2008 at the Etowah Elementary School. A Draft Plan was made available to the public on November 11, 2008. Approximately 100 residents attended the input session. Committee Members and Staff were designated to five (5) stations: Natural and Cultural Resources; Agriculture and Housing; Community Facilities and Services, Community Character and Design, and Economic Development; Transportation; and

Land Use and Development. Public input was recorded by Staff and Committee Members and survey forms were made available with the following questions:

1. Do you live in the Etowah and Horse Shoe Planning Area?
2. If you answered no to #1, where do you live?
3. Please check which of the following apply to you.
 - I work in the Etowah and Horse Shoe Planning Area
 - I own property in the Etowah and Horse Shoe Planning Area
 - I own or operate a business in the Etowah and Horse Shoe Planning Area
 - None of the above
4. Which parts/sections of the Plan did you like?
5. Which parts/sections of the Plan did you dislike?
6. Is there a specific concern that the Plan did not address?
7. Do you have additional comments or questions?

Forty-three (43) surveys were collected. Survey responses and input recorded by Staff and Committee Members can be viewed in Appendix 2.

Public Input Meeting 1 Results

1. What are the strengths of your Community? (Comments as noted by facilitators--All answers)	Votes
Individual Freedom	5
Not overregulated yet	3
Affordable Housing	3
Natural Beauty	3
Rural Nature	2
Multiple types of landuse	2
Churches/ Religious	2
Dry County	1
Library	1
Churches	1
Quality of Life	1
Public Services	1
Agriculture (corn, dairy, sod)	1
Both Communities offer different lifestyle, character	1
Rural character (preserving)	1
Peaceful	0
Low Crime	0
Greenspace	0
Rural character	0
Low Commercial and industrial parks/development	0
good schools	0
French Broad River	0
Do not have ridge-top development	0
Look of the area	0
Non-commercial nature	0
Location to Hendersonville and Asheville	0
School quality	0
Neighborhood Business (3 shopping areas)	0
Closeknit community	0
residential/ farming	0
variety of outdoor activities	0
small development (3/4 to 1 acre)	0
Types of farms (vegetable and animal)	0
River	0
Churches	0
Schools	0
Park	0
Rural Area	0
Working Together	0
Strong civic organizations	0
community pride	0
central location	0
access to amenities	0
great view of mountains (Pisgah)	0
Access to national and state forest	0
Tourism	0
Access to airport	0

1. What are the strengths of your Community?	Votes
Can live country life	0
Slower paced lifestyles	0
Library	0
Small community Living	0
Less traffic	0
Climate	0
Natural Beauty	0
Greenspace	0
still have agriculture working land	0
Waterways	0
No fast food chains	0
Strong community	0
Friendly/ honest people	0
Golf courses	0
Great park	0
Good variety of businesses and golf course	0
Rural/ community environment	0
Presence of French Broad River	0
Farms	0
Good Schools	0
Choice of Churches	0
Strong fire district	0
Low Crime Rate	0
Good Produce Stand	0
Close to state parks	0
Close to airports	0
Rural/ natural environment	0
Etowah Park	0
Not pollution (lack of industry)	0
People and Community	0
Fire Department and EMS	0
Common Vision	0
Schools	0
Not a lot of traffic	0
Good Sewer system	0
Lack of People	0
Water System	0
Fire and EMS Protection	0
School System	0
Rural Nature	0
Small Business Character	0
Library	0
Community Identity	0
Church Community	0
Park System	0
French Broad River	0
Golf/ Recreation (Park)	0
Peaceful Quality	0
Low Crime	0

1. What are the strengths of your Community?	Votes
Accessibility to other Communities (Hendersonville and Asheville)	0
Proximity to national forest	0
Absence of polluting industries	0
Low Density (avg 1 acre or more per dwelling)	0
Family community	0
Farming community	0
Low density	0
Views	0
Independence	0
People and Community	0
Central location	0
Attraction of tourists	0
Community/ City Elements (Bank, Post Office, etc.)	0
Overall Quality of Life	0
Small Town Feel w/ City Elements	0
Diversity of Population by Age	0
Low Crime Rate	0
Grocery Store	0
Churches	0
good schools	0
Climate	0
Medical support	0
One tax to pay	0
Location close to Asheville, Brevard, and Public land	0
Good roads	0
Agriculture	0
Low Density of Horse Shoe	0
Sense of Community	0
Golf Course Community	0
Recreation for families	0
Community Services	0
Current Cost of Living	0
Lack of Utilities/ Bills	0
Existing City Utilities	0

2. What are your concerns for the Community? (Comments as noted by facilitators--All answers)	Votes
Stop developments smaller than 1.5 acres/house	24
Overdevelopment	14
High density development that's rapid and uncontrollable	11
Illegal Immigration	8
Traffic	8
Density of Development	6
Development on steep slope and mountain ridges	6
High Density Subdivisions	5
Highway 64	5
Water-drought and fresh water to support growth	5
US Highway 64	4
Roads and traffic (condition and inadequate ROW)	4
Erosion/ sedimentation/ floodplain/steep slope/ impervious surface problems	4
Loss of Rural Character	3
Affordable Housing (where lower income families can live)	3
Protect Value of Land	3
Slope development	3
Higher taxes	3
Planning for continuing care and retirement programs	2
Infrastructure with rapid growth (water, sewer, transportation)	2
Housing Density	2
Bikes off road	2
Water/ Sewer pressure on services	2
Would like more design standards	2
Density	2
Development in floodplain	2
Overdevelopment	2
Annexation by another community	2
Rapid Growth	1
Lack of slope regulations	1
US 64 Traffic and Noise	1
Traffic	1
Stronger Development Regulations	1
Lack of impact tax on developers	1
Bike plans and facilities	1
Floodplain density bonuses	1
Lack of enforceable building codes	1
Lack of parks	1
Overdevelopment	1
Density	1
Reduced farmland	1
Possible Annexation	1
Effect of development on private wells	1
Traffic calming measures (signals and protection of ROW for widening)	1
Zoning	1
Taxes	1
Traffic on roads	1
Commercial appearance (signs too high/large, lack of landscaping)	1

2. What are your concerns for the Community?	Votes
Billboards	1
Impact of development on French Broad River	1
Road capacity and conditions	1
Loss of rural character	1
Sewer	1
Loss of Agriculture	1
High Property Taxes	1
Inadequate infrastructure (Roads)	0
Water availability	0
Flooding of Cummings Rd.	0
Inadequate capacity of US 64	0
Strain to Fire Dept./ Police	0
Lack of YMCA Satellite	0
Outside Development	0
Lack of retaining lands for public parks	0
Traffic	0
Overtaxing schools	0
Slope/Ridge Top Development	0
Adequate Utilities	0
Flood Plain Development	0
Water	0
Recreation	0
Construction for US 64 should be done during non-peak hours	0
Clear cutting	0
Impact of immigration	0
Licensing of alcohol	0
Drug problem	0
Safety	0
No transportation alternatives (walking, biking, buses, etc.)	0
Reckless driving	0
Road maintenance improvements	0
Explosive-uncontrolled growth	0
Safety of elderly residents	0
Demand on water supply and sewer	0
Flooding	0
Employment opportunities	0
Future capacity of schools	0
Skew of population toward seniors	0
Schools-overcrowding	0
Concern about developers not working with the community	0
Want local control of regulation	0
Appropriate balance of regulations--not too weak or strong	0
Dilute/ weaken community	0
Gated community	0
overregulation	0
Growth of commercial development and chains	0
Loss of Natural Beauty	0
Increased Growth	0
Lose Country Lifestyle	0

2. What are your concerns for the Community?	Votes
Noise from Congestion/Traffic	0
Construction traffic	0
Affordable Housing	0
Need for retirement community development	0
Need wider roads	0
Lack of bike lanes	0
Need more school with more capacity	0
Speeders	0
Lack of zoning	0
Lack of control over developers	0
New developments	0
Narrow roads	0
Type of traffic on smaller roads	0
Improvements and cost for new infrastructure	0
Growth and the school system	0
Policing speed limits	0
Airport Flight Plan/ Noise	0
Preserving Culture	0
Housing for Everyone	0
Re-examine zoning	0
Growth without adequate facilities	0
Better Communication and respect between government and community	0
Affordable Housing	0
Developments keep character with rest of community	0
School capacity	0
Flexibility of ordinances results in incompatible zoning/ land uses/ density	0
Agricultural density bonuses	0
Conservation density bonuses	0
Lack of impact fees	0
Traffic	0
Traffic concerns (speed and volume)	0
Lack of employment	0
Megalopolis (uncontrolled commercial growth)	0
Light pollution	0
Annexed	0
Current Zoning Districts	0
Density Bonus in floodplain	0
Capacity of farmland-need incentives	0
Standards for development too low	0
Lack of affordable housing	0
Lack of Use of conservation easements	0
Need for jobs with industrial growth	0
Impact fees	0
Growth should be managed and defined	0
Need environmental regulations enforced	0

3. What do you envision for your community in 15 years (Comments as noted by facilitators--All answers)	Votes
Bring back young people with jobs and affordable housing	8
Railroad used as roadway to Hendersonville	6
Alcohol--stop being a dry county	4
More presence of law enforcement	4
Like to see no houses on ridgeline	4
Like to see retain rural character-low density	4
Bike trails needed	3
Want to keep rural Character	2
Attractive Retail	2
A new reservoir	2
No new taxes	2
Growth and infrastructure planned together	2
Old rail line converted to a bike trail from Brevard to Hendersonville	2
Balanced Community-driven growth	1
15 year moratorium on Building	1
Recreation aimed at young families	1
Alternative transportation (buses, bike trails...)	1
Enhancing existing commercial building	1
Stopping environmental degradation	1
Stop ridgetop construction (no bldg on top ridge)	1
No clear cutting (preserve trees)	1
Fear of overdevelopment ruining rural setting	1
Increased availability of affordable housing	1
Worried about Dense Housing	0
Want to control Enviro-Minimal Ecological (Better Environmental Controls???)	0
Schools that support Population	0
Enough Fresh Water	0
Profitable Farms Providing Local Food	0
No more clear cutting- Protect the mountains vs state road control	0
Don't want development to cut down trees, incentives to keep trees	0
Remain safe community	0
Double to growth	0
A new incorporated area	0
May remain unincorporated	0
More fire protection	0
More water and Sewer	0
Big change in community lifestyle	0
New schools more expensive	0
Maintaining or improving sense of community	0
Community specific events (festival/ other organized gatherings)	0
Growth will support itself	0
End of the dry county	0
Pay utility bills locally	0
Same lifestyle	0
Better water/sewer infrastructure	0
Open areas	0
Low density	0

3. What do you envision for your community in 15 years	Votes
Smooth traffic flow	0
Limited density- Less than projected growth in 2020 plan	0
Better road out of Etowah	0
Town of Horse Shoe and Etowah	0
Established commercial centers	0
Walkable development (commercial)	0
US 64 with 4 lanes	0
Better park and greenway	0
Railroad used as greenway path	0
Public transportation for area	0
Functioning as its own town	0
Control growth	0
No gridlock traffic	0
Don't want absence of farmland	0
Don't want 64W looking like Long shoals Rd.	0
No billboards	0
Flood plain agriculture only	0
Maintain area rural character	0
Better US64	0
Good off road walking and biking trails	0
Public transit	0
Better transportation planning	0
Rural character	0
Beautiful views of ridgeline	0
Adequate amount of affordable housing	0
Right development codes to implement vision	0
Centralized commercial/ amenities but not all over community	0
Train line (passenger) between Brevard and Hendersonville	0
Public Transportation Option	0
Stay exactly same--maintained	0
Grow with community	0
More emergency services--appropriate to size of community	0
No more gated communities	0
Keep crime down	0
Want Money to Clean up French Broad River	0
Keep taxes same--No higher taxes	0
Highway improvements	0
Low density	0
Impact fees	0
Diversity of rural area	0
Increased industrial base	0
Planning with aesthetics in mind	0
Rails to trails	0
Slopes are green and have trees	0
lower tax rate	0
county overestimate growth	0
Convert railroad to greenway	0
Keep the character	0
Stay family friendly	0

3. What do you envision for your community in 15 years	Votes
Both communities stay little villages	0
Maintain high school standards	0
Leave the trees on the hills (no clear cutting)	0
Farms	0
More small industry	0
More small shops	0
Support a good service industry	0
Everyone get along	0
Like to see a mix of age groups in population	0
Like to see more jobs	0
Like to see more regulation of high density development	0
Additional schools and maintain existing schools	0
Like to see landscaping to preserve character and views	0
Removal of billboards	0
Regulation to minimize signage and size	0
US 64 to 5 lanes	0
Aging/ older population and lack of younger population	0
County largely incorporated	0

Public Input Online Survey Results

	Comment Text	Response Date
1.	Increased traffic on Highway 64. Over-development with no provisions made for infrastructure. Increased taxes.	Wed, 1/2/08 10:18 AM
2.	growth and what owners that have owend land for all there life are being found not able to aford there homes and cannot use there land in a reasonable way	Wed, 1/2/08 9:30 AM
3.	over-development and the lack of concern for our wishes by the county commissioners and the planning staff.having commissioners who make the major descisions for our community and not even reside here!The county commissioners seem to have a hearing problem or just don't care as it has been expressed numerous times to them that we are dissatisfied with their record when it comes to Etowah.	Mon, 12/31/07 12:46 PM
4.	Pressure of residential and commerical growth. Lack of affordable housing. People from the area who make a moderate income can't afford to buy a house in the area.	Mon, 12/31/07 11:56 AM
5.	incorporation	Sun, 12/30/07 1:37 PM
6.	As an older person, I'm worried that I won't be able to afford the increase in taxes that a change from a rural community to an urban one will entail.	Sun, 12/30/07 12:34 AM
7.	over-development, need regulations, enforcement and accountability for developers (no more eye-sores like the development being built on 280 & Ray Hill with cheap looking homes and warehouse right on the road)	Sat, 12/15/07 1:08 PM
8.	Out of control growth is a concern but it is far too late to be addressing this issue with a "governing body." The damage has been done. I have lived in a zoned area for 3 decades but that has done nothing to preserve the residential zoning. We had a neighboring parcel of property zoned commercial - that will just continue to happen when people keep looking for a tax base.	Fri, 12/14/07 9:35 PM
9.	I moved here to not be in a city or township and hope the commissiioners will do anything they can to stop the Etowah township effort. I can't understand why anybody wants more government, more regulations, more bureaucracy and more taxes!!!	Wed, 12/12/07 8:55 PM
10.	Rapid growth Too amny people in charge. (too many chiefs and not enought indians, haha)	Wed, 12/12/07 8:14 PM
11.	too much housing growth, more cars on surrounding roads, loss of farm communities, increase in property values	Wed, 12/12/07 2:53 PM
12.	Part of maintaining the rural community character is retaining the ability to co-locate small businesses and residences. Zoning that separates the two as a general rule fuels the need to use cars overloading the road system and polluting the community.	Tue, 12/4/07 3:52 PM
13.	Community development: subdivisions and businesses that will bring more people and more traffic. I moved her because it is a small, quite town.	Sun, 12/2/07 2:24 PM
14.	Over development	Mon, 11/26/07 6:18 PM
15.	Incorporation. As stands now no advantage to incorporating over staying in county	Tue, 11/20/07 4:16 PM
16.	No sale of alcohol, more and more high-income neighborhoods being built	Sat, 11/17/07 7:32 PM
17.	Rampant Growth Minimal Voice in County Affairs Increase in Traffic Impact of growth on CONSERVATION -Trees,Water Highway Setbacks for Future Right-of-Way	Sat, 11/17/07 12:43 PM
18.	FARMERS SELL OUT, SMALL LOTS, HOUSING DENSITY, COMMERCIALISM	Wed, 11/14/07 6:13 PM
19.	Uncontrolled and unmanaged growth which will result in a loss of charm and sense of	Wed, 11/14/07 3:23 PM

	place as well as water and sewer concerns.	
20.	Development more dense than 1 home on 3/4 - 1 acre Lack of parks and access to the river Funding for schools Ridgetop development Unrestricted commercial development/sign codes	Tue, 11/13/07 9:12 PM
21.	One camp is perfectly happy to enrich/cater to the developers & realtors, while the rest are looking for power and or control in the process of selling off to developers. Either way, our communities are being treated as a byproduct or casualty of an unrelenting economic scramble. There are limits to growth, save for cancer cells which kill the host. The mindless assumption that unlimited growth and exponential resource consumption are 'normal' is breathtaking. There are physical limits to everything, and we are pushing those limits on many fronts. Discussing density?? So, we want to develop Etowah & Horseshoe until there's no land left, but the question now is 1.) do it all at once or 2.) stretch it out some. Some choices. The land transfer tax went down in flames. Too bad, now everyone will pay more in property taxes, but at least the developers and realtors won't have to pay their share, whew! Close call. We almost had people who were responsible pay for their actions. Development Moratorium. We are running out of water, and the discussion is about wells vs. city water?? Both are depleted, the answer is not more water at higher cost and lower quality, the answer is in NOT ADDING more usage. Development Moratorium.	Tue, 11/13/07 6:39 PM
22.	Rapid development	Tue, 11/13/07 4:00 PM
23.	The growth plan for the entire county is a bunch of hogwash and ill thought out by the Board of Supervisors. Where were their heads when they thought up this one? We're concerned about the lack of natural resources, most of all water, to support the ridiculous % of growth being projected, as well as the environmental impact and destruction of the natural resources already here (trees, wetlands, farmland etc.). And, where are they going to get the money to support all the improvements that will be needed to our infrastructure? Insofar as development, we're okay with the small, local builder buying a single lot and building a spec home or two here and there. They shouldn't be penalized for trying to make a living. However, it's another thing when these large developments proposed by out-of-state developers are continually AND indiscriminately approved by the Henderson Co Board of Supervisors. They need to have several, well publicized, public hearings on EVERY new subdivision being proposed prior to them giving them the go ahead. They need to STOP what they're doing and think about the long-term impact of their decisions on how the quality of life will suffer (and has already suffered) as a result of their lack of true vision for our community, much less the entire county. For people to think that the County, or their Homeowners Association for that matter, can't place restrictions on personal property is crazy. It's done all the time. The truth is that when you buy land, it's ALWAYS speculative. You usually buy it knowing that you may not be able to do what you want with it. If the buyer doesn't know it, they haven't done their homework. Also, the idea that impact fees are illegal in this State is absolutely ridiculous. There needs to be a lobby of our state legislature to revoke that stupid law. Otherwise, NC will continue to be ripe for the pickens by every speculator as a result. More specifically, our Board of Supervisors needs to get some very stringent guidelines and obstacles in place immediately to stop this explosion of growth their directly causing. They just need to put their creative thinking caps on and come up with some tangible ideas that can be put into place NOW. These developers are most often from out of state where it's much more difficult to get what they want when they want it, but they've sure got the Henderson County Board of Supervisors' number as a bunch of pushovers and good old boys to get anything they want. After all, the Board of Supervisors is there to please them, aren't they. Haven't they ever heard of saying NO?! Good grief. Never mind about the people who were born and raised here, and those who have lived here for a number of years, and were drawn here by its natural beauty. That too will be gone very soon if the Board has it their way. By the way, as they put tighter	Tue, 11/13/07 2:41 PM

	constraints into place for new development, they do need to consider putting some "grandfather" clauses in place to protect those long-term and native residents now concerned about what's gonna happen to their land as they pass it on from generation to generation. We're also concerned about how the projected population growth will cause an increase in air traffic at Asheville Airport. Just remember, when the wind changes direction, those planes arrive and take off right over the Etowah-Horse Shoe communities. And you can be certain that Buncombe County won't care! We're also concerned about the environmental impact of additional traffic on Hwy 64. The noise is already bad enough. They will soon need to build a tunnel to suppress all the noise! Has anyone researched the statistics from NCDOT on the traffic flow on Hwy 64 in season and off season? Might be a good idea to throw that figure back at the Board! Need to make sure that any new businesses are needed, and can be supported, by the local communities and infrastructure BEFORE they're approved. If the Board is going to put any more property tax initiatives on the ballot, they need to also pass a law that only property owners can vote on it! After all, if someone doesn't own property themselves, they usually don't care which way they vote. Also, if a development is approved, and for some of these already approved (e.g., Seven Falls), the developer should have to pay the cost of purchasing a new fire engine, not just building a fire house! Otherwise, who's gonna pay for that? See also #4 below.	
24.	Cars racing on broyles Rd. late at night. More single wides.	Tue, 11/13/07 2:20 PM
25.	traffic high density housing destruction of the enviroment both for the beauty of the land and the homes of the animals.	Tue, 11/13/07 8:52 AM
26.	With the two communities (Seven Falls and the Biltmore Farms projects) already planned for the Etowah area it will become overcrowded. Roads and infrastructure not adequate to support increase in demand.	Mon, 11/12/07 8:14 AM
27.	Deterioration of zoning and higher density and lack of interconnected subdivisions	Fri, 11/9/07 1:48 PM
28.	1)Lots of non-natives moving in 2)Being ignored by Henderson County (Chuck McGrady)until election time - Hmmmm makes you wonder	Thu, 11/8/07 7:23 AM
29.	Maintain semi-rural living. Increasing traffic on US 64, lack of traffic turn lanes for existing developments.	Wed, 11/7/07 9:30 PM
30.	1) Traffic congestion on US 64 and over development on its current borders. Don't want to see it widened as that would infringe on already existing subdivisions and increase noise pollution for current residents. Any changes to 64 would take away from the quaintness of Horse Shoe. Something has to be done about speeding, and banning engine breaking on big rigs as they enter and drive through our communities. Need lower speed limits in general, or at the very least, the current ones enforced. There are entirely too many auto accidents & deaths that result from speeding. Also, there's no enforcement of people running red lights. Just sit at the corner of So Rugby and Hwy 64 -- the money collected daily from violators could help to fund law enforcement. (By the way, this problem is rampant throughout Henderson County.) 2) Property currently being promoted for and/or in development for new subdivisions that will impact and increase traffic flow on, and access to, Hwy 64. 3) Don't want to see over-development of businesses that detract from the current "personality" of the area. 4) Loss of large horse, horticulturue and other farms to development. 5) Need a stable infrastructure in place to support current needs BEFORE further development takes place. 6) Would like to see business signage kept to a minimum height so as to not deface our community. Also need to ban billboards -- they're ugly! 7) Need to do something to provide incentives for cleaning up some of the current business properties -- some of them look downright junky/trashy. 8) Concerned about wildfires that could potentially be caused by open burning, and lack of enforcement. Need stiffer fines & penalties when burning takes place on "no burn" days. Would also like to see fireworks banned and more of a community effort made to have one fireworks	Tue, 11/6/07 4:53 PM

	display on July 4. 9) Would like to see new residential building lots kept to a minimum of 1 acre or a reasonable percentage of acreage in proportion to the square foot size of home being built to avoid high density building. 10) No more large developments! 11) No more golf courses! 12) Would like to see a stronger noise ordinance law, and enforcement thereof, to address the problem of cars with boom boxes, noisy motorcycles, and barking dogs. Need a community leash law -- have too many dog packs that roam neighborhoods. 13) Should be some law (or better enforcement of current laws) for discharging firearms. We like the rural nature of our community -- but come on, we don't live in the wild, wild west! Just remember, those bullets shot in the air eventually land on something -- or, worse yet, someone!	
31.	Failing septic systems. Public Sewer service not available through the City of Hendersonville or the Etowah Sewer.	Tue, 11/6/07 2:52 PM
32.	Bureaucracy, more government	Mon, 11/5/07 6:34 PM
33.	Annexation by surrounding town	Mon, 11/5/07 1:00 PM
34.	No zoning Poor management of growth I don't want to see Hwy 64 be developed without long-term, visionary planning I am concerned about land usage -- I see erosion occurring now, noise issues due to disrespectful use of land	Sun, 11/4/07 3:39 PM
35.	Highway 64	Sun, 11/4/07 11:31 AM
36.	OVERDEVELOPMENT!	Fri, 11/2/07 7:39 AM
37.	I think that sidewalks would be a major improvement... you can't walk to anything, which is sad and certainly does nothing to promote general health, much less a sense of community.	Thu, 11/1/07 12:07 PM
38.	Uncontrolled development and its impact upon the Etowah-Horse Shoe infrastructure. Especially the traffic on rural roads, schools and the already fragile water supply. This Small Area Planning Committee was inappropriately manned via clandestine negotiations with the incorporation groups leaders and others resulting in a biased pro-business and pro-development committee that does not represent the ordinary citizens interests.	Tue, 10/30/07 1:57 PM

Public Input Meeting 2 Results

43 Questionnaires filled out: 42 Residents, 1 Non-resident

Which parts/sections of the Plan did you like?

- 1) Wastewater treatment; steep slope regs; open space; restriction on public waterlines
- 2) All of 3.8 and 3.1. Especially waterline extensions to rural/ag areas.
- 3) Keep it rural. Attractive buildings and landscaping
- 4) Nothing
- 5) No need to increase tax
- 6) Road improvement. Commercial Areas.
- 7) Incorporation of bike and pedestrian amenities, consolidation of sewer services
- 8) Structures over 100 years.
- 9) Most of issues dealing with transportation
- 10) 3.3 and 3.2
- 11) 3.2 and 3.3
- 12) A lot of work went into the plan.
- 13) Limiting commercial expansion in Horse Shoe. Add verbage to REQUIRE existing businesses to be aesthetically pleasing.
- 14) Too much control of private property.
- 15) Protect wetlands, flood areas, regulate floodplain development. Protect steep slopes and ridgelines
- 16) NONE—we like it the way it is.
- 17) Improve water and sewer. Support Rail from Brevard to Hendersonville. Establish a YMCA or similar Rec. facility. Establish main street. Farmer's market. Prohibition of unfinished steel and aluminum buildings.
- 18) Liked the agriculture plan 100%. Liked all of the plan for natural and cultural resources in general. Liked plans 3.1, 3.2, 3.3, 3.4 (except don't understand reasoning of increasing capacity in schools unless you don't think county should build more and cost more?) Under 3.4 (100% approval towards making a greenway on the rr line). Approve 3.5, Approve 3.6 (Especially limiting commercial expansion in Horse Shoe.). Approve 3.7 (Hope for the first sentence will take place!!).
- 19) Water quality
- 20) Protect Water Quality
- 21) Protecting Land. Expanding Parks and greenways.
- 22) None of them. Leave it alone. Why do you need to mess up a good community with all of your proposals?
- 23) Water quality protection. Water supply standards for major subdivisions. Great steep slope regulations into land development code. Improve/increase school capacity to accommodate new families moving into this area.
- 24) Prohibition of waterline extensions per comprehensive plan. Water quality protection. Wetland protection.
- 25) Water quality. Steep slope regulation—say no, no building on top of mountains. Promotion of agricultural programs. Increase school capacities—school board
- 26) has been poor restricting 600 students elementary—inefficient and costly. Brickyard Rd. improvement, presently too narrow for trucks using it. They run over the double yellow lines and push cars towards the ditches.
- 27) Central sewage/water treatment. Saving natural areas and cultural areas.
- 28) A-01-B Farmer's Market. Inclusion of affordable housing. Central sewerage/water treatment/ Recycling Center. Establishment of YMCA (or other compatible facility) and community center. Law enforcement satellite office. Economic development options.

- 29) None
- 30) Water Resources (esp. if ground water included). Zoning
- 31) 3.1 Water Quality; 3.4 Improve Schools; 3.5 Brickyard Rd. improve capacity make Etowah pedestrian and cycle friendly; 3.6 Encourage retail centers in Etowah
- 32) Section 3.1, 3.2, 3.6
- 33) Your diligence in trying to work a reasonable plan to accommodate Etowah's citizens—your display of all the facts are commendable.
- 34) 1. Consolidation of water and sewer hopefully with new treatment facility. 2. Road improvements with Brickyard. 3. Improvements to school facilities and parka and recreation and greenways.
- 35) The zoning and land use requirements.

Which parts/section of the Plan did you dislike?

- 1) N/A
- 2) 3.5—speed limits is currently correct. Road names make sense to those that are informed. Main street idea is ludicrous. As is reconnecting McKinney to Morgan Rd. As is railway/greenway
- 3) Allowing large housing development to continue being built
- 4) All of it.
- 5) That there is a proposed Apple Country greenway. I feel that the railways should stay intact. With no paving or gravel paths. It seems like all the R-40 is moving to a higher density zoning. I feel that the area should have some R-40 zoning. Do not agree with establishing a service district to create revenue to support recreation in the Planning Area.
- 6) Need demographic area to eliminate traffic bottle necks and to plan school construction. Need sewer treatment, a water supply.
- 7) ZONING!!!! I have a problem w/ the changing of zoning from MH-R2 (sp? R2-MH) to R-2 at the corner of Brannon & Ray Hill all the way through Ray Hill.
- 8) Affordable Housing. I do not believe the data presented supports the conclusions reached. A very flawed analysis in many ways.
- 9) 3.4 and 3.5
- 10) 3.4 and 3.5
- 11) water and sewer treatments
- 12) Creating a main street for Etowah is costly and unnecessary—no tax dollars should be commanded(?) for this. Plan does not address billboards and signage on Hwy 64—to maintain rural character this is very important. The use of N/S railway as a greenway—is costly and unnecessary. Also a big concern for property owners around the railway.
- 13) Deposit waste into Gash Creek old 64 west down to French Broad River.
- 14) Not enough emphasis on reducing the density as defined in the current Land Development Code. Too much focus on ways to spend taxpayers' money. NO need for changes on Brickyard Rd. to McKinney.
- 15) Tax District—what part of “NO” new taxes—do you not understand!! We have voted NO 3 times on any additional taxes!!!
- 16) Not sure. I don't believe in huge elementary schools. Rather see more small/schools. They are like churches. They don't need to be large churches. They don't need to be large like high schools. There is something intimated about small elementary schools. I know its coming, but it's a shame.
- 17) Main street Brickyard—DOT has already told Etowah at a Friends of Etowah Meeting there are no funds for Brickyard—Etowah—no funds for red light at any other intersections. We had 3 reps from DOT and spoke again in Oct.
- 18) Brickyard as “Main Street”. Widening Brickyard Road. Too many signals.
- 19) Transportation. Specifically widening and straightening Brickyard Road.
- 20) The McKinney Rd. and Morgan Rd. connector. I live on Morgan Rd. and I believe it will turn a lot of traffic on to Morgan especially when they build the Horse Shoe Bend Development.

- 21) All of them. Why does my taxes have to go for your so called improvement when it does not need improving.
- 22) Brickyard as “Main Street”. Greenway between Hendersonville and Brevard on existing Norfolk-Southern railroad line. Lowering speed limit on U.S. 64 West from Morgan Road at fire station to Etowah Valley Golf Course. Reduce front and side setbacks to zero feet on Brickyard from U.S. 64 West and McKinney Road.
- 23) Openspace should be 35% for subdivisions over 10 houses. Stormwater management, erosion control and tree protection ordinances need to be implemented and/or strengthened. Subdivisions should be required to install/sidewalks around and in the development so that the community can be walkable.
- 24) Water towers are a thing of the past. Consolidate sewer only if cost is reduced. Parks should be an idea in 10 to 20 years, not of present. Sidewalks should be established only on main shopping areas. Otherwise used in developments increases water runoff (not good). Keep retail in town, no on Old 64 and Oakland Hill.
- 25) Unsure of Brickyard Road as a “Main Street”
- 26) Zoning
- 27) I could tell from the colors what it(?) could be recommended for use—my land is farm land and I want to keep it that way.
- 28) Transportation incomplete
- 29) County wants to keep control and opposes incorporation by presenting a plan that provides everything that the incorporation plants to provide.
- 30) Sections 3.4, 3.5, 3.7, 3.8
- 31) The Morgan Road connector/bypass. The “main street”. I know you’re visualizing downtown Hendersonville and their main street; however, I do not think Etowah is a good comparable for downtown Hendersonville. Even Fletcher does not have a “main street”.

Is there a specific concern that the Plan does not address?

- 1) Yes—Wastewater treatment-given the serious concern of having a plethora of package plants planned a existing on the French Broad upstream of a planned water supply line it is imperative that a regional authority be created to consolidate wastewater treatment before it causes a serious public safety issue.
- 2) The impact on our streams by sewer and septic systems. Steep Slope Concerns. Stronger floodplain ordinances. Availability of affordable housing the need is greater than the proposal.
- 3) Population density, sewers, water supply
- 4) Funding
- 5) Water and sewer
- 6) Adding Etowah/Horse Shoe fire department substation in Horse Shoe
- 7) (Etowah Sewer)
- 8) Limiting the R1 density, or elimination R1
- 9) How to pay for it without new taxes.
- 10) Specific funding and costs for various programs.
- 11) How will money to do all these wonderful things get ear marked to get to Etowah. How will we know and how can we find out.
- 12) Increased school capacity to accommodate current planned growth already approved by Henderson County. How to fund this additional needed school capacity except through higher taxes. Recommend county seek approval for impact fees on all new developments.
- 13) Development should pay for itself with adequate public facilities ordinances. Developers should be required to provide money for school and parks and emergency services. Farmland protection should be addressed.
- 14) Water retention facilities, reservoirs.
- 15) a trash recycling plan (plastics/paper/etc.)

- 16) Leave river alone—stop development—leave mountain tops alone—because they will wash just like California.
- 17) More specific plans for shopping. Is there a definite plan to expand Ingles or bring an additional supermarket or Walmart to the area?
- 18) If Biltmore Farms becomes a reality—insufficient schools.
- 19) Steep slope construction standards. Ground water management

Do you have additional comments or questions?

- 1) **Open Space—The planning area has faced massive over-development and loss of open space. To remedy this, conservation subdivisions need to be by right, making cookie cutter development a special use. I would up open space requirements for development of 10+ parcels to a minimum of 35%. Steep Slopes—good recommendations. I would urge using Lake Lure and Jackson County as models---Feel free to call on me—692-0385 David Weintraub**
- 2) I like it the way it is. Stop trying to make it into a metropolitan area.
- 3) We need 64 widen they own land from Horse Shoe to Pisgah Forest why not a 4-lane highway.
- 4) We have everything we need in Etowah.
- 5) We do not need anything that we do not already have.
- 6) It seems like a lot of the National Wetland sites are also sites near heavy development. There should be protection in place for these areas.
- 7) Thanks for your efforts. Guy Hendley
- 8) We do not need to incorporate
- 9) I do not want Etowah to be incorporated. We have a good community with all the water, sewer, and police protection.
- 10) Greenway—who will maintain. Where is the money coming from?
- 11) As a long term resident of Horse Shoe, I am not interested in corporation. The committee has done a good job in addressing the main issues developed a year ago—flood plain development control, ridge line development, density are the key issues—Hopefully the commissioners will listen and use this document to work with both communities.
- 12) Against providing land and money for affordable housing.
- 13) See attached documentation for specific comments.
- 14) I am against incorporation and the extra taxes that go along with that. I would expect our country commissioners to see that most people want to preserve the rural character and beauty of our area. I am especially interested in preserving wetlands, floodplain and ridgelines of our mountains. As a native of the area I truly don't care about things like “a main street in Etowah”. Thanks for giving me an opportunity to express my opinion. Are the commissioners listening?
- 15) No new taxes.
- 16) No need to incorporate Etowah...County is doing a good job addressing the needs of Etowah and Horse Shoe.
- 17) Who will be buying all the land on Brickyard to make a main street. Are these folks ready to sell.
- 18) Want a “Main Street” for Etowah but not on Brickyard. Create recreation area indoors for youth.
- 19) I as a member of the Etowah Community and property owner will go to each resident and have them fight these recommendations you are trying to propose. Then when election time comes vote out all county commissioners and find someone that has the back bone to stand up for the owners of property in this already fine community.
- 20) Water resources to support additional growth. New and/or additional water treatment plants. If county commissioners will follow this plan it could work. However there history has shown that they do not follow their own plans.
- 21) We are not going to stop development—let's just make sure it's done right. WE need to be a lot stricter with developers—there's no reason we have to have ugly, cheesy development. And do we really need more golf courses in Henderson County, especially during a drought?

- 22) Don't understand front and side setbacks only Brickyard Rd. from U.S. Highway 64 to McKinney.
- 23) Concern over regulation for commercial signage.
- 24) I think we don't need to many(?) parties taking taxes.
- 25) Serious need to think about expansion.
- 26) If U.S. 64 Right of Way doesn't foresee eventual need to dualize the highway, then it will be very expensive to acquire right of way later. There needs to be set-backs to keep house from being built near the present right of way.
- 27) County plan is good and offers an alternative to incorporation. Question: There was no mention of control over the big developers. They continue to have a blank check to do what they want to do. They have already failed to build a fire house and to address water problems.
- 28) Area doesn't need main street or ymca type rec. center. No roads need to be widened. This would only encourage development. Consolidation sewer service would also encourage development.
- 29) I think the main street should be Hwy 64 as that is truly the main street. The Morgan road connector/bypass is over kill (big time). Etowah is not a metropolitan area that need one..we would be spending money for not reason. WE want to put a bypass/connector for Hwy 64 in Etowah? Think about it—we'll be the laughing stock of Henderson County. I think we should use more common sense and less grandiose ideas.

Public Input Meeting 2 Results Continued

Etowah and Horse Shoe Advisory Committee and Staff Collected Comments

Transportation

- Signage restriction needed. Off premises advertising prohibited
- Limit mobile signage
- Liked rails to trails
- Stop light at Cummings Rd and 64
- Reduce speed limit to 45 from Horse Shoe to Etowah
- Paved shoulder for bikes
- Review speed limit from Battle Creek to Morgan rd
- Brickyard Rd is residential and shouldn't be widened.
- Not excited about Morgan-McKinney connector (truck traffic and school buses)
- No stop light in front of Cummings Cove, it should be in front of the fire department
- Turnpike Rd too constrained and Brickyard & 64 around 280.
- No widening of Brickyard.

Natural and Cultural Resources

- All churches/ religious institutions on map as cultural
- Look at property parcel by parcel to determine where development should go rather than in floodplain, steep slopes, etc. Add more open space.
- Prevent stripping lots of trees
- Angry about Biltmore Farms and regulations near the CMLC easement
- Make water regulations tougher, including storm water and buffers
- Strong slope and ridgeline regulations, including no extending above ridgelines of 500 ft.
- Cut no more trees on lot than 40%
- Include lighting standards to address light pollution
- Better policing of current sign regulations
- More control of commercial buildings, including design, appearance to give "village or rural" feel, also including landscaping
- Limit access to roadways...no more "lights".

Land Use

- Wanted to keep R-40 because of low density
- Leave the corner of Ray hill rd and banner farm rd R2MH.
- Generally no problem with R-40 to R2 transition
- Wetland protections
- Limited package treatment plants.
- Complaints agriculture/ hog farms
- Etowah sewer company smells
- Present use value for flood plain

Agriculture and Housing

- Noticed that the agriculture map was "not up to date and inaccurate" and that we should acquire better data.

- After reading the housing section that included statistics on average housing costs and income as well as how that data compared to the rest of the county that conclusion and recommendations the housing section comes to is not supported by the facts given in the section. So as a consequence, the recommendation to require new major subdivisions of 100 or more and especially the alternative fee should not be required.
- Concern about Brickyard as a main street (2 comments).

Community Facilities and Services/Community Character and Design/Economic Development

- Concerned with the main street theme – who pays for this, why would we redirect traffic away from 64, and some felt that it was not needed while other liked the concept of shopping in one area and making Etowah a destination stop between Brevard and Hendersonville
- Taxes were a major concern as to how the recommendations would be implemented and when
- Concerns with strategies of protecting agriculture from development and still recommending for residential and commercial development
- Concerns with not utilizing the railroad for an industrial park development, or just allowing the property to revert back to the owners
- Some did not want the tax money to go towards recreation over new schools
- With the exception of one or two, everyone was against the incorporation efforts
- Many were surprised with the amount of WWTP and concerned with that
- Pleased that recommendations called for new commercial development to be encouraged in Etowah and not Horse Shoe
- Concerned with the large amount of truck traffic using Brickyard as a cut through instead of going 280 to 64

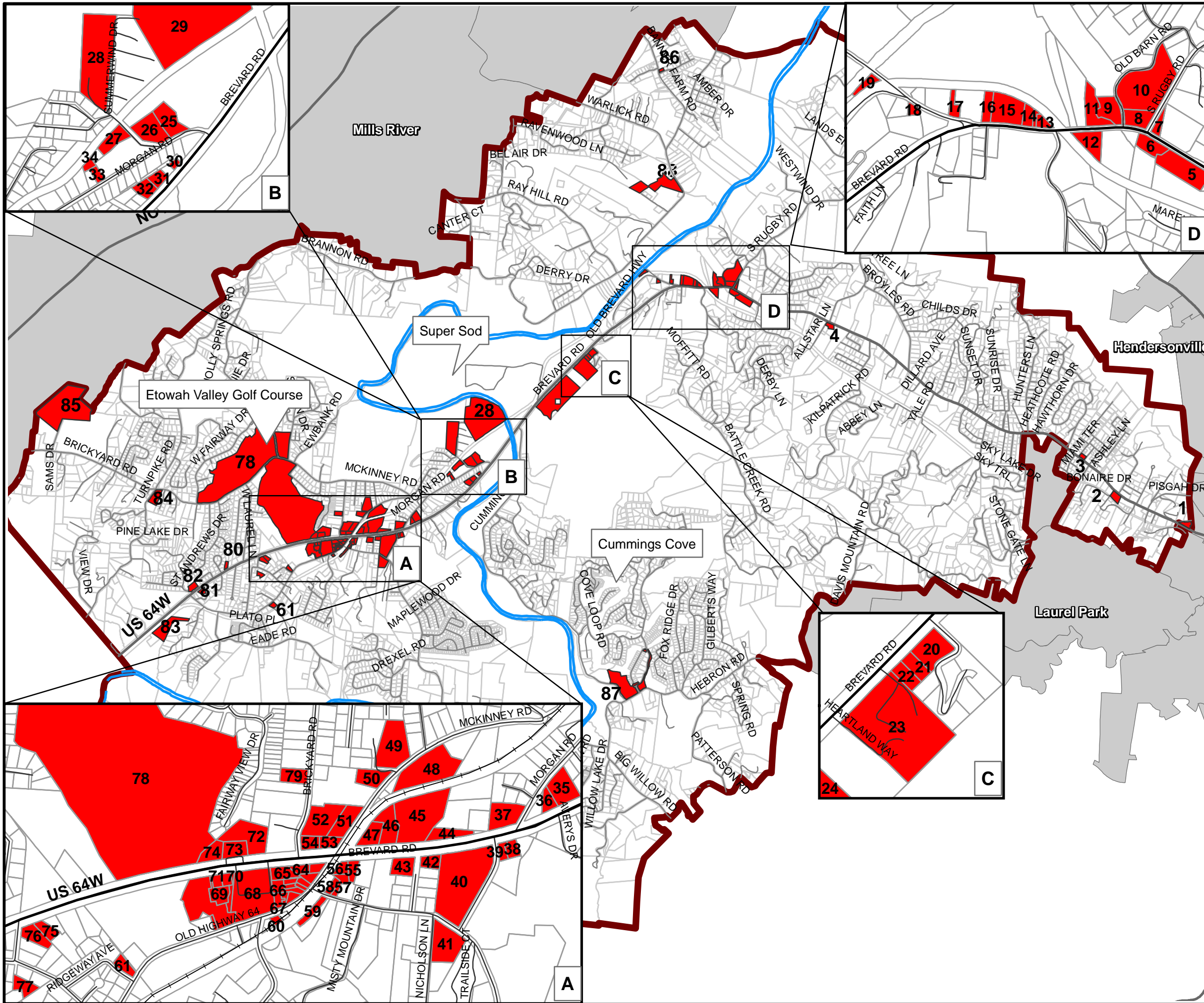
27	T&T Machince Shop	93 Industrial Dr
28	Kiln Drying Systems and Components, Inc.	234 Industrial Dr
29	Hillside Nursery	284 Summerwind Dr
30	Mountain HBOT/Asheville Integrated Medicine	6071 Brevard Rd
31	Blossman Propane Gas	6080 Brevard Rd
32	Boondocks Camper Mfg. Co. and Utility (Industrial)	6085 Brevard Rd
33	New Beginnings Hair Salon	182 Morgan Rd
34	Unnamed warehouse	188 Morgan Rd
35	Leaves Out	6285 Brevard Rd
36	Etowah Fireplace & Patio	6307 Brevard Rd
37	BP Gas Station/ Mr. Pete's Market	6335 Brevard Rd
38	Pisgah View Plaza:	
	The Coffee Shoppe	6330 Brevard Rd
	Wards Movie Stop	6332 Brevard Rd
	Fox's Pizza Den	6336 Brevard Rd
39	Texaco Gas Station/Fast Way Food Store	6338 Brevard Rd
40	Ingle's Market	6478 Brevard Rd
41	Possum Trot Self Storage	189 Etowah School Rd
42	3D Kustom Cycles	6482 Brevard Rd
	Stoner's Kitchen	6486 Brevard Rd
	Julie's Subs and More	6488 Brevard Rd
	Etowah Valley Ins.	6490 Brevard Rd
43	Dutch Cupboard	6500 Brevard Rd
44	Construction Specialties and Design Builders	6475 Brevard Rd
45	Vacant	6499 Brevard Rd
46	Hendersonville Family Health Center Etowah Branch	6503 Brevard Rd
47	QP Gas Station/ Smoke Shop	6511 Brevard Rd
48	Johnson Building Supply	69 McKinney Rd
49	Medical Business Associates	48 McKinney Rd
50	Etowah Super Storage	36 McKinney Rd
51	William Newsom, DDS	24 McKinney Rd
	Loving Pets Grooming	12 McKinney Rd
52	Etowah Library	101 Brickyard Rd
53	Etowah Photo and Shipping	6531 Brevard Rd
	Etowah Pharmacy	6527 Brevard Rd
54	Corner Market	6539 Brevard Rd
	Miss B's Emporium	6537 Brevard Rd
	Vacant	6535 Brevard Rd
55	Etowah Chevron and Camping Center	6518 Brevard Rd
56	The Corral	6524 Brevard Rd
57	Etowah Valley Garage	28 Etowah School Rd
58	Country Clinic	2 Etowah School Rd
59	Chrisman's Garage	5 Etowah School Rd
60	Grinding Specialties (Industrial)	169 Old Highway 64
61	Etowah Lions Services, Inc.	35 Ridgeway Ave
62	Hawk Indoor-Air, Inc	741 Old Highway 64
63	Mountain 1st Bank and Trust	6534 Brevard Rd
64	Greer & Associates	6540 Brevard Rd
65	Etowah Exxon	6552 Brevard Rd
66	Etowah Mini Storage and Carwash	47 Etowah Center Dr
67	Etowah Valley Equipment	59 Etowah Center Dr
68	Etowah Shopping Center	
	United Community Bank	77 Etowah Center Dr
	Etowah Hair Center	83 Etowah Center Dr

	Carolina Cleaners	89 Etowah Center Dr
	Council on Aging Thrift Store/Meals on Wheels	97 Etowah Center Dr
	Dollar General	107 Etowah Center Dr
	Etowah Marketplace and Coffee Shop	115 Etowah Center Dr
	US Post Office Main Branch: Etowah	123 Etowah Center Dr
	Etowah Pawn Brokers	125 Etowah Center Dr
	Paque Rats Gift Shoppe	127 Etowah Center Dr
69	Etowah Orchids Greenhouse	135 Etowah Center Dr
70	Etowah Valley Veterinary Hospital	161 Etowah Center Dr
71	Vacant: (Formerly Carol Bosholm Internal Medicine)	167 Etowah Center Dr
72	Etowah Town Square Village: New Building	
	Etowah Town Square	
	Century 21	Etowah Town Sq Suite 30
73	Big O Signs	Etowah Town Sq Suite 10
	SonRise Fitness Center	20 Etowah Town Sq Suite 10
	Etowah's K-9 Connection Grooming Salon	20 Etowah Town Sq Suite 20
	Exotic Tans	20 Etowah Town Sq Suite 30
74	DJ's Roadhouse	6577 Brevard Rd
	Head 2 Toe Full Service Salon	6650 Brevard Rd
75	Fowler Excavating	6650 Brevard Rd
76	Sunset Salon of Etowah	101 Sunset Hill Dr
77	Frontier Self Storage	130 Oakland Hill
78	Etowah Valley Country Club	470 Brickyard Rd
79	Outback	142 Brickyard Rd
80	Foundation Specialties	6705 Brevard Rd
	Joshua Park	6930 Brevard Rd
	Total Health Clinic	Suite A
81	Appalachian Mortgage	Suite B
	Mt. Dan Art	Suite C
	M and P Power Equipment	Suite D
	Murdoch Golf Cart and Specialty Vehicles	Suite E
82	Our Family Crafts	6955 Brevard Rd
	John Kerr Grading	7900 Brevard Rd
83	Beckett Plumbing	7900 Brevard Rd
84	Etowah Contractors Warehouse	3873 Turnpike Rd
85	Zumco, Inc (Machine Shop)	199 Forest Knolls Place
86	Comax Industries Incorporated	163 Banner Farm Rd
87	Cummings Cove Sales and Information Center	19 Whistlewood Ln
88	Mountain Bean Growers	56 Banner Farm Rd

COMMERCIAL USE INVENTORY – DECEMBER 10, 2008

Commercial Use Inventory: Etowah/Horse Shoe (12-10-08)		
Map Number	Name	Physical Address
1	Laurel Park Animal Hospital	1824 Windsor Dr
2	"The Shop" Antiques/Elijah Mountain Gem Mine	2120 Brevard Rd
3	Mountain Man Produce and Gift Shop	2419 Brevard Rd
4	Horse Shoe Gap Village	3636 Brevard Rd
5	The Plaza at Horse Shoe:	3754 Brevard Rd
	Classic Touch Gifts/Suzanne's Tea Room	Suite 101
	Curves	Suite 102
	Keck Physical Therapy	Suite 103
	Wells Fargo Home Mortgage	Suite 104
	Kecks Young at Heart Wellness Therapy and Massage	Suite 105
	Apex Fitness	Suite 106
	China Dynasty	Suite 107
	Villa Roma Pizzeria and Restaurant	Suite 108
	64 West Hair Studio	Suite 109
	Matties VIP Grooming	Suite 110
	Perfectly Polished Nail Salon	Suite 111
	Castellucci Chiropractic	Suites 112, 114, 115
	Mason's Pack and Ship	Suite 116
Mojo's Coffee	Suite 117	
6	Citgo Quick Mart	3772 Brevard Rd
7	Edmunson Produce Farm Market	3771 Brevard Rd
8	Horse Shoe Crossing:	
	Vacant	271-C Old Barn Rd
	Etowah Florist	271-B Old Barn Rd
	Carolina Concrete Designs, Inc.	271-A Old Barn Rd
9	Horseshoe Kennel	270 Old Barn Rd
10	Vacant	253 Old Barn Rd
11	Angel Arms Thrift Shop	4031 Brevard Rd
	Dancing Water	4016 Brevard Rd
12	Hollaway Commercial Property: Produce Vendors	4046 Brevard Rd
13	Pisgah River Rustics	4165 Brevard Rd
14	Brigg's Garden Center	4189 Brevard Rd
15	Horseshoe Hardware	4225 Brevard Rd
16	Merry Forest Animal Hospital	4294 Brevard Rd
17	Cummings United Methodist Thrift Store	1 Banner Farm Rd
18	Horse Shoe Trading Company	1 Mossy Oak Lane
19	Premium Services Landscaping: Currently for sale	10 Banner Farm Rd
20	Appalachian Floor Covering	5214 Brevard Rd
	Alliance Kitchen and Bath	5216 Brevard Rd
	Mike's Discount HD TV Outlet	5218 Brevard Rd
21	Brogden Drywall	5220 Brevard Rd
	Auto Detailing Unlimited	5220 Brevard Rd
22	McCraw's Inc.	5222 Brevard Rd
23	Storage units	5224 Brevard Rd
	Ho Sin Sool Dojang Traditional Martial Arts Center	5228 Brevard Rd
	Tate's Grading	5230 Brevard Rd
24	Busy Bee Landscaping	5294 Brevard Rd
25	Private Photographer	20 Morgan Rd
	Etowah Industrial Park: (Industrial)	
26	Advanced Technical Welding, Inc.	28 Industrial Dr

Etowah and Horse Shoe Communities Planning Area Commercial Land Use Inventory



- US Highway 64 West
- Streets
- French Broad River
- Commercial Uses Updated on 10-30-08
- Parcels

*See attached table for information about each use shown on map.

This map is prepared from the inventory of real property found within this jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map, are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The County and mapping company assume no legal responsibility for the information contained on this map.

1 inch equals 0.64 miles
0 0.2 0.4 Miles

Henderson County Planning Department
Updated on March 31, 2008, June 2, 2008,
and October 30, 2008

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