

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: July 15, 2009

SUBJECT: Discussion of the Draft Etowah and Horse Shoe Communities Plan

ATTACHMENTS: 1. Draft Plan Recommendations and Action Strategies, as Revised, Grouped by Organization Responsible for Implementation
2. Draft Plan Maps Reflecting Recommendations and Action Strategies

SUMMARY OF REQUEST:

The Etowah and Horse Shoe Communities Advisory Committee completed a Draft Etowah and Horse Shoe Communities Plan in February 2009. The Board of Commissioners held a workshop to discuss the Draft Plan on March, 26, 2009 followed by a public hearing May 7, 2009. During the public hearing the Board of Commissioners suggested certain recommendations and action strategies proposed by the Draft Plan should be amended prior to adoption of the Draft Plan. Staff has revised the recommendations and action strategies based on comment received from the Board during the public hearing (see Attachment 1).

The revised recommendations and action strategies are grouped by the organization primarily responsible for implementation (County or Other Agency). For example, many of the transportation recommendations would be forwarded to NCDOT by planning staff for consideration and implementation. Recommendations and action strategies related directly to the Land Development Code are separated from other recommendations to be implemented by the County.

BOARD ACTION REQUESTED:

Staff requests the Board discuss and provide direction as to how to proceed with the Draft Etowah and Horse Shoe Communities Plan.

Suggested Motion:

None suggested.

Henderson County Implemented Recommendations & Action Strategies	Responsibility
Natural and Cultural Resources Element Summary	
Recommendation N-01: Protect water quality within the Planning Area.	
<p>A. Develop and adopt an open space plan for the Etowah and Horse Shoe Communities in order to protect wetlands and flood areas, and to further regulate floodplain development.</p> <p>Henderson County’s 2020 Comprehensive Plan (CCP) established a Growth Management Strategy which included a Future Land Use Map. This map identified possible conservation areas throughout the County. Conservation areas that include sensitive natural areas such as steep slopes, floodplains, major wetlands, forest reserves, wildlife conservation areas, key watersheds, areas of historic and archeological significance, publicly owned lands, agricultural and forestry lands. This map should be incorporated into any open space plan in the Planning Area and used as a basis for developing the plan.</p>	<p>BOC/Manager, Planning</p>
<p>B. Prohibit public waterline extensions in the Planning Area in areas designated by the Henderson County 2020 Comprehensive Plan as Rural/Agricultural Areas.</p> <p>The CCP’s Growth Management Strategy established the County’s growth and land use policies through 2020. This strategy is intended to direct growth to areas where essential services and infrastructure are present, and protect natural areas and key historic and cultural resources from extensive development. The areas designated as Urban Services Areas are where sewer and water infrastructure should be focused while Rural/Urban Transition Areas should be consistent with the Sewer and Water Master Plan as envisioned in the Sewer and Water Element of the CCP and should coincide with expansions of the Urban Services Areas. Sewer and water development is generally discouraged in the Rural/Agricultural Areas.</p>	<p>BOC/Manager, Planning</p>
<p>D. Support water quality protection and restoration programs in Henderson County, which could include the addition of water quality monitoring stations throughout the Planning Area and the County.</p> <p>The County should consider funding a new water quality monitoring site in the Planning Area on Little Willow Creek in the Seven Falls subdivision during the development construction 2009-2010 fiscal year. Monitor the site with the cooperation of the Seven Falls subdivision, the County, and volunteer water quality groups such as the Volunteer Water Information Network (VWIN). Further, consider creating an advisory partnership to work with local landowners for the purpose of protecting water quality in the Etowah and Horse Shoe communities. The County should also use any opportunities possible to support the efforts of the Soil and Water Conservation District to obtain grant money for the development of a Watershed Restoration Plan.</p>	<p>BOC/Manager, Planning, Engineering</p>
<p>F. Conduct a feasibility study focused on consolidating the existing wastewater treatment plants.</p> <p>Five (5) existing private wastewater treatment plants are located on the French Broad River in the Planning Area. Three (3) of the private wastewater treatment plants are in the Upper French Broad River Watershed (WSIV). A water intake owned by the Asheville-Buncombe Water Authority is approximately 2.5 miles downstream of the Planning Area on the French Broad River. Since malfunction, resulting in water quality degradation, of privately owned wastewater treatment plants are more likely than publicly operated systems, a feasibility study should be conducted focused on consolidating the existing wastewater treatment plants into one publicly controlled and operated plant (See Recommendation CFS-04, I. “If feasible, consider consolidating all sewer services and waste water treatment plants in the Planning Area.”)</p>	<p>BOC/Manager, Planning, Engineering, Utilities Division, City of Hendersonville, NCDENR, Etowah Sewer Company, Other private utility companies</p>

Henderson County Implemented Recommendations & Action Strategies	Responsibility
Recommendation N-03: Protect the Planning Area’s historical and cultural resources.	
<p>G. Continue to update and maintain a local inventory of historic sites available to all historic and cultural preservation agencies.</p> <p>Some of the Planning Area’s historical and cultural resources are identified on the Cultural Resources Map (Appendix 1, Map 5). It is likely that more resources exist in the Planning Area. The maintenance of the inventory would be aided by public and private agencies such as the Historic Resources Commission, Cemetery Advisory Committee, the Henderson County Historical and Genealogical Society, and the North Carolina State Historic Preservation Office</p>	<p>Historical Resources Committee, Planning, Other Departments and Agencies</p>
<p>H. Conduct further surveys of structures that contain architecture that is historically significant through the State Historic Preservation Office with attention to the Planning Area.</p> <p>The latest surveys were conducted in 1996 and 1997, focusing on Flat Rock and Hendersonville.</p>	<p>Historical Resources Commission, Planning, State Agencies</p>
Agriculture Element Summary	
Recommendation A-01: Continue to promote and expand agricultural programs and practices.	
<p>A. Make agriculture appealing to younger generations by creating incentives for these generations to keep farming.</p> <p>The local school board should be encouraged to finance horticulture curriculums at the middle and high school levels. Students should also be given academic credit for participation in programs such as the 4H club or the Future Farmers of America’s Career Development Events or Supervised Agricultural Experience Program. The local community colleges should continue programs and classes to assist farmers with business planning, tax and local law, and computer skills. A farmland protection fund could be established gathering contributions for use in conservation, public education, agriculture-related training and economic development activities.</p>	<p>Soil & Water, AAC, Cooperative Extension, BOC/Manager</p>
<p>B. Determine the need for and possibly establish a location for a small farmers’ market in the Planning Area.</p> <p>A possible farmers’ market could serve the needs of local farmers who may not have the means to travel long distances to bring their crops to market. This farmers’ market could also be incorporated into an agritourism plan to encourage tourists and those within the area to buy Planning Area produce.</p>	<p>Planning, Cooperative Extension, BOC/Manager</p>
<p>C. Continue and expand educational efforts for farmers and adjoining property owners in order to create awareness about the impacts of farming on adjoining properties.</p> <p>Local governmental agencies such as Henderson County Soil and Water Conservation and the North Carolina Cooperative Extension should partner with local environmental and conservation groups to expand and continue to educate farmers and property owners on sustainable and environmentally responsible farming techniques. Adjoining property owners should be aware of Farmland Preservation Districts and the effects of such districts when developing or building on their land. Full disclosure of Farmland Preservation Districts should be provided to prospective buyers by real estate agents and attorneys.</p>	<p>Soil & Water, AAC</p>

Henderson County Implemented Recommendations & Action Strategies		Responsibility
<p>D. Encourage schools to buy and use local foods.</p> <p>Programs such as the “Growing Minds” program created by the Appalachian Sustainable Agriculture Project (ASAP), which encourages local foods in the schools, should be promoted and implemented to incorporate local foods into the school lunch program.</p>	Public Schools	
Housing Element Summary		
Recommendation H-01: Address affordable housing in the Planning Area.		
<p>B. Create partnerships between the Residents of the Communities and organizations like the Community Foundation.</p> <p>Different types of funding and support for affordable housing projects in the Planning Area could be identified in these partnerships.</p>	Committees, Community Members & Organizations, BOC/Manager	
<p>C. Consider the establishment of a funding stream for affordable housing projects by creating an affordable housing trust fund.</p> <p>The County should consider funding an affordable housing trust fund through County budget appropriations, grants, etc.</p>	Planning, Housing Organizations, BOC/Manager	
Community Facilities and Services Element Summary		
Recommendation CFS-01: Improve school facilities that serve the Planning Area.		
<p>A. Consider increasing school capacity at Etowah Elementary, Mills River Elementary and Rugby Middle School.</p> <p>According to state data (Figure 3.4.1), some schools serving the Planning Area may be at or over state capacity. Consider measures such as redistricting schools to alleviate pressures on overburdened schools.</p>	Public Schools, BOC/Manager	
Recommendation CFS-02: Expand local County parks and greenways.		
<p>B. Add corner and/or neighborhood parks at centrally located areas in the Planning Area.</p> <p>Small parks in the Planning Area can serve the recreation needs of the communities as well as enhance the aesthetic appeal of commercial areas. County owned land, commercial businesses fulfilling landscaping requirements, or subdivisions fulfilling open space requirements (See Recommendation LUD-04 in Section 3.4) could aid in the establishment of parks.</p>	Parks & Recreation, BOC/Manager, Planning	
<p>C. Consider the establishment of a multifunctional YMCA, governmental or nonprofit full service recreation facility and community center in the Planning Area.</p>	Parks & Recreation, BOC/Manager, Planning	

Henderson County Implemented Recommendations & Action Strategies	Responsibility
<p>D. Consider establishing a service district to create revenue to support recreation in the Planning Area.</p> <p>According to the Tax Assessor’s Office a penny per \$100 of value (excluding personal property) applied to the tax rate will generate \$124,500 for the Planning Area. These tax monies should be used to match available grants for the construction of recreation facilities. The North Carolina Parks and Recreation Trust Fund and National Parks and Recreation Trust Fund are examples of grant opportunities. The service district should not be established until local economic conditions improve and grant funding is available.</p>	<p>Planning, Parks & Recreation, Finance, BOC/Manager</p>
<p>F. Consider establishing a greenway between Hendersonville and Brevard on the existing Norfolk-Southern railroad line.</p> <p>The County should consider supporting local government and agency efforts to make this a priority and come up with a strategy to achieve this goal.</p>	<p>Apple Country Greenway Commission, Planning, Parks & Recreation, Local Municipalities, BOC/Manager, Transylvania County</p>
<p>Recommendation CFS-03: Improve emergency services.</p>	
<p>G. Increase law enforcement presence and patrol in the Planning Area.</p> <p>Consider conducting studies to determine the need and possible addition of a satellite patrol office in the Planning Area.</p>	<p>Sheriff’s Department</p>
<p>Recommendation CFS-05: Find ways to reduce solid waste and provide local recycling centers.</p>	
<p>J. Conduct a feasibility analysis on a regional incinerator.</p>	<p>Engineering, Solid Waste, BOC/Manager</p>
<p>K. Consider designating and managing a recycling center in the Planning Area.</p> <p>Consider locating a recycling center in the Planning Area. The County should conduct a study to assess the best possible location for a recycling center. Care should be taken to ensure the facility is placed in a location that best serves both communities.</p>	<p>Engineering, Solid Waste</p>
<p>Economic Development Element Summary</p>	
<p>Recommendation E-01: Address economic development in the Planning Area.</p>	
<p>A. Continue to support small local manufacturing operations by avoiding regulations that would inhibit these types of businesses.</p>	<p>BOC/Manager, Chamber, Planning, Other Organizations</p>

Henderson County Implemented Recommendations & Action Strategies	Responsibility
B. Encourage small retail centers in Etowah and limit commercial expansion in Horse Shoe.	BOC/Manager, Chamber, Planning, Other Organizations
Transportation Element Summary	
Recommendation T-02: <i>Work with NCDOT, the FBRMPO and local governments to</i> improve the transportation network in the Planning Area.	
J. Avoid and correct situations where road names change multiple times. Specifically address the road name change at Holly Springs Road and Ray Hill Road.	Property Addressing, NCDOT, Planning

Henderson County Land Development Code Recommendations & Action Strategies		Responsibility
Natural and Cultural Resources Element Summary		
Recommendation N-01: Protect water quality within the Planning Area.		
<p>C. Incorporate water supply standards into the major subdivision regulations.</p> <p style="color: red;">As the population for the County and Planning Area increases so will the demand for public and individual water sources. Prior to development plan approval, water supply studies should be incorporated into major subdivision regulations to ensure that adequate water is available for larger subdivisions. Additionally, within these regulations, water supply standards should be monitored consistently and continuously by a third party and not directly by the owners or developer of the major subdivision.</p> <p>Note: This item recently completed with adoption of LDC amendments.</p>	BOC/Manager, Planning	
Recommendation N-02: Protect land quality within the Planning Area.		
<p>G. Consider incorporating environmental assessments for major subdivisions into the Natural Resources Section of the Land Development Code.</p> <p>These assessments should identify fragile and significant natural areas and state or federally protected animal and plant species. Developers should design subdivisions to avoid and protect significant natural areas and protected species.</p>	BOC/Manager, Planning	
<p>H. Consider incorporating stricter steep slope regulations in the Land Development Code for the Etowah and Horse Shoe Communities to limit development on steep slopes.</p> <p>These regulations should be implemented to fulfill the recommendations of the “Mountain Ridge and Steep Slope Protection Initiative” released by the Mountain Ridge and Steep Slope Protection Advisory Committee of the Land of Sky Regional Council. This study encourages the cooperation of all counties in Western North Carolina to standardize its regulations concerning steep slope, ridgelines, and other environmental issues. Jackson County and Lake Lure are examples of local area governments that have implemented such measures.</p>	BOC/Manager, Planning, Code Enforcement	
Housing Element Summary		
Recommendation H-01: Address affordable housing in the Planning Area.		
<p>A. Consider incorporating affordable housing into new major subdivisions of 100 or more dwelling units.</p> <p>Affordable housing should make up 10% of housing in new major subdivisions within the Planning Area with 100 or more dwelling units. Alternative compliance can include a fee in lieu of affordable housing being incorporated into an affordable housing fund for the County.</p>	Planning, BOC/Manager	
Land Use and Development Element Summary		
Recommendation LUD-01: Residential zoning district map amendments		
<p>A. Maximum Residential Density: Eliminate the maximum densities allowed for multifamily development from all residential zoning districts in the Planning Area with the exception of the R1 Zoning District.</p>	BOC/Manager, Planning	

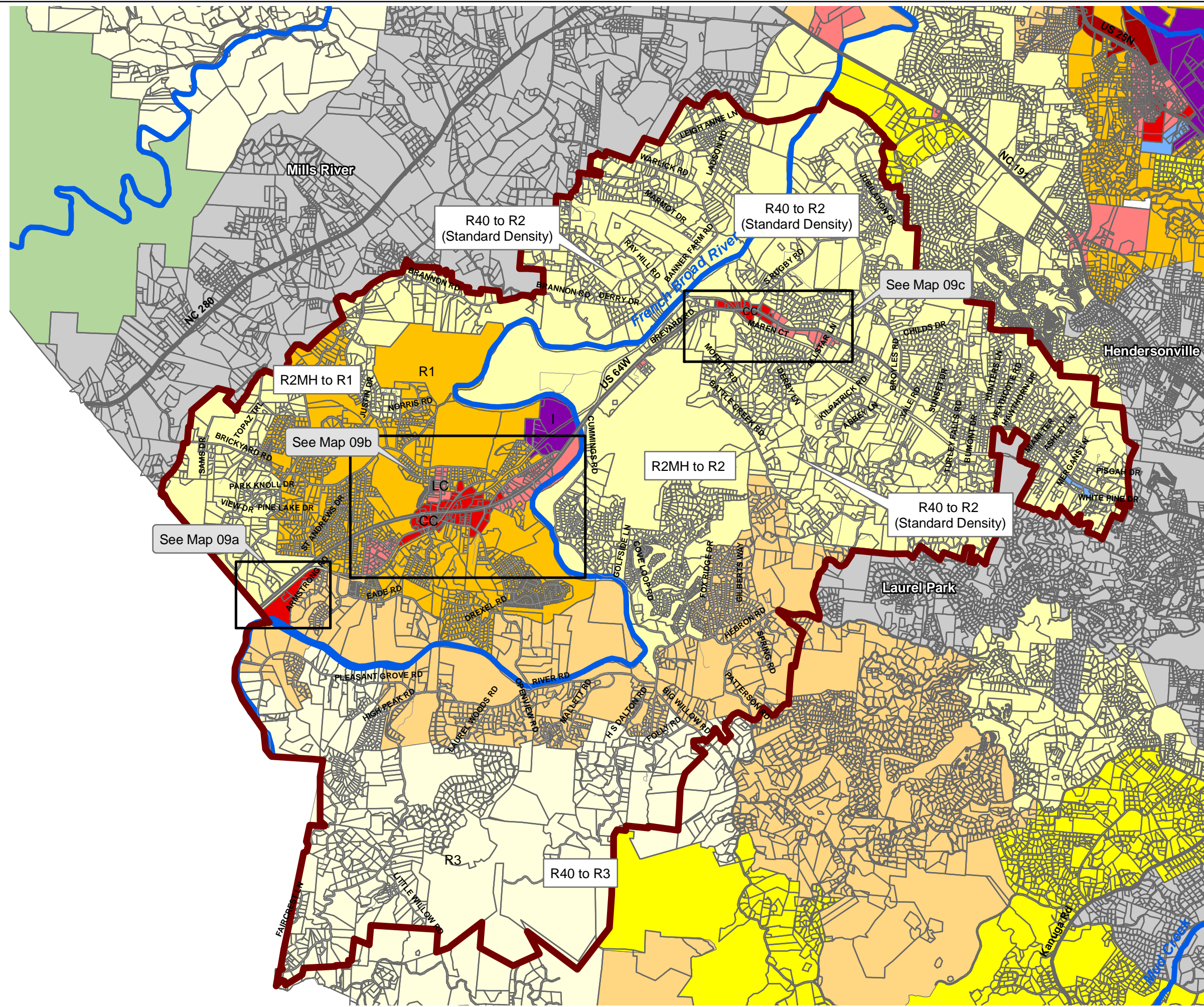
Henderson County Land Development Code Recommendations & Action Strategies	Responsibility
<p>B. Residential Three (R3): Replace R-40 in the southernmost portion of the Planning Area with R3.</p>	<p>BOC/Manager, Planning</p>
<p>C. Residential District (R2): Replace all R2MH and remaining R-40 area with the R2 Zoning District.</p> <p>This zoning should be amended in order to be consistent with existing uses and preserve the character of the area. Additionally, the R-40 zoning district with the exception of the area in the southernmost portion of the Planning Area (See B) should be replaced by the R2 Zoning District.</p>	<p>BOC/Manager, Planning</p>
<p>D. Residential District One (R1): Replace the R2MH zoning that surrounds the north course of the Etowah Valley Country Club with R1 zoning.</p> <p>This includes land adjacent to the Etowah Valley Country Club and Turnpike Road and west of Holly Springs Road.</p>	<p>BOC/Manager, Planning</p>
<p>Recommendation LUD-02: Commercial node and zoning district map amendments</p>	
<p>E. Local Commercial (LC). LC should be located in the following areas:</p> <ul style="list-style-type: none"> a. Between Old Highway 64, Sunset Hill Drive and Oakland Hill Drive. b. Along both sides of Morgan Road between its intersections with US Highway 64 W. c. Along the south side of US Highway 64 West from the Horse Shoe Gap Village Local Commercial District to the existing Community Commercial Zoning District in Horse Shoe. d. Along Brickyard Road from US Highway 64 West to its intersection with McKinney Road. 	<p>BOC/Manager, Planning</p>
<p>F. Community Commercial (CC). CC should be located in the following areas:</p> <ul style="list-style-type: none"> a. Add a community commercial zoning district node to the south side to the south side of US Highway 64 West between the County border and Old US Highway 64. b. Expand areas around the existing Community Commercial Zoning District in Etowah to include additional commercial uses and property. 	<p>BOC/Manager, Planning</p>
<p>Recommendation LUD-03: Consider the creation of a Main Street for the Etowah Community</p>	
<p>K. Consider establishing a main street, in keeping with the character and with an overall theme unique to the Communities, along Brickyard Road.</p> <p>This area should have mixed residential and commercial uses that are compatible with the overall intent of this Main Street. It should have specific design, sign and landscaping guidelines that establish a compatible look (See Recommendation CCD-01 in Section 3.8). This Main Street should be pedestrian friendly with sidewalks (Recommendations CFS-02 (E) in Section 3.4; T-02(K) in Section 3.5; CCD-01 (B) in Section 3.8). Traffic mitigating and/or calming measures may be required such as rerouting trucks along a new connector between Morgan Road and McKinney Road (See Recommendations T-02 (F) in Section 3.5; Appendix 1, Map 9b).</p>	<p>BOC/Manager, Planning</p>
<p>Recommendation LUD-04: Provide regulations that protect open space and rural character in the Planning Area.</p>	

Henderson County Land Development Code Recommendations & Action Strategies	Responsibility
<p>L. Protect Rural Character through Open Space Regulations within the Planning Area.</p> <p>Add open space requirements to the Subdivision Regulations in the Land Development Code for the Etowah and Horse Shoe Communities. All major subdivisions with 30 or more lots would be required to comply with the Conservation Subdivision regulations, requiring 25% of the total land, excluding land in floodplain, to be left as open space. Alternatively, a developer may be permitted to pay a fee in lieu of open space at fair market value to the County. This fee would be invested within a three mile radius towards parks, recreation, open space, or as conservation easements (See Recommendation CFS-02(B) in Section 3.4).</p>	<p>BOC/Manager, Planning</p>
<p>Community Character and Design Element Summary</p>	
<p>Recommendation CCD-01: Establish a Planning Area overlay district.</p>	
<p>A. Consider establishing design standards for nonresidential uses in the Planning Area Overlay District.</p> <p>Prohibit unfinished steel or aluminum roofing on non-residential uses in the overlay district. Aluminum siding material and vinyl siding is also prohibited. Design standards will require at least 30% masonry fronts which includes stone or brick. Alternatively, acceptable log or timber materials, consistent with the character of the Communities may be used in place of masonry material. Where buildings are visible from the side, appropriate evergreen plantings shall be used to obscure the view from adjoining streets (See Recommendations E-01(C) “Require aesthetically pleasing commercial development with long-term viability”; and LUD-03).</p>	<p>BOC/Manager, Planning</p>
<p>B. Require sidewalks for all new commercial businesses along Brickyard Road to McKinney Road and along any new road frontage in areas zoned commercial.</p> <p>Sidewalks and walkways should take advantage of, and give access to views, open space and environmental features of the area. Whenever possible, sidewalks should be incorporated into road work or expansion (See Recommendations CFS-02(E) in Section 3.4; T-02(K) in Section 3.5; LUD-03 in Section 3.7).</p>	<p>BOC/Manager, Planning</p>
<p>C. Create new sign requirements for the Planning Area.</p> <p>Restrict sign height for commercially zoned areas to a maximum of eight (8) feet. Require adequate landscaping around signs to improve aesthetics of signage (See Recommendation LUD-03 in Section 3.7).</p>	<p>BOC/Manager, Planning</p>
<p>D. Reduce front and side setbacks.</p> <p>Reduce front and side setbacks to zero (0) feet along Brickyard Road, from US Highway 64 to McKinney Road (or other suitable roads). Place parking along the side and rear of new commercial buildings when feasible. <i>Note that only the standard zoning district setbacks would be reduced. Buffers (such as stream buffers and setbacks for certain types of adjacent uses and zoning districts as specified in the Land Development Code) will still be required.</i></p>	<p>BOC/Manager, Planning</p>
<p>E. Incorporate standards to limit light pollution.</p> <p>Incorporate standards that require semi-cutoff or full-cutoff lighting for major subdivisions and commercial developments within the Planning Area.</p>	<p>BOC/Manager, Planning</p>

Recommendations & Action Strategies Implemented by Other Agencies	Responsibility
Natural and Cultural Resources Element Summary	
Recommendation N-01: Protect water quality within the Planning Area.	
<p>E. Adopt local storm water regulations. Encourage the Board of Commissioners to adopt local stormwater regulations. These regulations should address non-point sources of pollution and stormwater runoff. Development incentives could be given to projects that incorporate low impact development into subdivision design.</p>	BOC/Manager, Planning, Engineering, NCDENR
Housing Element Summary	
Recommendation H-01: Address affordable housing in the Planning Area.	
<p>C. Create partnerships between the Residents of the Communities and organizations like the Community Foundation. Different types of funding and support for affordable housing projects in the Planning Area could be identified in these partnerships.</p>	Committees, Community Members & Organizations, BOC/Manager
<p>D. Highlight and focus attention on examples of exemplary affordable housing projects. Successful affordable housing projects should demonstrate how one can improve the quality of life for many people (such as Meadow Woods off Brannon Road).</p>	Habitat for Humanity, WCCA, Housing Assistance, BOC/Manager, Community Organizations
Community Facilities and Services Element Summary	
Recommendation CFS-02: Expand local County parks and greenways.	
<p>E. Incorporate pedestrian friendly measures in the core of the Etowah and Horse Shoe Communities. These measures include sidewalks, trails, traffic calming measures and designated bike routes (See Recommendations T-02 (K) in Section 3.5; LUD-03 in Section 3.7; CCD-01 (B) in Section 3.8).</p>	NCDOT, Planning, TAC, MPO
Recommendation CFS-04: Improve public water and sewer services.	
H.—Design new municipal water towers to be aesthetically pleasing.	City of Hendersonville
Transportation Element Summary	
Recommendation T-01: Study and work with NCDOT to implement needed improvements such as the addition of traffic signals or improvements in road geometry at specified intersections in Planning Area.	
<p>A. Cummings Road and US Highway 64 West Intersection.</p>	NCDOT, Planning, TAC, MPO
<p>B. Etowah Park Road and US Highway 64 West Intersection.</p>	NCDOT, Planning, TAC, MPO
<p>C. Battle Creek Road and US Highway 64 West Intersection.</p>	NCDOT, Planning, TAC, MPO

Recommendations & Action Strategies Implemented by Other Agencies	Responsibility
D. Broyles Road and South Rugby Road Intersection.	NCDOT, Planning, TAC, MPO
Recommendation T-02: Work with NCDOT, the FBRMPO and local governments to improve the transportation network in the Planning Area.	
E. Consider widening the travel lanes and straightening Brickyard Road, from NC 280 to McKinney Road, to improve safety and capacity (Appendix 1, Map 8).	NCDOT, Planning, TAC, MPO
F. Consider the creation of a new connector between Morgan Road and McKinney Road (See Recommendation LUD-03 in Land Use and Development).	NCDOT, Planning, TAC, MPO
G. Implement better access management standards along Brickyard Road from US Highway 64 West to intersection with McKinney Road.	NCDOT, Planning, TAC, MPO
H. Implement better access management standards along US Highway 64 West.	NCDOT, Planning, TAC, MPO
I. Consider lowering the speed limit along US Highway 64 West from 45 MPH to 35 MPH from Morgan Road at the fire station to the Etowah Valley Golf Course.	NCDOT, Planning, TAC, MPO
K. Make the core of Etowah more pedestrian friendly by installing sidewalks and bike lanes.	NCDOT, Planning, TAC, MPO, BOC/Manager

Etowah and Horse Shoe Communities Planning Area Land Use Recommendations Map



- Major Roads
 - Streets
 - Major Streams
 - Etowah and Horse Shoe Planning Area
 - Parcels
- Proposed Zoning Changes**
- Residential 4
 - Residential 3
 - Residential 2 - MH
 - Residential 2
 - Residential 1
 - R-40
 - WR
 - SW
 - O&I
 - Local Commercial
 - Community Commercial
 - Regional Commercial
 - Industrial
 - Municipal Jurisdiction

1 inch equals 0.79 miles

0 0.45 0.9 Miles

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Etowah and Horse Shoe Communities Planning Area

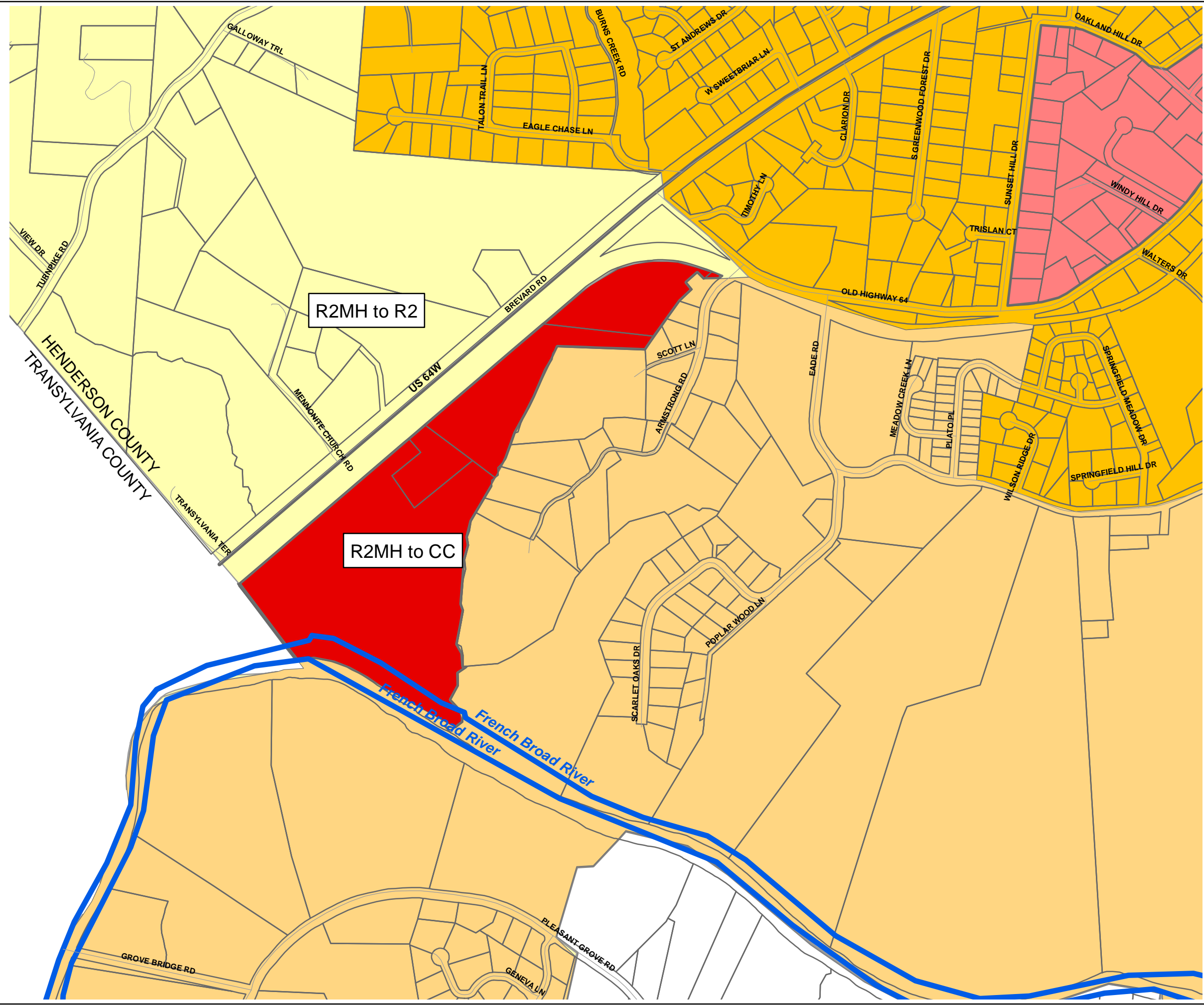
Land Use Recommendations Map

- Streets
- Major Roads
- Major Streams
- Proposed Zoning Changes**
- Residential 4
- Residential 3
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- Residential 2
- Residential 1
- R-40
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- SW
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- Industrial
- Municipal Jurisdiction
- Parcels

1 inch equals 0.1 miles

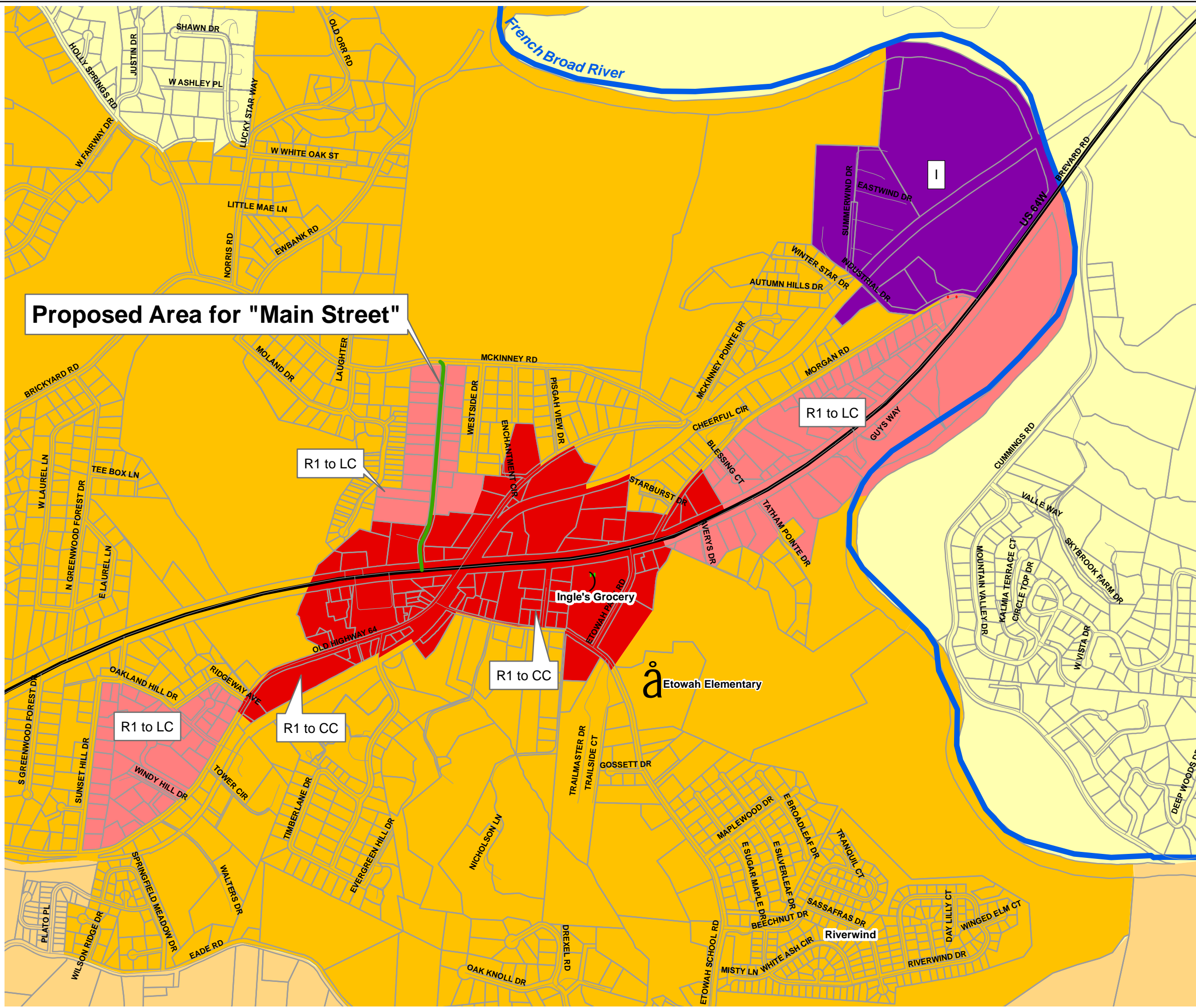
0 0.05 0.1 Miles

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Etowah and Horse Shoe Communities Planning Area

Land Use Recommendations Map



- Major Roads
- Streets
- Main Street
- Major Streams
- Etowah and Horse Shoe Planning Area
- Fire Stations

- Proposed Zoning Changes**
- Residential 4
 - Residential 3
 - Residential 2 - MH
 - Residential 2
 - Residential 1
 - R-40
 - WR
 - SW
 - O&I
 - Local Commercial
 - Community Commercial
 - Regional Commercial
 - Industrial
 - Municipal Jurisdiction
 - Parcels

1 inch equals 0.18 miles

0 0.1 0.2 Miles

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Etowah and Horse Shoe Communities Planning Area

Land Use Recommendations Map

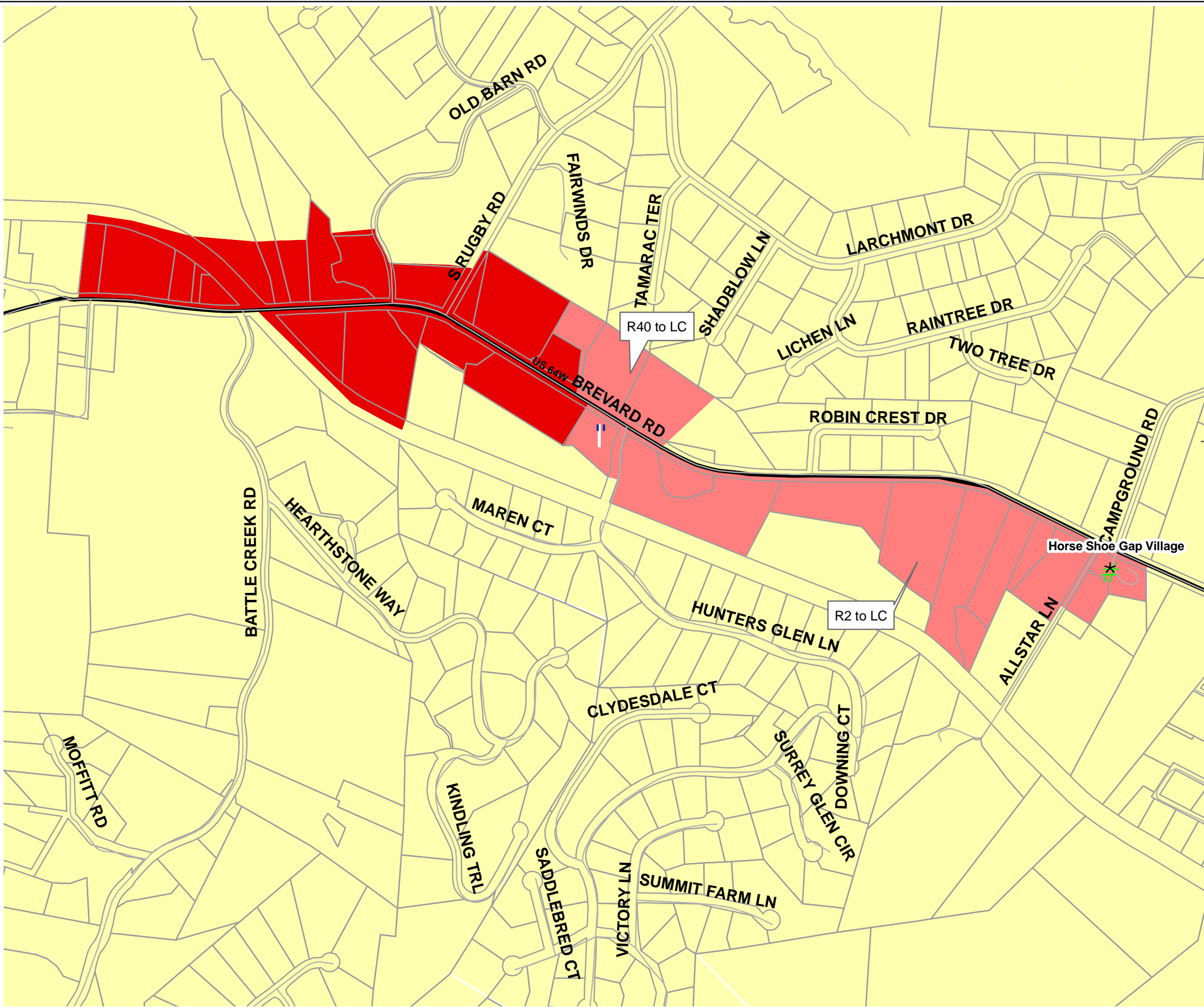
- Major Roads
- Streets
- Major Streams

Proposed Zoning Changes

- Residential 4
- Residential 3
- Residential 2 - MH
- Residential 2
- Residential 1
- R-40
- WR
- SW
- O&I
- Local Commercial
- Community Commercial
- Regional Commercial
- Industrial
- Municipal Jurisdiction
- Post Offices
- Parcels

1 inch equals 0.09 miles
 0 0.05 0.1 Miles

















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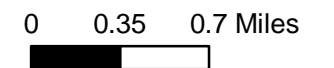
Land Use Recommendations Map

Etowah and Horse Shoe Communities Planning Area

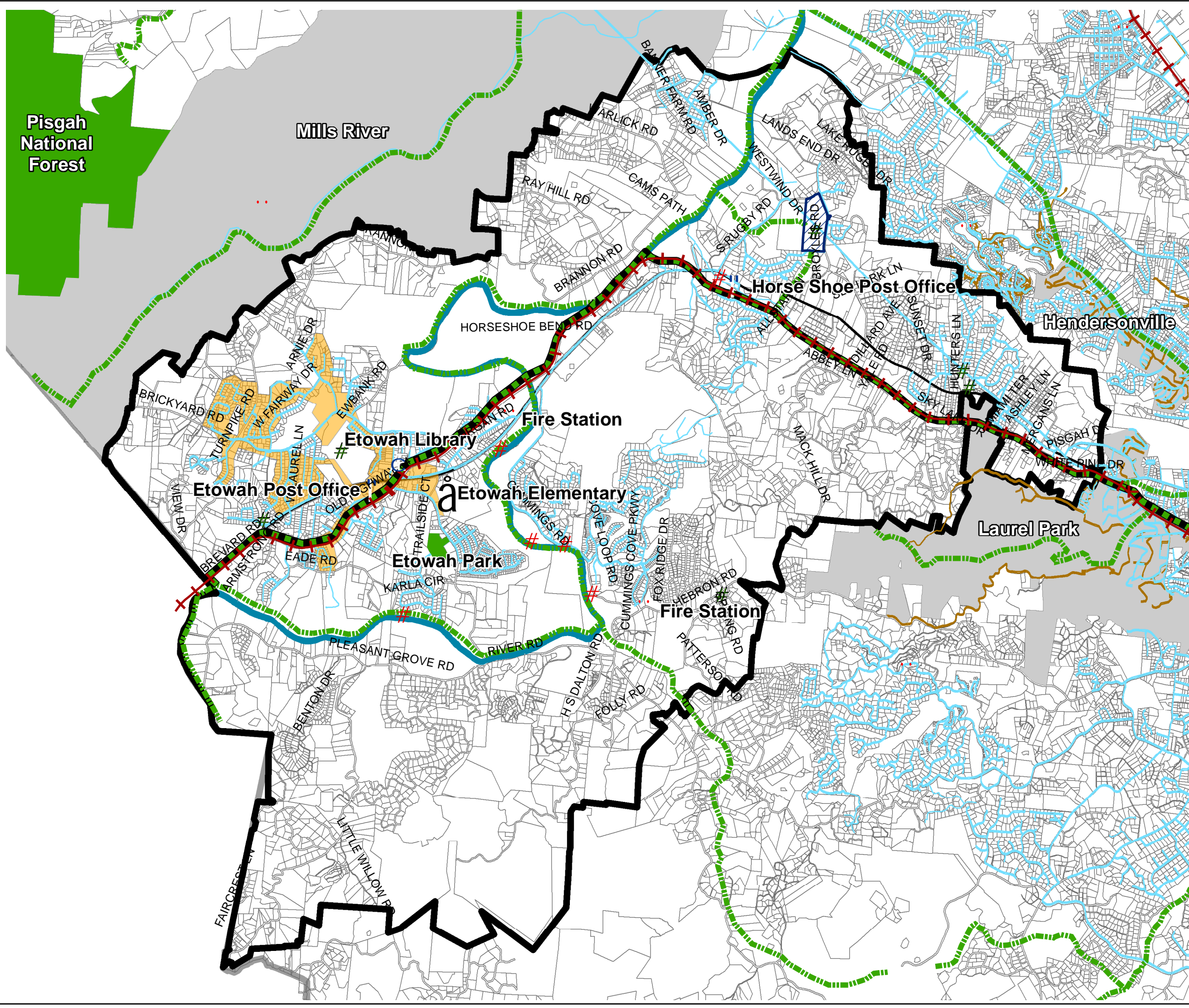
Community Facilities & Services Map

-  Streets
-  Railroad
-  Proposed Apple Country Greenways
-  Recommended Greenway
-  French Broad River
-  City of Hendersonville Water Lines
-  City of Hendersonville Sewer Lines
-  Individual Dischargers
-  WWTW
-  Etowah Sewer Company
-  Post Offices
-  Fire Stations
-  Kellogg Center
-  Etowah Park
-  Etowah and Horse Shoe Planning Area
-  Parcels

1 inch equals 0.76 miles

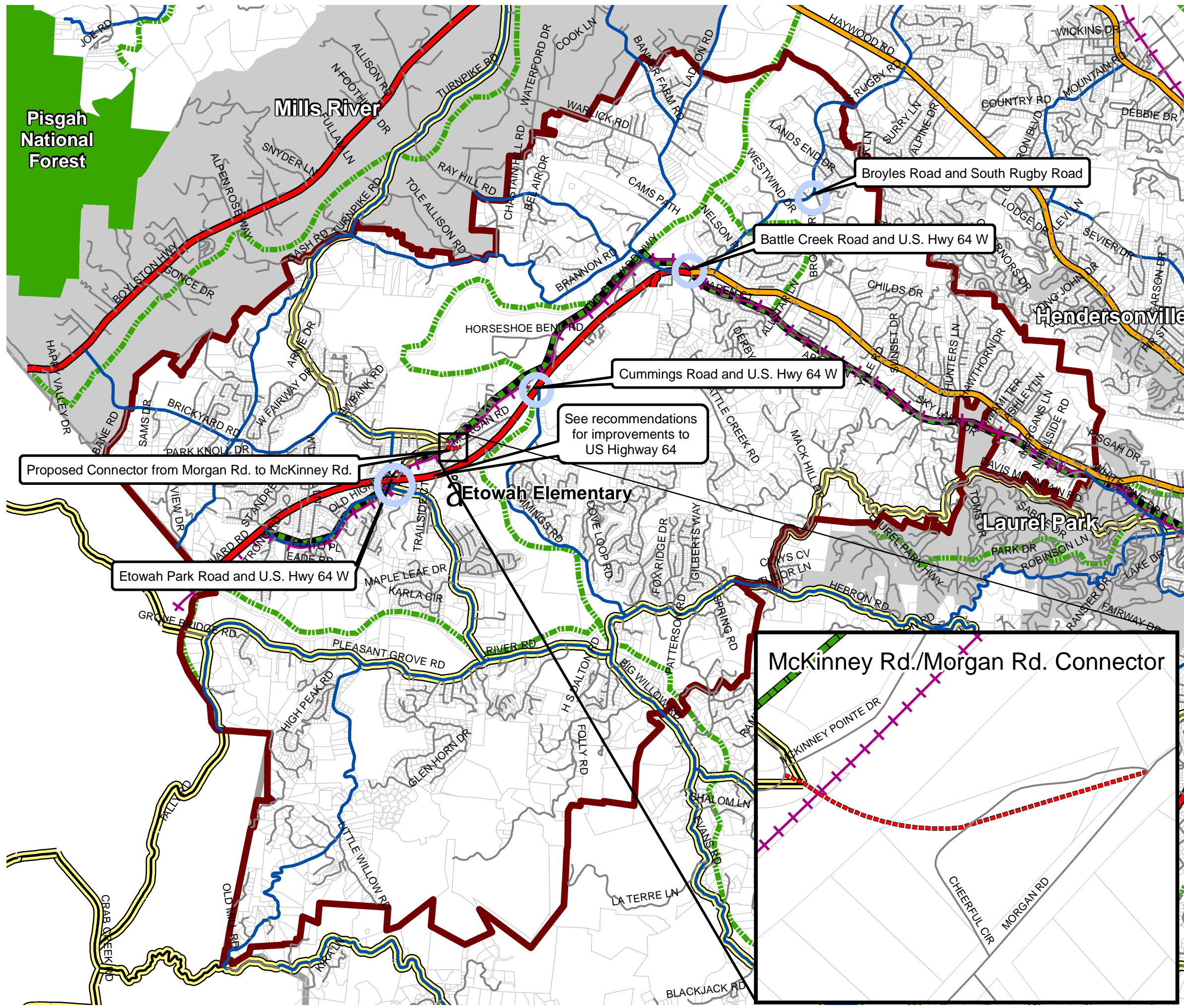


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Etowah and Horse Shoe Communities Planning Area

Transportation Map



- Road Class**
- Thoroughfare
 - Boulevard
 - Collector
 - Local
 - + Railroad
 - Proposed Connector for McKinney Rd./Morgan Rd.
 - Bike Routes
 - Recommended Greenway
 - Proposed Apple Country Greenways
 - Etowah and Horse Shoe Planning Area
 - Parcels
 - Intersections that Need Improvements

1 inch = 0.77 miles
 0 0.25 0.5 Miles

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.