

## **REQUEST FOR BOARD ACTION**

### **HENDERSON COUNTY BOARD OF COMMISSIONERS**

**MEETING DATE:** September 16, 2009

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

**ATTACHMENTS:**

1. Henderson County Implemented Recommendations
2. Henderson County Land Development Code Recommendations
3. Other Agency Implemented Recommendations
4. Recommendations Currently Addressed in the 2020 CCP and/or 07/11 Strategic Plan
5. PowerPoint

#### **SUMMARY OF REQUEST:**

On September 8, 2009 the Board of Commissioners continued its discussion on the Draft Etowah and Horse Shoe Communities Plan. Based on the Boards discussion during this meeting and prior meetings, Staff has organized the Draft Plan recommendations into four categories by target date (See Attachments 1, 2, 3 and 4). These four categories, that include all of the recommendations in the Draft Plan, are divided into the following four groups:



- Henderson County Implemented Recommendations
- Henderson County Land Development Code Recommendations
- Other Agency Implemented Recommendations
- Recommendations Currently Addressed in the 2020 CCP and/or 07/11 Strategic Plan


#### **BOARD ACTION REQUESTED:**



Staff requests the Board discuss and provide direction as to what changes are necessary with the Draft Etowah and Horse Shoe Communities Plan. If the Board is prepared to approve the plan with any applicable changes, the following motion is provided.

#### **Suggested Motion:**

I move that the Board adopt the Etowah and Horse Shoe Communities Plan with the changes noted by the Board.



|  | <b>Henderson County Implemented Recommendations</b>  | <b>Responsibility</b>                        | <b>Target Date</b>        |
|--|--|--|---------------------------|
|  | <b>T-2.4. Avoid and correct situations where road names change multiple times. Specifically address the road name change at Holly Springs Road and Ray Hill Road</b> (Refer to Goal T-2).  | Property Addressing, NCDOT, Planning         | FY 09-10                  |
|  | <b>N-1.1. 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.</b><br><br>Henderson County’s 2020 Comprehensive Plan (CCP) Future Land Use Map identified possible conservation areas that include sensitive natural areas. This map should be incorporated into any open space plan in the Planning Area and used as a basis for developing the plan (Refer to Goal N-1).   | BOC/Manager, Planning Board & Staff          | FY 11- 12                 |
|  | <b>N-1.4. 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.</b><br><br>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 with the cooperation of the Seven Falls subdivision, the County, and volunteer water quality groups such as the Volunteer Water Information Network (VWIN). The County should support the efforts of the Soil and Water Conservation District to obtain grant money for the development of a Watershed Restoration Plan and to work with local landowners for the purpose of protecting water quality in the Etowah and Horse Shoe communities (Refer to Goal N-1). | BOC/Manager, Planning, Engineering           | Funding FY 10-11; Ongoing |
|   | <del><b>CFS-5.2. Consider designating and managing a recycling center in the Planning Area.</b></del><br><br><del>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 to ensure the facility is placed in a location that best serves both communities (Refer to Goal CFS-5).</del><br><br>Note: Draft Solid Waste Plan would provide recycling through a different approach.   | Engineering, Solid Waste                     | FY 11-12                  |
|  | <b>A-1.2. Determine the need for and possibly establish a location for a small farmers’ market in the Planning Area.</b><br><br>A farmers’ market within the Planning Area could serve the needs of local farmers who may not have the means to travel long distances to bring their crops to market and could be incorporated into an agritourism plan to encourage tourists and those within the area to buy local produce (Refer to Goal A-1).  | BOC/Manager, Planning, Cooperative Extension | FY 11-12                  |


 = Recommendations that are capital projects.

| Henderson County Implemented Recommendations                                     |  | Responsibility                                     | Target Date |
|--|--|--|-------------|
|  | <p><b>CFS-2.3. Consider establishing a service district to create revenue to support recreation in the Planning Area.</b></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 service district should not be established until local economic conditions improve and grant funding is available (Refer to Goal CFS-2).</p> <p>Note: See Staff memo for additional information regarding service districts.</p>  | BOC/Manager, Planning, Parks & Recreation, Finance | FY 11-12    |
|  | <p><b>CFS-2.2. Consider the establishment of a multifunctional YMCA, governmental or nonprofit full service recreation facility and community center in the Planning Area</b> (Refer to Goal CFS-2).</p> <p>Note: Establishment of a service district (CFS-2.3) is probably necessary to fulfill this recommendation.</p>  | BOC/Manager, Planning, Parks & Recreation          | FY 12-13    |
|  | <p><del>CFS-5.1. Conduct a feasibility analysis on a regional incinerator (Refer to Goal CFS-5).</del></p>   | BOC/Manager, Engineering, Solid Waste              | FY 12-13    |
|  | <p><b>CFS-3.1. Increase law enforcement presence and patrol in the Planning Area.</b></p> <p>Consider conducting studies to determine the need and possible addition of a satellite patrol office in the Planning Area (Refer to Goal CFS-3).</p>  | BOC/Manager, Sheriff’s Department                  | FY 12-13    |
|  | <p><b>N-1.2. Prohibit public waterline extensions in the Planning Area in areas designated by the Henderson County 2020 Comprehensive Plan as Rural/Agricultural Areas.</b></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 (Refer to Goal N-1).</p> | BOC/Manager, Planning Board & Staff                | Ongoing     |



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| Henderson County Implemented Recommendations                                       |  | Responsibility   | Target Date |
|--|--|--|-------------|
|  | <p><b>A-1.1. Make agriculture appealing to younger generations by creating incentives for these generations to keep farming.</b></p> <p>The local school board should be encouraged to finance horticulture curriculums at the middle and high school levels and give 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 (Refer to Goal A-1).</p> | BOC/Manager, Soil & Water, AAC, Cooperative Extension, | Ongoing     |
|  | <p><b>A-1.3. Continue and expand educational efforts for farmers and adjoining property owners in order to create awareness about the impacts of farming on adjoining properties.</b></p> <p>Local governmental agencies 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. Full disclosure of Farmland Preservation Districts should be provided to prospective buyers by real estate agents and attorneys (Refer to Goal A-1).</p>   | Soil & Water, AAC                                      | Ongoing     |
|  | <p><b>A-1.4. Encourage schools to buy and use local foods.</b></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 (Refer to Goal A-1).</p>  | Public Schools   | Ongoing     |
|   | <p><del><b>CFS-1.1. Consider increasing school capacity at Etowah Elementary, Mills River Elementary and Rugby Middle School (Refer to Goal CFS-1).</b></del></p> <p>Note: Currently achieved with construction of area schools as part of system wide school improvements.</p>  | BOC/Manager, Public Schools                            | Ongoing     |
|  | <p><b>CFS-2.1. Consider adding corner and/or neighborhood parks at centrally located areas in the Planning Area.</b></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-4.1) could aid in the establishment of parks (Refer to Goal CFS-2).</p>   | BOC/Manager, Parks & Recreation, Planning              | Ongoing     |
|  | <p><b>E-1.1. Continue to support small local manufacturing operations by avoiding regulations that would inhibit these types of businesses (Refer to Goal E-1).</b></p>  | BOC/Manager, Chamber, Planning, Other Organizations    | Ongoing     |

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|  | <b>Henderson County Land Development Code Recommendations</b>   | <b>Responsibility</b>               | <b>Target Date</b> |
|--|---|-------------------------------------|--------------------|
|  | <p><del><b>N-1.3. Incorporate water supply standards into the major subdivision regulations.</b></del></p> <p><del>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 (Refer to Goal N-1).</del></p> <p>Note: This item recently completed with adoption of Land Development Code amendments.</p> | BOC/Manager, Planning Board & Staff | FY 09-10           |
|  | <p><b>N-2.1. Consider incorporating environmental assessments for major subdivisions into the Natural Resources Section of the Land Development Code.</b></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 (Refer to Goal N-2).</p>   | BOC/Manager, Planning Board & Staff | FY 09-10           |
|  | <p><b>H-1.1. Consider incorporating affordable housing into new major subdivisions of 100 or more dwelling units.</b></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 (Refer to Goal H-1).</p>   | BOC/Manager, Planning Board & Staff | FY 09-10           |
|  | <p><b>LUD-1.1. Maximum Residential Density: Consider 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</b> (Refer to Goal LUD-1).</p>   | BOC/Manager, Planning Board & Staff | FY 09-10           |
|  | <p><b>LUD-1.2. Incorporate the following zoning map changes:</b> (Refer to Appendix 1, Maps: 9; 9a; 9b; 9c) (Refer to Goal LUD-1)</p> <ul style="list-style-type: none"> <li>• Replace R-40 in the southernmost portion of the Planning Area with R3.</li> <li>• Replace all R2MH and remaining R-40 area with the R2 Zoning District.</li> <li>• Replace the R2MH zoning that surrounds the north course of the Etowah Valley Country Club with R1 zoning. This includes land adjacent to the Etowah Valley Country Club and Turnpike Road and west of Holly Springs Road.</li> </ul>  | BOC/Manager, Planning Board & Staff | FY 09-10           |



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| Henderson County Land Development Code Recommendations  |  | Responsibility  | Target Date |
|---|--|-----------------|-------------|
| <p><b>LUD-2.1. Local Commercial (LC).</b> LC zoning should be located in the following areas: (Refer to Appendix 1, Maps: 9; 9a; 9b; 9c) (Refer to Goal LUD-2)</p> <ul style="list-style-type: none"> <li>• Between Old Highway 64, Sunset Hill Drive and Oakland Hill Drive.</li> <li>• Along both sides of Morgan Road between its intersections with US Highway 64 W.</li> <li>• 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.</li> <li>• Along Brickyard Road from US Highway 64 West to its intersection with McKinney Road.</li> </ul>   | <p>BOC/Manager,<br/>Planning Board &amp;<br/>Staff</p> | <p>FY 09-10</p> |             |
| <p><b>LUD-2.2. Community Commercial (CC).</b> CC zoning should be located in the following areas: (Refer to Appendix 1, Maps: 9; 9a; 9b; 9c) (Refer to Goal LUD-2)</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Expand areas around the existing Community Commercial Zoning District in Etowah to include additional commercial uses and property.</li> </ul>  | <p>BOC/Manager,<br/>Planning Board &amp;<br/>Staff</p> | <p>FY 09-10</p> |             |
| <p><b>LUD-3.1. Consider establishing a “main street,” in keeping with the character and with an overall theme unique to Etowah, along Brickyard Road.</b></p> <p>This area should have mixed residential and commercial uses that are compatible with the overall intent of a “main street.” It should have specific design, sign and landscaping guidelines that establish a compatible look (See Recommendations for Goal CCD-1). This Main Street should be pedestrian friendly with sidewalks (Recommendations T-2.5; CCD-1.2). 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-2.2; Appendix 1, Map 9b) (Refer to Goal LUD-3).</p> <p>Note: Staff discussed this recommendation with NCDOT and this is possible with the implementation of the Morgan Road and McKinney Road connector (See Recommendation T-2.2). Sidewalks would be maintained by the property owner of the business.</p> | <p>BOC/Manager,<br/>Planning Board &amp;<br/>Staff</p> | <p>FY 09-10</p> |             |



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|  | <b>Henderson County Land Development Code Recommendations</b>  | <b>Responsibility</b>               | <b>Target Date</b> |
|--|--|-------------------------------------|--------------------|
|  | <p><b>LUD-4.1. Protect Rural Character through Open Space Regulations within the Planning Area.</b></p> <p><del>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 2.1) (Refer to Goal LUD-4).</del></p> <p>Note: This item mostly accomplished with recent Land Development Code amendments.</p> | BOC/Manager, Planning Board & Staff | FY 09-10           |
|  | <p><b>CCD-1.1. Consider establishing design standards for nonresidential uses in the Planning Area Overlay District.</b></p> <p>Design standards should prohibit unfinished steel or aluminum roofing and aluminum siding material and vinyl siding, and require at least 30% masonry fronts which includes stone or brick (log or timber materials may be acceptable). Where buildings are visible from the side, appropriate evergreen plantings shall be used to obscure the view from adjoining streets (Refer to Goal CCD-1).</p>   | BOC/Manager, Planning Board & Staff | FY 09-10           |
|  | <p><b>CCD-1.2. Require sidewalks for all new commercial businesses along Brickyard Road to McKinney Road and along any new road frontage in areas zoned commercial.</b></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-2.4; T-2.5; LUD-3.1) (Refer to Goal CCD-1). Maintenance would be the responsibility of the property/business owner through an LDC amendment.</p> <p>Note: Encroachment agreement with NCDOT would be required. Sidewalk maintenance would be required by the County or business. Recreation service district may possibly be used to fund construction or maintenance of the sidewalks.</p>  | BOC/Manager, Planning Board & Staff | FY 09-10           |
|  | <p><b>CCD-1.3. Create new sign requirements for the Planning Area.</b></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-3.1) (Refer to Goal CCD-1).</p>   | BOC/Manager, Planning Board & Staff | FY 09-10           |



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|--|--|-----------------|-------------|
| <p><b>CCD-1.4. Reduce front and side setbacks.</b></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. 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 (Refer to Goal CCD-1).</p>   | <p>BOC/Manager,<br/>Planning Board &amp;<br/>Staff</p>                       | <p>FY 09-10</p> |             |
| <p><b>CCD-1.5. Incorporate standards to limit light pollution.</b></p> <p>Incorporate standards that require semi-cutoff or full-cutoff lighting for major subdivisions and commercial developments within the Planning Area (Refer to Goal CCD-1).</p>  | <p>BOC/Manager,<br/>Planning Board &amp;<br/>Staff</p>                       | <p>FY 09-10</p> |             |
| <p><b>T-2.3. Implement better access management standards at the following locations:</b> (Refer to Goal T-2)</p> <ul style="list-style-type: none"> <li>• Along US Highway 64 West</li> <li>• Along Brickyard Road from US Highway 64 West to intersection with McKinney Road</li> </ul>  | <p>Planning Board &amp;<br/>Staff, TAC, MPO &amp;<br/>NCDOT</p>              | <p>FY 09-10</p> |             |
| <p><b>N-2.2. Consider incorporating stricter steep slope regulations in the Land Development Code for the Etowah and Horse Shoe Communities to limit development on steep slopes.</b></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 (Refer to Goal N-2).</p> | <p>BOC/Manager,<br/>Planning Board &amp;<br/>Staff, Code<br/>Enforcement</p> | <p>FY 11-12</p> |             |



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|  | <b>Recommendations Implemented by Other Agencies</b>  | <b>Responsibility</b>   | <b>Target Date</b> |
|--|---|---|--------------------|
|  | <p><b>T-1.1. Ask NCDOT to consider reviewing the following intersections for reconfiguration and/or signalization:</b><br/>(Refer to Goal T-1)</p> <ul style="list-style-type: none"> <li>• Cummings Road and US Highway 64 West</li> <li>• Etowah Park Road and US Highway 64 West</li> <li>• Battle Creek Road and US Highway 64 West</li> <li>• Broyles Road and South Rugby Road</li> </ul>   | <p>NCDOT, Planning Board &amp; Staff, TAC, MPO</p>                    | <p>FY 09-10</p>    |
|  | <p><b>T-2.1. Consider improving safety and capacity within the Planning Area</b> (Refer to Goal T-2).</p> <ul style="list-style-type: none"> <li>• Consider widening the travel lanes and straightening Brickyard Road, from NC 280 to McKinney Road (Appendix 1, Map 8)</li> <li>• 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</li> </ul>   | <p>NCDOT, Planning Board &amp; Staff, TAC, MPO</p>                    | <p>FY 13-14</p>    |
|  | <p><b>T-2.2. Consider the creation of a new connector between Morgan Road and McKinney Road</b> (Refer to Goal T-2).</p>  | <p>NCDOT, Planning Board &amp; Staff, TAC, MPO</p>                    | <p>FY 13-14</p>    |
|  | <p><b>T-2.5. Consider incorporating pedestrian friendly measures in the core of the Etowah and Horse Shoe Communities</b> (Refer to Goal T-2).</p> <p>These measures include sidewalks, trails, traffic calming measures and designated bike lanes/routes (See Recommendations LUD-3.1; CCD-1.2) (Refer to Goal CFS-2).</p> <p>Note: Encroachment agreement with NCDOT would be required. Sidewalk maintenance would be required by the County or business. Recreation service district may possibly be used to fund construction or maintenance of the sidewalks. The County should consider developing a plan to show the location of planned sidewalks for access to open space and recreational uses.</p> | <p>NCDOT, Planning Board &amp; Staff, TAC, MPO</p>                    | <p>FY 13-14</p>    |
|  | <p><b>H-1.2. Create partnerships between the Residents of the Communities and organizations like the Community Foundation.</b></p> <p>Different types of funding and support for affordable housing projects in the Planning Area could be identified in these partnerships (Refer to Goal H-1).</p>  | <p>BOC/Manager, Committees, Community Members &amp; Organizations</p> | <p>Ongoing</p>     |





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|  | Recommendations Implemented by Other Agencies   | Responsibility   | Target Date |
|--|---|--|-------------|
|  | <p><b>H-1.4. Highlight and focus attention on examples of exemplary affordable housing projects.</b><br/>                     Successful affordable housing projects should demonstrate how one can improve the quality of life for many people (such as Meadow Woods off Brannon Road) (Refer to Goal H-1).</p>  | BOC/Manager, Habitat for Humanity, WCCA, Housing Assistance, Community Organizations | Ongoing     |
|  | <p><del><b>CFS-2.5. Incorporate pedestrian friendly measures in the core of the Communities.</b></del><br/> <del>These measures include sidewalks, trails, traffic calming measures and designated bike routes (See Recommendations T-2.5; LUD-3.1; CCD-1.2) (Refer to Goal CFS-2).</del><br/>                     Note: This item is addressed in T-2.5.</p> | NCDOT, Planning Board & Staff, TAC, MPO  | Ongoing     |
|  | <p><del><b>CFS-4.1. Design new municipal water towers to be aesthetically pleasing (Refer to Goal CFS-4).</b></del></p>   | City of Hendersonville   | Ongoing     |



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|  | Recommendations Currently Addressed in the 2020 CCP and/or 07-11 Strategic Plan   | Responsibility  | Target Date       |
|--|---|---|-------------------|
| ✓  | <p><b><del>N-3.1. Continue to update and maintain a local inventory of historic sites available to all historic and cultural preservation agencies.</del></b></p> <p><del>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 (Refer to Goal N-3). [CCP N-05-G; Strategic Plan 4.3-A]</del></p> <p>Note: Currently being addressed by the Historic Resource Commission.</p> | Historical Resources Committee, Planning, Other Departments and Agencies  | FY 2009; Ongoing  |
| ✓  | <p><b><del>N-3.2. Conduct further surveys of structures that contain architecture that is historically significant through the State Historic Preservation Office with attention to the Planning Area</del></b> (Refer to Goal N-3). [CCP N-05-G; Strategic Plan 4.3-A]</p> <p>Note: Currently being addressed by the Historic Resource Commission</p>  | Historical Resources Commission, Planning, State Agencies   | FY 2009; Ongoing  |
|  | <p><b>CFS-2.4. Consider establishing a greenway between Hendersonville and Brevard on the existing Norfolk-Southern railroad line.</b></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 (Refer to Goal CFS-2). [CCP R-02-F]</p> <p>Note: State grants and the Service District (CFS-2.3) could provide funding for construction.</p>   | BOC/Manager, Apple Country Greenway Commission, Planning, Parks & Recreation, Local Municipalities, Transylvania County | FY 10-11; Ongoing |
| ✓  | <p><b>H-1.3. Consider the establishment of a funding stream for affordable housing projects by creating an affordable housing trust fund</b> (Refer to Goal H-1). [CCP H-01-H; Strategic Plan 3.2-C]</p>  | BOC/Manager, Planning, Housing Organizations  | FY 10-11          |
| ✓  | <p><b><del>N-1.5. Adopt local storm water regulations.</del></b></p> <p><del>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 (Refer to Goal N-1). [CCP N-02-E; Strategic Plan 4.2-B &amp; 4.2-C]</del></p>   | BOC/Manager, Planning Board & Staff, Engineering, NCDENR  | FY 10-11          |

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| ✓ | <p><b>N-1.6. Conduct a feasibility study focused on consolidating the existing wastewater treatment plants.</b></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). 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 (Refer to Goal N-1). [CCP SW-02-J]</p> | <p>BOC/Manager, Planning, Engineering, Utilities Division, Etowah Sewer Company, Other private utility companies</p> | <p>FY 11-12</p> |



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# Continued Discussion of the Draft Etowah & Horse Shoe Communities Plan







## Board of Commissioners Meeting

September 16, 2009

Henderson County Planning Department

| Henderson County Implemented Recommendations  |   | Responsibility                               | Target Date               |
|---|---|--|---------------------------|
|   | T-2.4. Avoid and correct situations where road names change multiple times. Specifically address the road name change at Holly Springs Road and Ray Hill Road (Refer to Goal T-2).  | Property Addressing, NCDOT, Planning         | FY 09-10                  |
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|   | N-1.4. 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.<br><br>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 with the cooperation of the Seven Falls subdivision, the County, and volunteer water quality groups such as the Volunteer Water Information Network (VWIN). The County should support the efforts of the Soil and Water Conservation District to obtain grant money for the development of a Watershed Restoration Plan and to work with local landowners for the purpose of protecting water quality in the Etowah and Horse Shoe communities (Refer to Goal N-1). | BOC/Manager, Planning, Engineering           | Funding FY 10-11; Ongoing |
|  | <del>CFS-5.2. Consider designating and managing a recycling center in the Planning Area.</del><br><del>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 to ensure the facility is placed in a location that best serves both communities (Refer to Goal CFS-5).</del><br><br>Note: Draft Solid Waste Plan would provide recycling through a different approach.   | Engineering, Solid Waste                     | FY 11-12                  |
|  | A-1.2. Determine the need for and possibly establish a location for a small farmers' market in the Planning Area.<br><br>A farmers' market within the Planning Area could serve the needs of local farmers who may not have the means to travel long distances to bring their crops to market and could be incorporated into an agritourism plan to encourage tourists and those within the area to buy local produce (Refer to Goal A-1).  | BOC/Manager, Planning, Cooperative Extension | FY 11-12                  |

| Henderson County Implemented Recommendations                                      |  | Responsibility                                     | Target Date |
|---|--|--|-------------|
|   | <p><b>CFS-2.3. Consider establishing a service district to create revenue to support recreation in the Planning Area.</b></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 service district should not be established until local economic conditions improve and grant funding is available (Refer to Goal CFS-2).</p> <p>Note: See Staff memo for additional information regarding service districts.</p>  | BOC/Manager, Planning, Parks & Recreation, Finance | FY 11-12    |
|  | <p><b>CFS-2.2. Consider the establishment of a multifunctional YMCA, governmental or nonprofit full service recreation facility and community center in the Planning Area (Refer to Goal CFS-2).</b></p> <p>Note: Establishment of a service district (CFS-2.3) is probably necessary to fulfill this recommendation.</p>  | BOC/Manager, Planning, Parks & Recreation          | FY 12-13    |
|   | <p><del><b>CFS-5.1. Conduct a feasibility analysis on a regional incinerator (Refer to Goal CFS-5).</b></del></p>  | BOC/Manager, Engineering, Solid Waste              | FY 12-13    |
|  | <p><b>CFS-3.1. Increase law enforcement presence and patrol in the Planning Area.</b></p> <p>Consider conducting studies to determine the need and possible addition of a satellite patrol office in the Planning Area (Refer to Goal CFS-3).</p>  | BOC/Manager, Sheriff's Department                  | FY 12-13    |
|   | <p><b>N-1.2. Prohibit public waterline extensions in the Planning Area in areas designated by the Henderson County 2020 Comprehensive Plan as Rural/Agricultural Areas.</b></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 (Refer to Goal N-1).</p> | BOC/Manager, Planning Board & Staff                | Ongoing     |

| Henderson County Implemented Recommendations  |  | Responsibility   | Target Date |
|---|--|--|-------------|
|   | <p><b>A-1.1. Make agriculture appealing to younger generations by creating incentives for these generations to keep farming.</b></p> <p>The local school board should be encouraged to finance horticulture curriculums at the middle and high school levels and give 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 (Refer to Goal A-1).</p> | BOC/Manager, Soil & Water, AAC, Cooperative Extension, | Ongoing     |
|   | <p><b>A-1.3. Continue and expand educational efforts for farmers and adjoining property owners in order to create awareness about the impacts of farming on adjoining properties.</b></p> <p>Local governmental agencies 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. Full disclosure of Farmland Preservation Districts should be provided to prospective buyers by real estate agents and attorneys (Refer to Goal A-1).</p>   | Soil & Water, AAC                                      | Ongoing     |
|   | <p><b>A-1.4. Encourage schools to buy and use local foods.</b></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 (Refer to Goal A-1).</p>  | Public Schools   | Ongoing     |
|  | <p><del><b>CFS-1.1. Consider increasing school capacity at Etowah Elementary, Mills River Elementary and Rugby Middle School (Refer to Goal CFS-1).</b></del></p> <p>Note: Currently achieved with construction of area schools as part of system wide school improvements.</p>  | BOC/Manager, Public Schools                            | Ongoing     |
|  | <p><b>CFS-2.1. Consider adding corner and/or neighborhood parks at centrally located areas in the Planning Area.</b></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-4.1) could aid in the establishment of parks (Refer to Goal CFS-2).</p>   | BOC/Manager, Parks & Recreation, Planning              | Ongoing     |
|   | <p><b>E-1.1. Continue to support small local manufacturing operations by avoiding regulations that would inhibit these types of businesses (Refer to Goal E-1).</b></p>  | BOC/Manager, Chamber, Planning, Other Organizations    | Ongoing     |

| Henderson County Land Development Code Recommendations   |                                     | Responsibility | Target Date |
|--|-------------------------------------|----------------|-------------|
| <p><b>N-1.3. Incorporate water supply standards into the major subdivision regulations:</b></p> <p><i>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 (Refer to Goal N-1).</i></p> <p>Note: This item recently completed with adoption of Land Development Code amendments.</p> | BOC/Manager, Planning Board & Staff | FY 09-10       |             |
| <p><b>N-2.1. Consider incorporating environmental assessments for major subdivisions into the Natural Resources Section of the Land Development Code.</b></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 (Refer to Goal N-2).</p>  | BOC/Manager, Planning Board & Staff | FY 09-10       |             |
| <p><b>H-1.1. Consider incorporating affordable housing into new major subdivisions of 100 or more dwelling units.</b></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 (Refer to Goal H-1).</p>  | BOC/Manager, Planning Board & Staff | FY 09-10       |             |
| <p><b>LUD-1.1. Maximum Residential Density: Consider 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 (Refer to Goal LUD-1).</b></p>  | BOC/Manager, Planning Board & Staff | FY 09-10       |             |
| <p><b>LUD-1.2. Incorporate the following zoning map changes:</b> (Refer to Appendix 1, Maps: 9; 9a; 9b; 9c) (Refer to Goal LUD-1)</p> <ul style="list-style-type: none"> <li>Replace R-40 in the southernmost portion of the Planning Area with R3.</li> <li>Replace all R2MH and remaining R-40 area with the R2 Zoning District.</li> <li>Replace the R2MH zoning that surrounds the north course of the Etowah Valley Country Club with R1 zoning. This includes land adjacent to the Etowah Valley Country Club and Turnpike Road and west of Holly Springs Road.</li> </ul>   | BOC/Manager, Planning Board & Staff | FY 09-10       |             |

| Henderson County Land Development Code Recommendations  |                                     | Responsibility | Target Date |
|---|-------------------------------------|----------------|-------------|
| <p><b>LUD-2.1. Local Commercial (LC).</b> LC zoning should be located in the following areas: (Refer to Appendix 1, Maps: 9; 9a; 9b; 9c) (Refer to Goal LUD-2)</p> <ul style="list-style-type: none"> <li>Between Old Highway 64, Sunset Hill Drive and Oakland Hill Drive.</li> <li>Along both sides of Morgan Road between its intersections with US Highway 64 W.</li> <li>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.</li> <li>Along Brickyard Road from US Highway 64 West to its intersection with McKinney Road.</li> </ul>   | BOC/Manager, Planning Board & Staff | FY 09-10       |             |
| <p><b>LUD-2.2. Community Commercial (CC).</b> CC zoning should be located in the following areas: (Refer to Appendix 1, Maps: 9; 9a; 9b; 9c) (Refer to Goal LUD-2)</p> <ul style="list-style-type: none"> <li>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.</li> <li>Expand areas around the existing Community Commercial Zoning District in Etowah to include additional commercial uses and property.</li> </ul>  | BOC/Manager, Planning Board & Staff | FY 09-10       |             |
| <p><b>LUD-3.1. Consider establishing a "main street," in keeping with the character and with an overall theme unique to Etowah, along Brickyard Road.</b></p> <p>This area should have mixed residential and commercial uses that are compatible with the overall intent of a "main street." It should have specific design, sign and landscaping guidelines that establish a compatible look (See Recommendations for Goal CCD-1). This Main Street should be pedestrian friendly with sidewalks (Recommendations T-2.5; CCD-1.2). 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-2.2; Appendix 1, Map 9b) (Refer to Goal LUD-3).</p> <p>Note: Staff discussed this recommendation with NCDOT and this is possible with the implementation of the Morgan Road and McKinney Road connector (See Recommendation T-2.2). Sidewalks would be maintained by the property owner of the business.</p> | BOC/Manager, Planning Board & Staff | FY 09-10       |             |

| Henderson County Land Development Code Recommendations |   |                                     |             |
|--|---|-------------------------------------|-------------|
|  | Henderson County Land Development Code Recommendations  | Responsibility                      | Target Date |
|  | <p><b>LUD-4.1. Protect Rural Character through Open Space Regulations within the Planning Area.</b></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-2.1) (Refer to Goal LUD-4).</p> <p>Note: This item mostly accomplished with recent Land Development Code amendments.</p> | BOC/Manager, Planning Board & Staff | FY 09-10    |
|  | <p><b>CCD-1.1. Consider establishing design standards for nonresidential uses in the Planning Area Overlay District.</b></p> <p>Design standards should prohibit unfinished steel or aluminum roofing and aluminum siding material and vinyl siding, and require at least 30% masonry fronts which includes stone or brick (log or timber materials may be acceptable). Where buildings are visible from the side, appropriate evergreen plantings shall be used to obscure the view from adjoining streets (Refer to Goal CCD-1).</p>  | BOC/Manager, Planning Board & Staff | FY 09-10    |
|  | <p><b>CCD-1.2. Require sidewalks for all new commercial businesses along Brickyard Road to McKinney Road and along any new road frontage in areas zoned commercial.</b></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-2.4, T-2.5, LUD-3.1) (Refer to Goal CCD-1). Maintenance would be the responsibility of the property/business owner through an LDC amendment.</p> <p>Note: Encroachment agreement with NCDOT would be required. Sidewalk maintenance would be required by the County or business. Recreation service district may possibly be used to fund construction or maintenance of the sidewalks.</p>   | BOC/Manager, Planning Board & Staff | FY 09-10    |
|  | <p><b>CCD-1.3. Create new sign requirements for the Planning Area.</b></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-3.1) (Refer to Goal CCD-1).</p>  | BOC/Manager, Planning Board & Staff | FY 09-10    |

| Henderson County Land Development Code Recommendations |  |   |             |
|--|--|---|-------------|
|  | Henderson County Land Development Code Recommendations   | Responsibility  | Target Date |
|  | <p><b>CCD-1.4. Reduce front and side setbacks.</b></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. 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 (Refer to Goal CCD-1).</p>   | BOC/Manager, Planning Board & Staff                   | FY 09-10    |
|  | <p><b>CCD-1.5. Incorporate standards to limit light pollution.</b></p> <p>Incorporate standards that require semi-cutoff or full-cutoff lighting for major subdivisions and commercial developments within the Planning Area (Refer to Goal CCD-1).</p>  | BOC/Manager, Planning Board & Staff                   | FY 09-10    |
|  | <p><b>T-2.3. Implement better access management standards at the following locations: (Refer to Goal T-2)</b></p> <ul style="list-style-type: none"> <li>• Along US Highway 64 West</li> <li>• Along Brickyard Road from US Highway 64 West to intersection with McKinney Road</li> </ul>  | Planning Board & Staff, TAC, MPO & NCDOT              | FY 09-10    |
|  | <p><b>N-2.2. Consider incorporating stricter steep slope regulations in the Land Development Code for the Etowah and Horse Shoe Communities to limit development on steep slopes.</b></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 (Refer to Goal N-2).</p> | BOC/Manager, Planning Board & Staff, Code Enforcement | FY 11-12    |



|  | Recommendations Implemented by Other Agencies   | Responsibility   | Target Date |
|--|---|--|-------------|
|  | <p><b>T-1.1. Ask NCDOT to consider reviewing the following intersections for reconfiguration and/or signalization:</b> (Refer to Goal T-1)</p> <ul style="list-style-type: none"> <li>• Cummings Road and US Highway 64 West</li> <li>• Etowah Park Road and US Highway 64 West</li> <li>• Battle Creek Road and US Highway 64 West</li> <li>• Broyles Road and South Rugby Road</li> </ul>   | NCDOT, Planning Board & Staff, TAC, MPO  | FY 09-10    |
|  | <p><b>T-2.1. Consider improving safety and capacity within the Planning Area</b> (Refer to Goal T-2).</p> <ul style="list-style-type: none"> <li>• Consider widening the travel lanes and straightening Brickyard Road, from NC 280 to McKinney Road (Appendix 1, Map 8)</li> <li>• 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</li> </ul>   | NCDOT, Planning Board & Staff, TAC, MPO  | FY 13-14    |
|  | <p><b>T-2.2. Consider the creation of a new connector between Morgan Road and McKinney Road</b> (Refer to Goal T-2).</p>  | NCDOT, Planning Board & Staff, TAC, MPO  | FY 13-14    |
|  | <p><b>T-2.5. Consider incorporating pedestrian friendly measures in the core of the Etowah and Horse Shoe Communities</b> (Refer to Goal T-2).</p> <p>These measures include sidewalks, trails, traffic calming measures and designated bike lanes/routes (See Recommendations LUD-3.1; CCD-1.2) (Refer to Goal CFS-2).</p> <p>Note: Encroachment agreement with NCDOT would be required. Sidewalk maintenance would be required by the County or business. Recreation service district may possibly be used to fund construction or maintenance of the sidewalks. The County should consider developing a plan to show the location of planned sidewalks for access to open space and recreational uses.</p> | NCDOT, Planning Board & Staff, TAC, MPO  | FY 13-14    |
|  | <p><b>H-1.2. Create partnerships between the Residents of the Communities and organizations like the Community Foundation.</b></p> <p>Different types of funding and support for affordable housing projects in the Planning Area could be identified in these partnerships (Refer to Goal H-1).</p>  | BOC/Manager, Committees, Community Members & Organizations                           | Ongoing     |
|  | <p><b>H-1.4. Highlight and focus attention on examples of exemplary affordable housing projects.</b></p> <p>Successful affordable housing projects should demonstrate how one can improve the quality of life for many people (such as Meadow Woods off Brannon Road) (Refer to Goal H-1).</p>  | BOC/Manager, Habitat for Humanity, WCCA, Housing Assistance, Community Organizations | Ongoing     |
|  | <p><del><b>CFS-2.5. Incorporate pedestrian friendly measures in the core of the Communities.</b></del></p> <p><del>These measures include sidewalks, trails, traffic calming measures and designated bike routes (See Recommendations T-2.5; LUD-3.1; CCD-1.2) (Refer to Goal CFS-2).</del></p> <p><del>Note: This item is addressed in T-2.5.</del></p>  | NCDOT, Planning Board & Staff, TAC, MPO  | Ongoing     |
|  | <p><del><b>CFS-4.1. Design new municipal water towers to be aesthetically pleasing</b> (Refer to Goal CFS-4).</del></p>   | City of Hendersonville   | Ongoing     |

|   | Recommendations Currently Addressed in the 2020 CCP and/or 07-11 Strategic Plan  | Responsibility  | Target Date       |
|---|--|---|-------------------|
| ✓ | <p><del><b>N-3.1. Continue to update and maintain a local inventory of historic sites available to all historic and cultural preservation agencies.</b></del></p> <p><i>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 (Refer to Goal N-3). [CCP N-05.G-Strategic Plan 4.3.A]</i></p> <p>Note: Currently being addressed by the Historic Resource Commission.</p> | Historical Resources Committee, Planning, Other Departments and Agencies  | FY 2009; Ongoing  |
| ✓ | <p><del><b>N-3.2. Conduct further surveys of structures that contain architecture that is historically significant through the State Historic Preservation Office with attention to the Planning Area</b> (Refer to Goal N-3). [CCP N-05.G-Strategic Plan 4.3.A]</del></p> <p>Note: Currently being addressed by the Historic Resource Commission</p>  | Historical Resources Commission, Planning, State Agencies   | FY 2009; Ongoing  |
| ✓ | <p><b>CFS-2.4. Consider establishing a greenway between Hendersonville and Brevard on the existing Norfolk-Southern railroad line.</b></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 (Refer to Goal CFS-2). [CCP R-02-F]</p> <p>Note: State grants and the Service District (CFS-2.3) could provide funding for construction.</p>  | BOC/Manager, Apple Country Greenway Commission, Planning, Parks & Recreation, Local Municipalities, Transylvania County | FY 10-11; Ongoing |
| ✓ | <p><b>H-1.3. Consider the establishment of a funding stream for affordable housing projects by creating an affordable housing trust fund</b> (Refer to Goal H-1). [CCP H-01.H-Strategic Plan 3.2.C]</p>  | BOC/Manager, Planning, Housing Organizations  | FY 10-11          |
| ✓ | <p><del><b>N-1.5. Adopt local storm water regulations.</b></del></p> <p><del>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 (Refer to Goal N-1). [CCP N-02.E-Strategic Plan 4.2.B &amp; 4.2.C]</del></p>   | BOC/Manager, Planning Board & Staff, Engineering, NCDENR  | FY 10-11          |
| ✓ | <p><b>N-1.6. Conduct a feasibility study focused on consolidating the existing wastewater treatment plants.</b></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). 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 (Refer to Goal N-1). [CCP SW-02.J]</p>   | BOC/Manager, Planning, Engineering, Utilities Division, Etowah Sewer Company, Other private utility companies           | FY 11-12          |

# Etowah & Horse Shoe Communities Plan

## Questions and Discussion



*Henderson County Planning Department*