

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

MEETING DATE: April 19, 2018

SUBJECT: Draft East Flat Rock Community Plan Amendments

PRESENTER: Autumn Radcliff, Planning Director

ATTACHMENTS: 1. Proposed EFR Amended Recommendations

SUMMARY OF REQUEST:

The East Flat Rock (EFR) Community Plan Advisory Committee, formed by the Board of Commissioners in 2015, was responsible for developing and recommending a community-specific comprehensive plan for the East Flat Rock Planning Area. The committee met monthly over an eighteen-month period, held two public input sessions, and conducted a mailed survey to all property owners in the planning area.

On March 16, 2017, the EFR Community Plan Advisory Committee presented the draft plan to the Planning Board. The Planning Board provided additional opportunities for public input including an online survey and two additional public input meetings held in the King Street Meeting Room and at Hillandale Elementary School. A mailed notice was also sent to owners of property with a recommended zoning change. On November 16, 2017 the Planning Board voted unanimously to send forth a favorable recommendation on the Draft EFR Community Plan.

The Board of Commissioners was presented the draft plan at its on February 21, 2018, and continued its discussion at the March 21, 2018 meeting. The BOC had questions about some of the recommendations and directed that the Planning Board review the revised recommendations that were discussed by the Commissioners.

BOARD ACTION REQUESTED:

Planning Board action to forward the amended recommendations to the BOC for adoption is requested.

Suggested Motion: I move the Board approve the amended recommendations to the East Flat Rock Community Plan and forward to the Board of Commissioners for inclusion in the plan for adoption.

Amendments to the East Flat Rock Community Plan Recommendations

Based on the discussion at the Board of Commissioners meetings, staff recommends the following amendments to address the concerns. **Changes are highlighted in red.**

Natural and Cultural Resources Goals and Objectives

Goal N1. Protect land quality and access within the EFR Planning Area.

- N1.3. Encourage increased access to the Green River Game Lands.** ~~The County should work with the North Carolina Department of Conservation to promote the area as a viable recreation opportunity. The County should also work with Duke Energy to provide public access on the existing right of way leading to the Green River Game Lands.~~ **The County should work with the appropriate State agencies to promote the area for recreation and explore opportunities for additional access to the game lands.**

Transportation Goals and Objectives

Goal T1. Improve the transportation network in the East Flat Rock Planning Area.

T1.2. Improve identified intersections based on recommended studies. The conditions of the following intersections pose automobile, bicycle, and pedestrian safety concerns and should be studied and improved:

1. Blue Ridge Road and Spartanburg Highway
2. ~~Access management along~~ Spartanburg Highway and Upward Road

Economic Development Goals and Objectives

Goal E2. Support industrial development within the East Flat Rock Planning Area.

- E2.1. ~~Work to provide affordable housing for the County workforce.~~ Support workforce housing options in the County.**

Land Use and Development Goals and Objectives

Goal LUD1. Residential Zoning District Map Amendments.

- LUD1.1. Residential Two (R2):** Replace Estate Residential (R-40) zoning with Residential Two Rural (R2R) zoning west of Greenville Highway within the “island” of East Flat Rock. In addition, replace a small section of Residential One (R1) on the western edge of the existing R40 district with R2. (See Map 7). **Note: Keep existing LC zoning at intersection of Greenville Highway (US 25 S) and Erkwood Drive.**