

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: August 18, 2010

SUBJECT: Preview of Zoning Map Amendments for the Etowah-Horse Shoe Communities Plan

ATTACHMENTS: (1) PowerPoint

SUMMARY OF REQUEST:

The Board of Commissioners, by resolution, took action on the Etowah-Horse Shoe (EHS) Communities Plan on September 16, 2009. The Board of Commissioners directed various staff and boards to begin implementation of the plan with some modifications from the original draft. The Planning Board began its discussion and review of the Plan in January of 2010. The Planning Board is nearly ready to make its formal recommendation on the proposed zoning map amendments to the Board of Commissioners. The Board will need to hold a public hearing prior to taking action on the proposed zoning map amendments.

Staff prepared a preview of the proposed zoning map amendments. This preview includes areas the Planning Board's recommendation differed from the Plan's recommended zoning and the justification for the change.

BOARD ACTION REQUESTED:

None required.

Suggested Motion:

No motion suggested.

Etowah Horse-Shoe Community Plan

Zoning Map Amendment Preview



**Board of Commissioners Meeting
August 18, 2010**

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Etowah Horse-Shoe Community Plan Background

- On September 16, 2009, the BOC, by resolution, directed various staff & boards to begin implementation of the Plan (with modifications from the original draft)
- In January 2010 - Planning Board began reviewing and discussing the Plan recommendations per BOC direction.
- The Plan's zoning map changes, with Planning Board modifications would rezone approximately:
 - 7,400 Acres (about 3% of the County)
 - 3,000 property owners will receive mailed notices (10-25 days ahead of BOC hearing)
- Planning Board prepared to begin formal rezoning review following preliminary review of Plan's zoning map recommendations (with Planning Board modifications) by the BOC.

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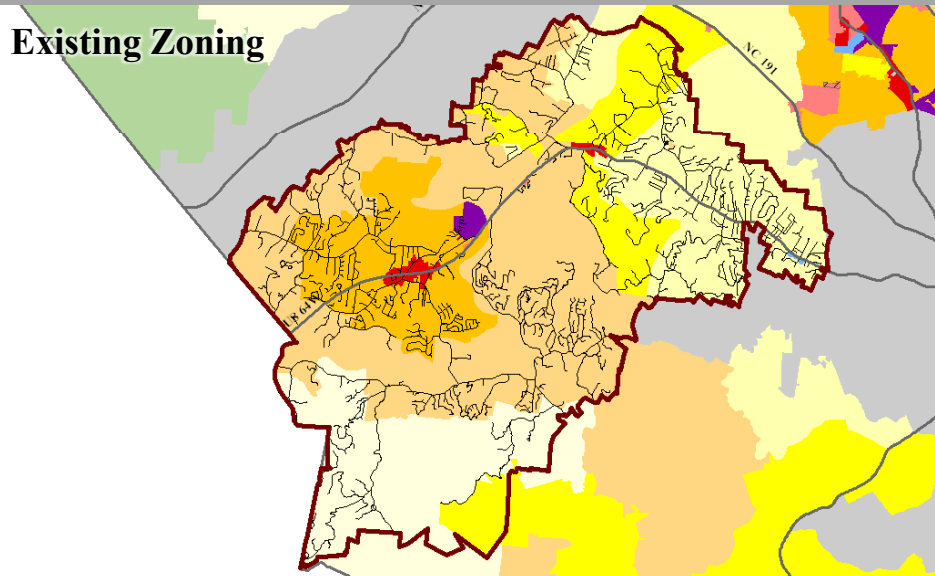
Planning Board Modifications to Etowah Horse-Shoe Plan Zoning Recommendations

- Board of Commissioners' resolution on September 16, 2009, directed appointed Boards and Committees to begin implementing the Plan and provide justification for deviations from the original recommendations.
- Planning Board identified 5 areas where its zoning recommendations differed from Plan's zoning recommendations.

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Etowah Horse-Shoe Plan Proposed Zoning Changes

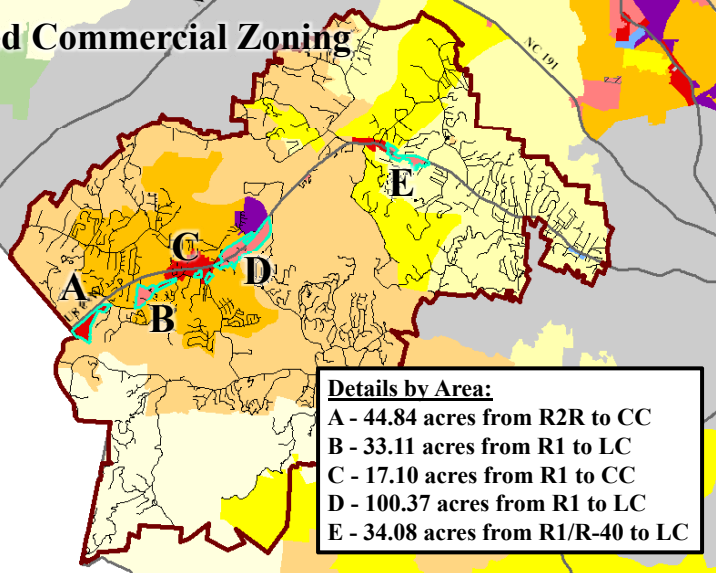
Existing Zoning



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Etowah Horse-Shoe Plan Proposed Zoning Changes

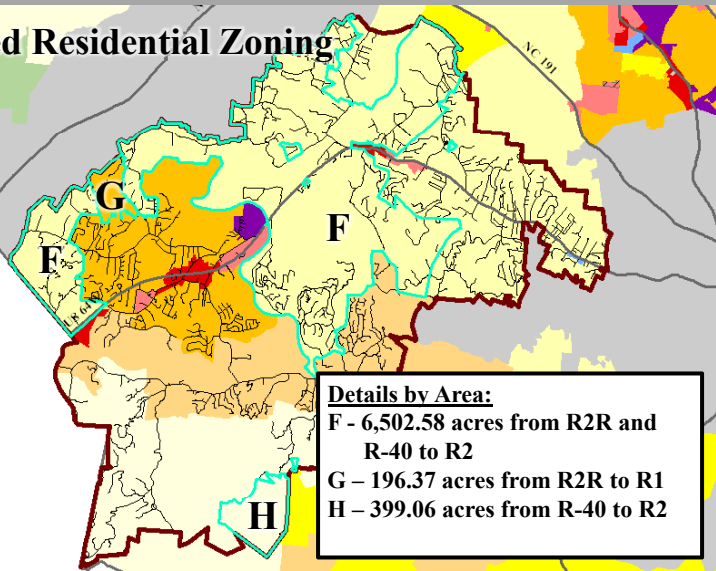
Plan Proposed Commercial Zoning



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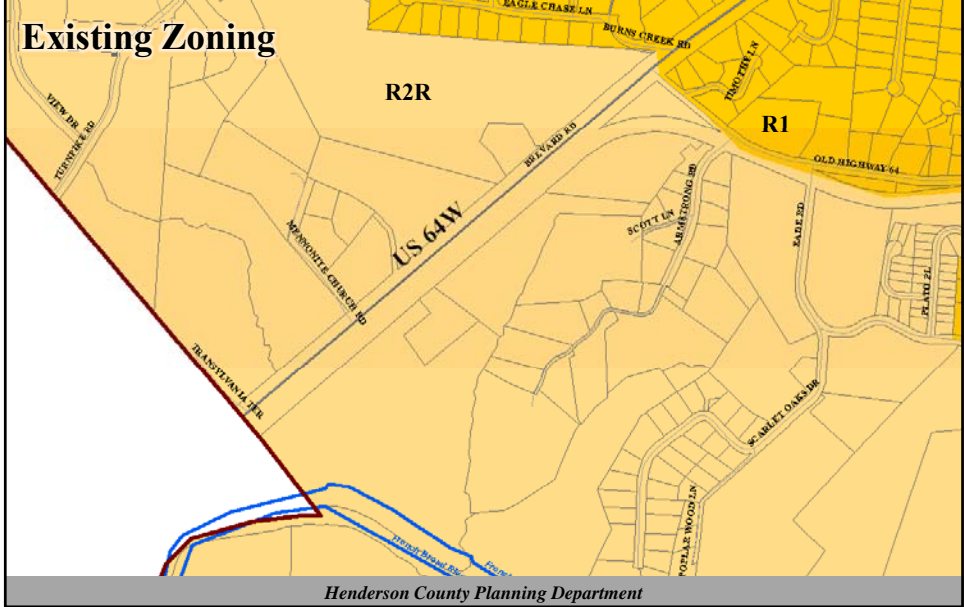
Etowah Horse-Shoe Plan Proposed Zoning Changes

Plan Proposed Residential Zoning

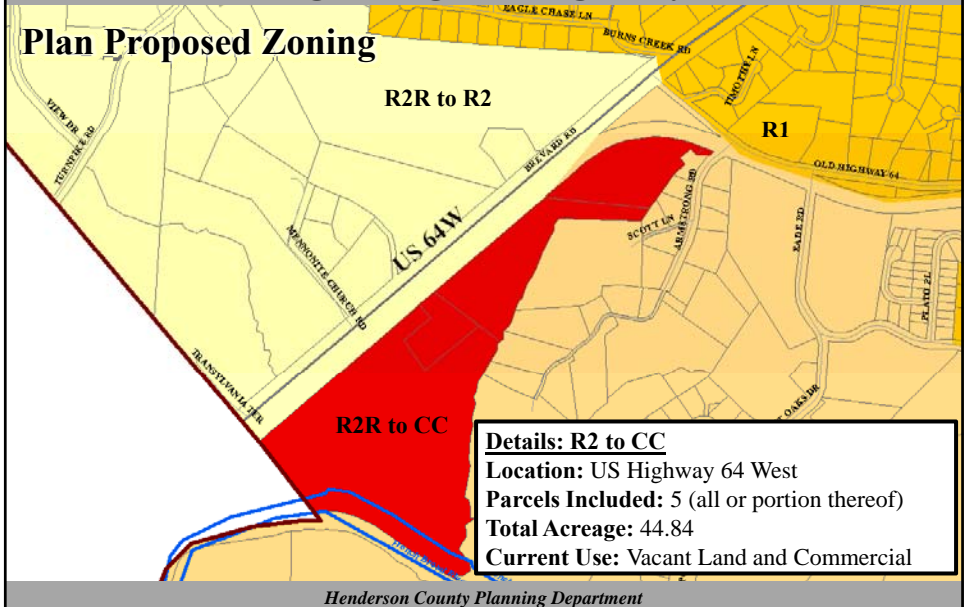


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Area A: CC Zoning Expansion CC Zoning Along US Highway 64 West

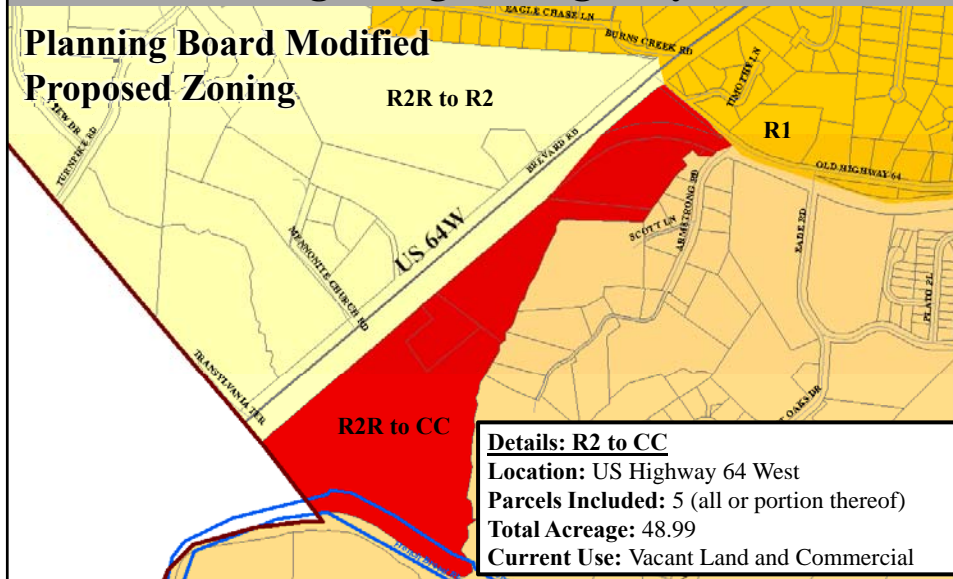


Area A: CC Zoning Expansion CC Zoning Along US Highway 64 West



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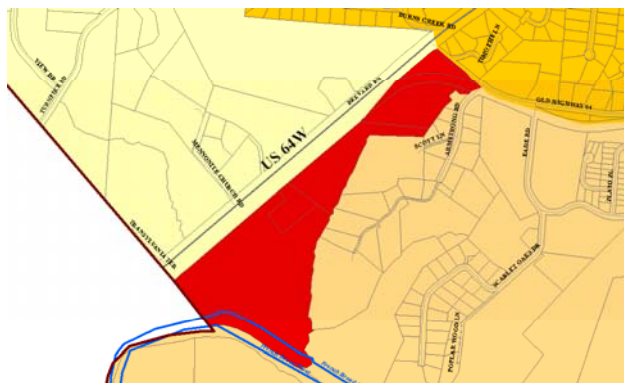
**Planning Board Modified
Proposed Zoning**



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Area A Planning Board Justification

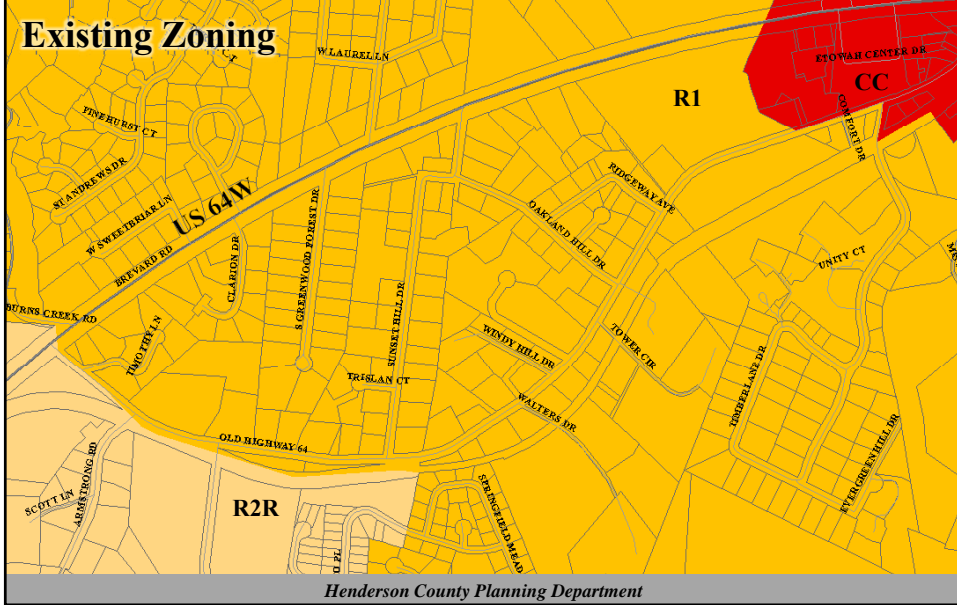
CC Zoning Along US Highway 64 West



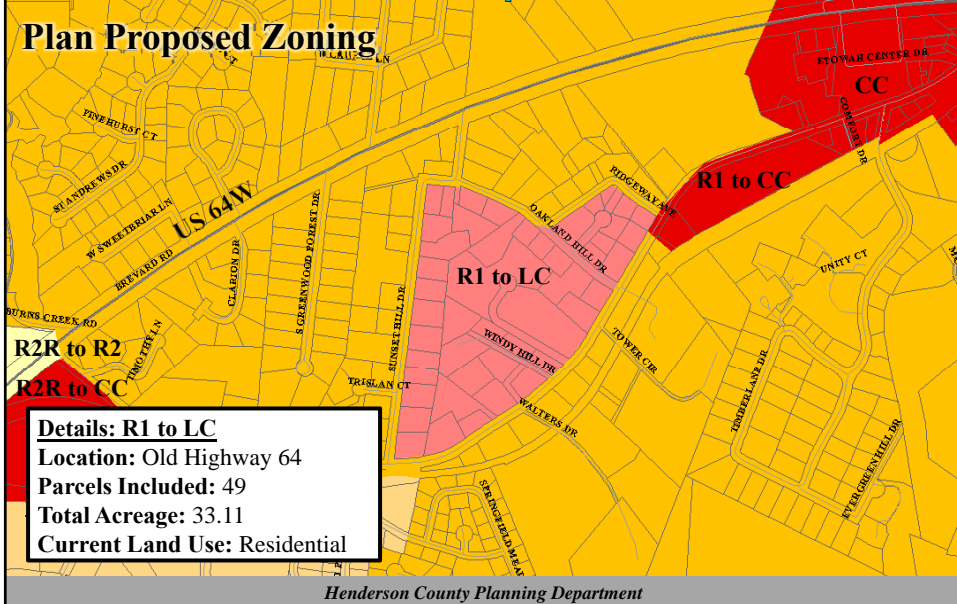
Planning Board felt that due to the location, setbacks and size of the parcel the allowed uses are limited and the parcel is adjacent to the west of an area recommend by the Plan for CC.

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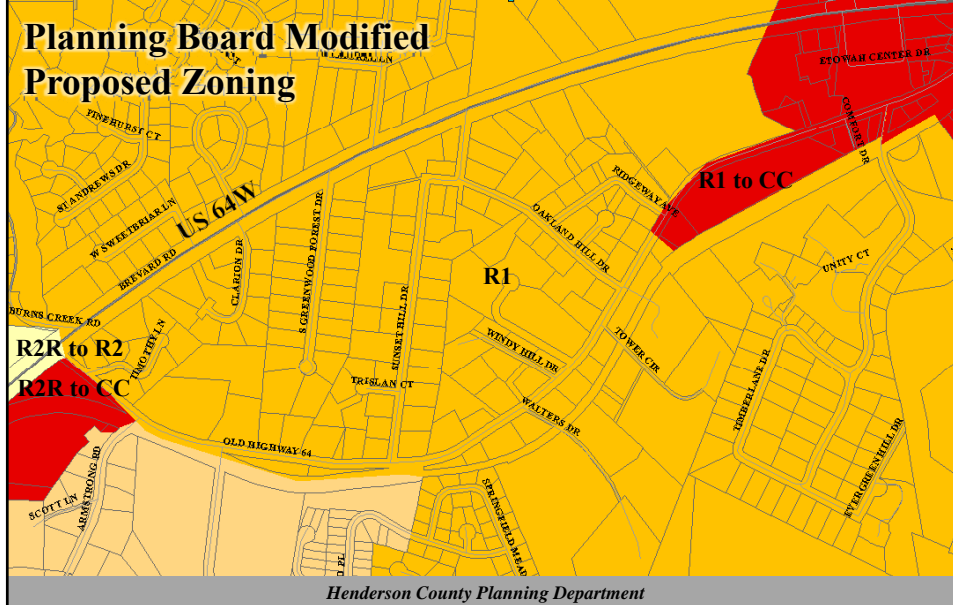
Area B: Removal of Proposed LC Zoning LC Zoning Along Old Highway 64



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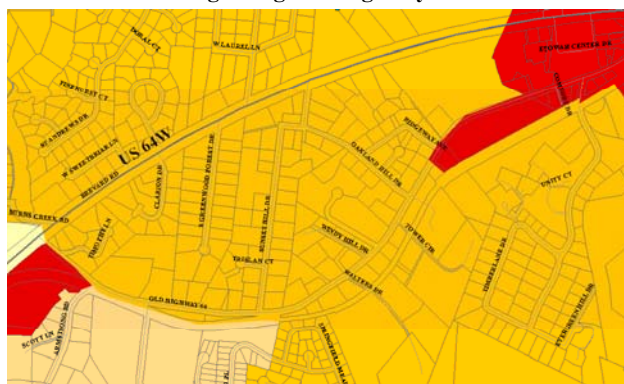


Area B: Removal of Proposed LC Zoning LC Zoning Along Old Highway 64



Area B Planning Board Justification

LC Zoning Along Old Highway 64 West

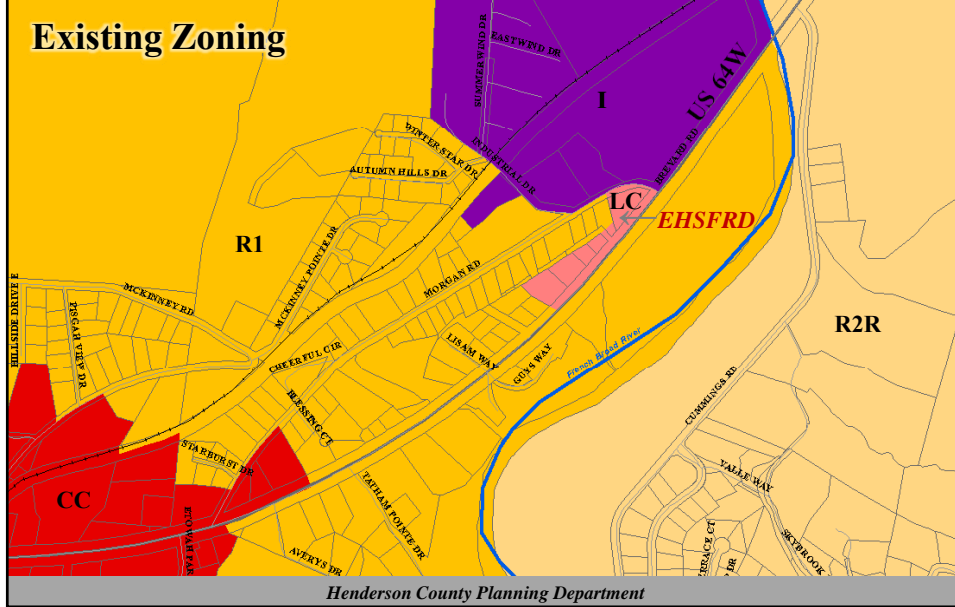


Planning Board recommended leaving the current R1 zoning due to the neighborhoods existing residential development and limited amount of vacant land present.

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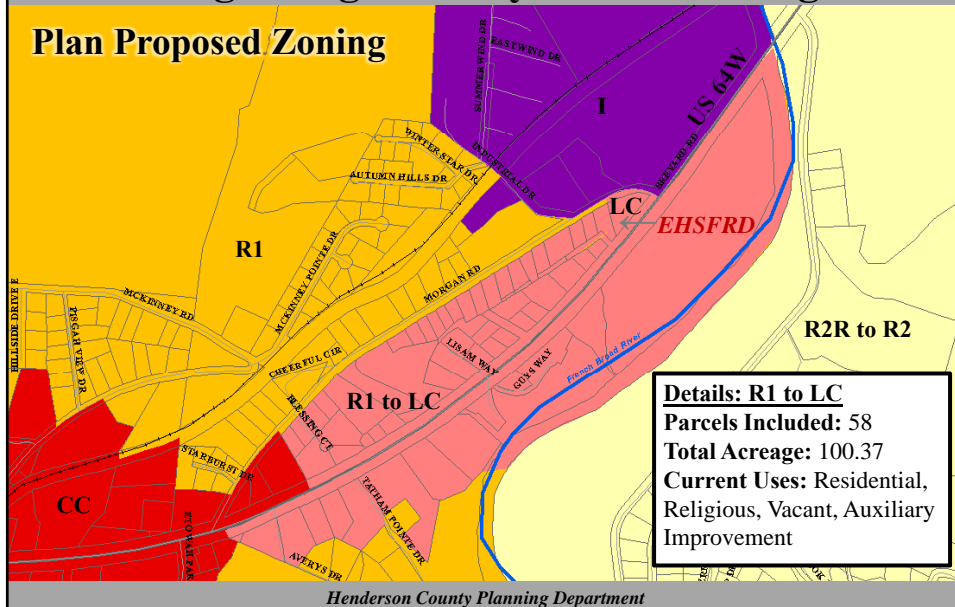
**Area D: Potential LC Zoning Expansion
LC Zoning Along US Hwy 64 W. & Morgan Rd.**

Existing Zoning



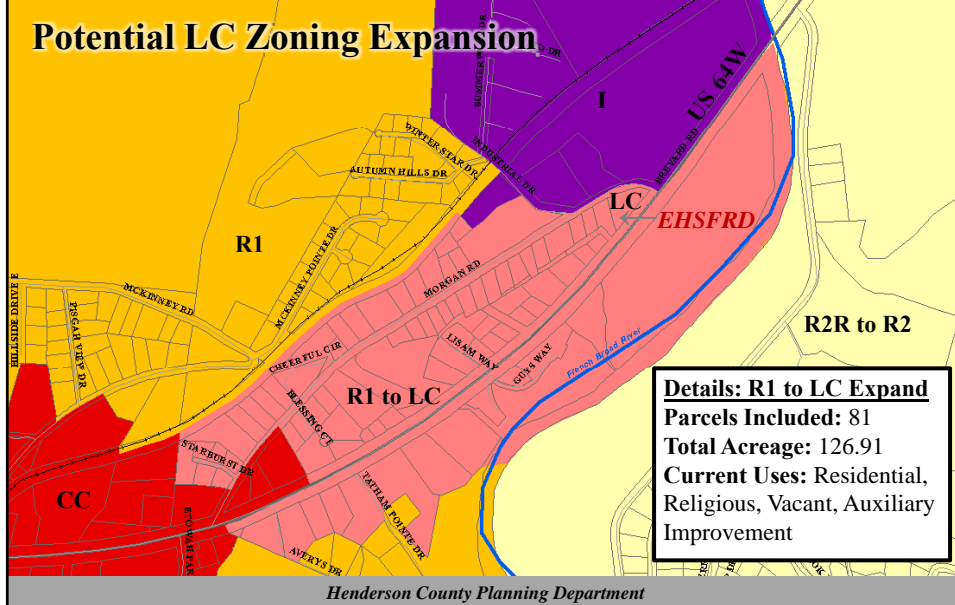
**Area D: Potential LC Zoning Expansion
LC Zoning Along US Hwy 64 W. & Morgan Rd.**

Plan Proposed Zoning



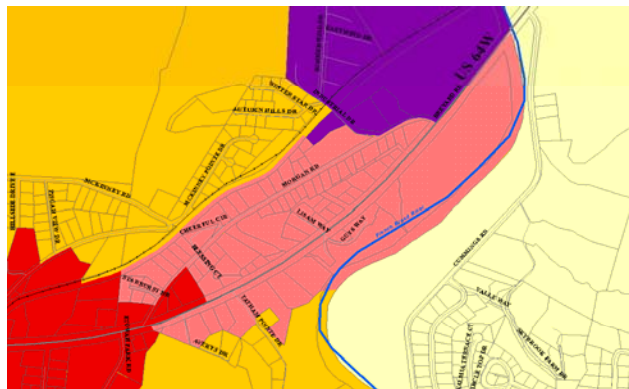
Area D: Potential LC Zoning Expansion LC Zoning Along US Hwy 64 W. & Morgan Rd.

Potential LC Zoning Expansion



Area D Planning Board Justification

LC Zoning Along Old Highway 64 W. & Morgan Rd.

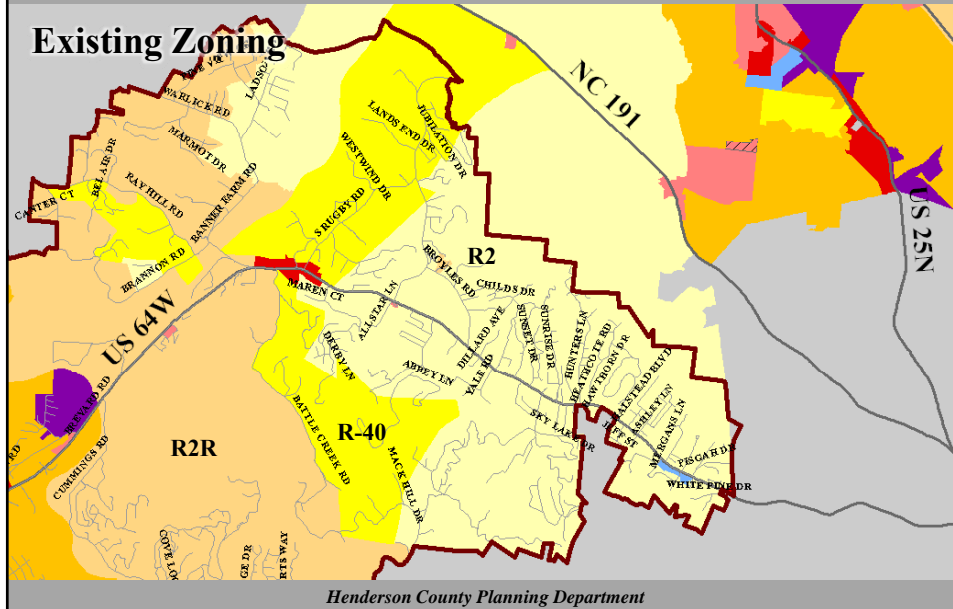


Planning Board recommended extending the LC to include both sides of Morgan Road in order to not exclude one side of the road. The Plan is a vision for the next 15 years and there is a potential for a mix of residential and light commercial uses in this area.

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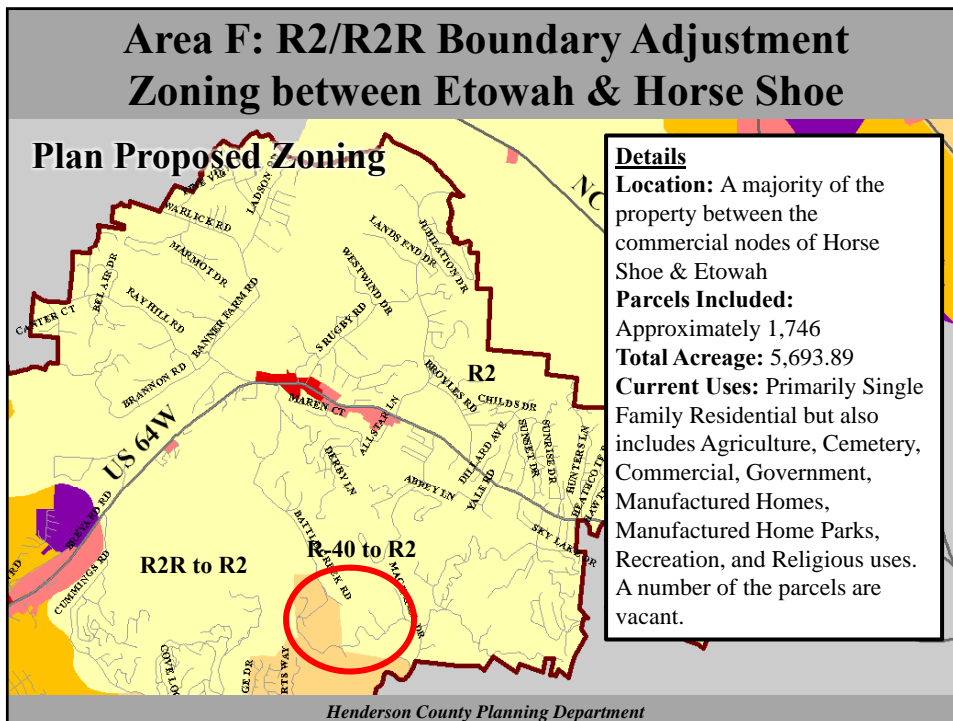
Area F: R2/R2R Boundary Adjustment Zoning between Etowah & Horse Shoe

Existing Zoning



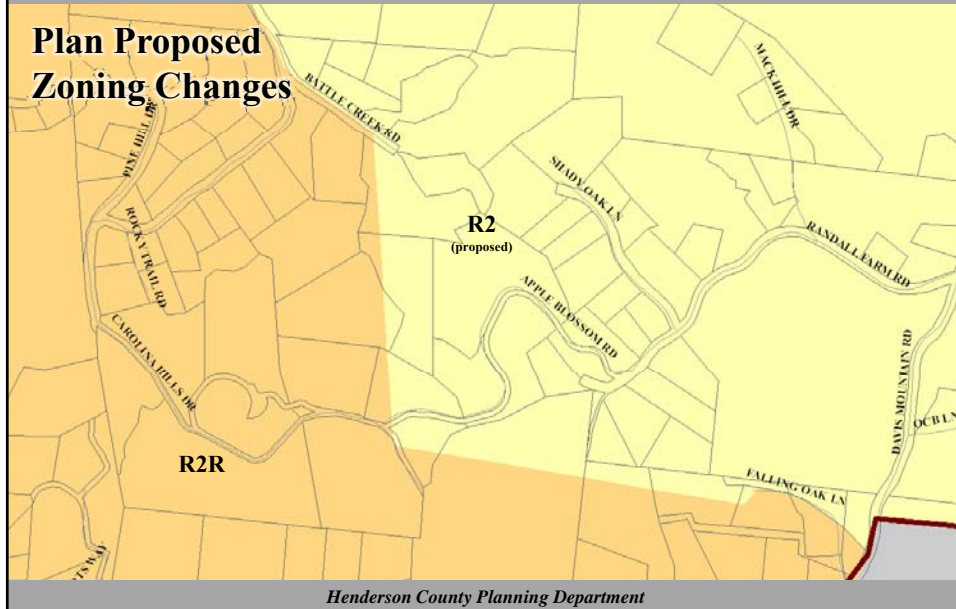
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Plan Proposed Zoning



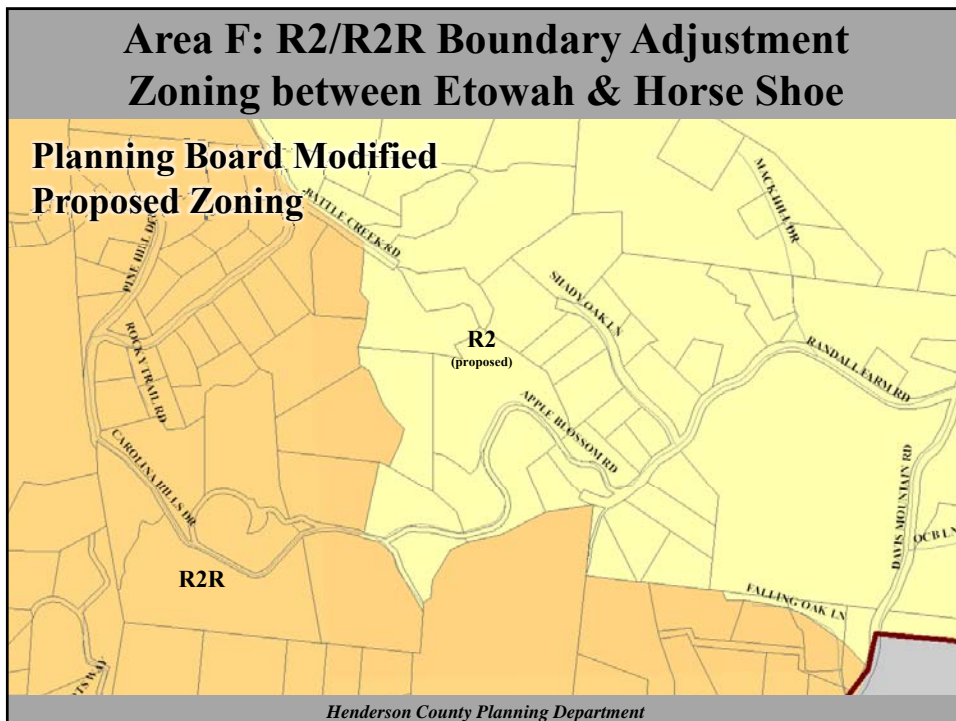
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Plan Proposed Zoning Changes



Area F: R2/R2R Boundary Adjustment Zoning between Etowah & Horse Shoe

Planning Board Modified Proposed Zoning



Area F Planning Board Justification

R2 Zoning between Etowah & Horse Shoe

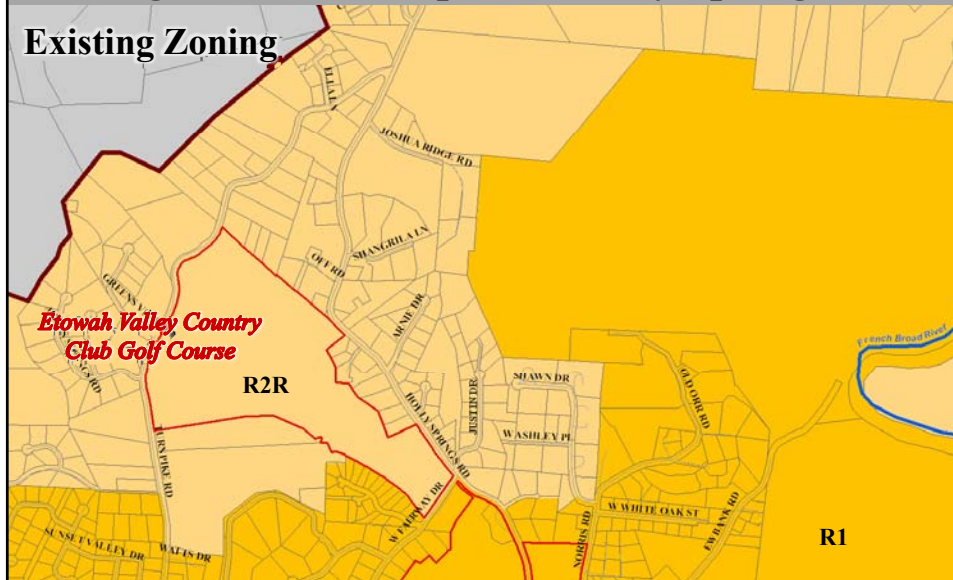


Planning Board recommended using existing parcel lines to define the boundary between the R2R and the proposed R2 zoning districts in the southwest portion of the study area to prevent split zoning parcels.

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Areas F & G: Reduction in R1/Expansion R2 Zoning Between Turnpike & Holly Springs Road

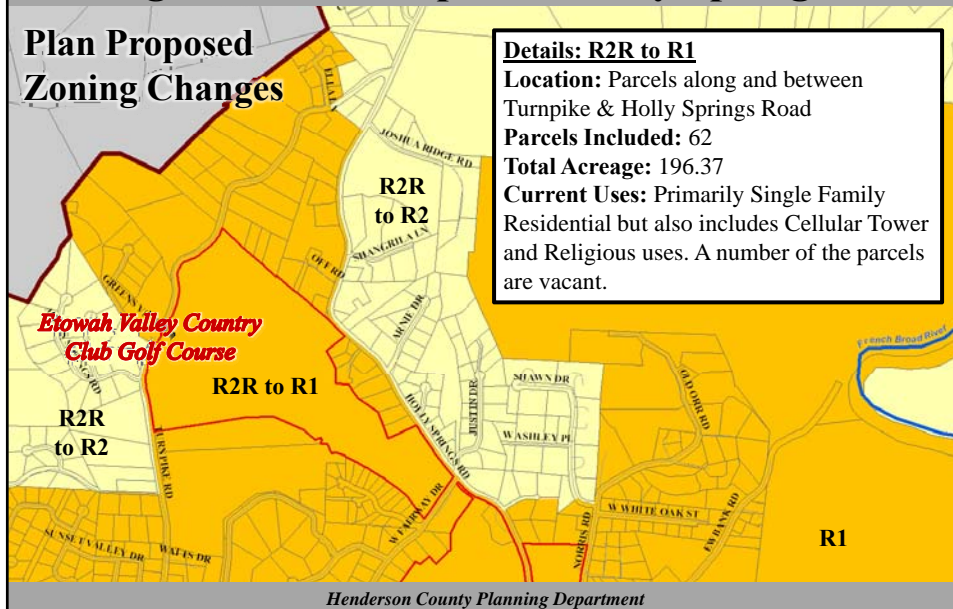
Existing Zoning



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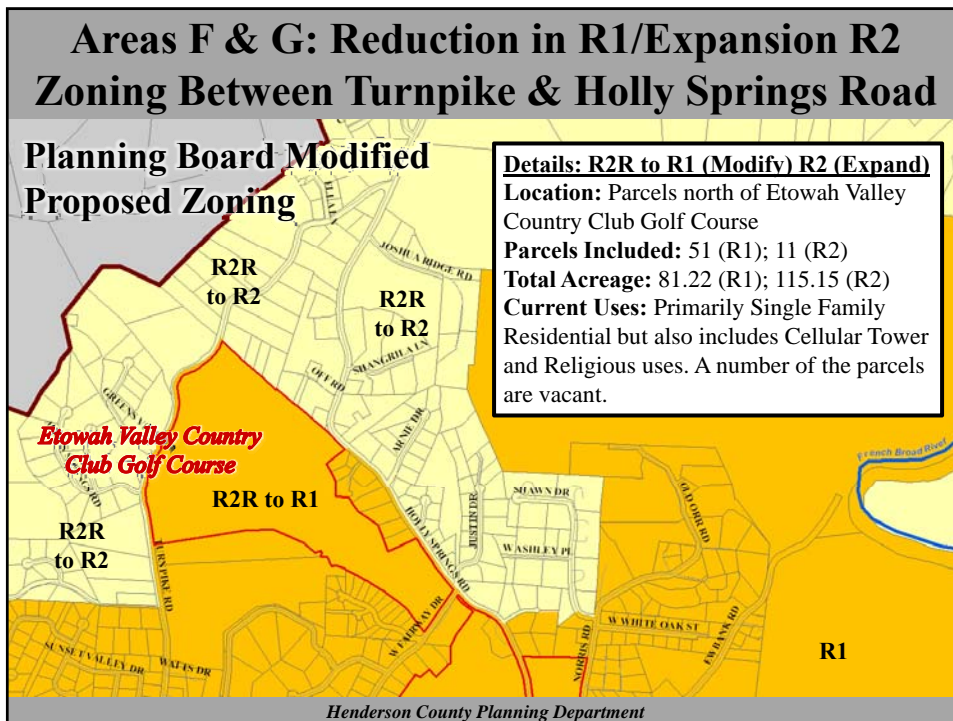
Areas F & G: Reduction in R1/Expansion R2 Zoning Between Turnpike & Holly Springs Road

Plan Proposed Zoning Changes



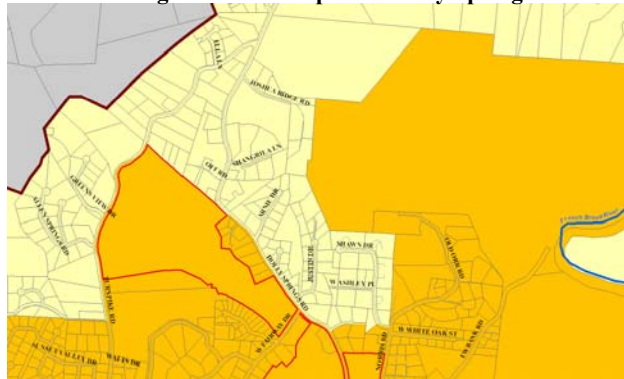
Areas F & G: Reduction in R1/Expansion R2 Zoning Between Turnpike & Holly Springs Road

Planning Board Modified Proposed Zoning



Areas F & G Planning Board Justification

R1 Zoning between Turnpike & Holly Springs Road

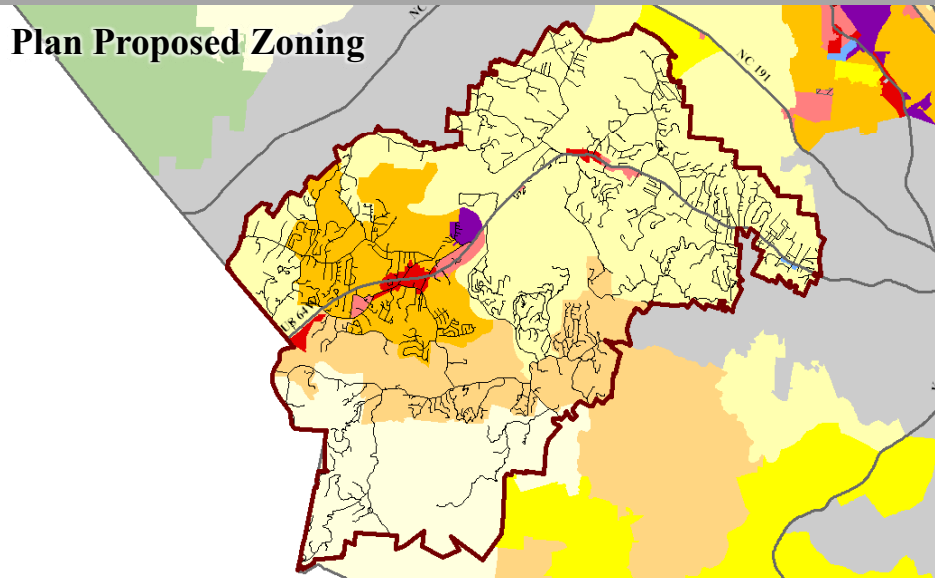


The Planning Board did not feel that the area beyond the golf course should be rezoned to allow high density development under the R1 zoning district. The Board felt that the residential uses beyond the golf course were less dense and had a rural residential character that should be zoned R2 as proposed by the Plan for the adjacent areas to the east and west.

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Proposed Zoning Changes for Consideration

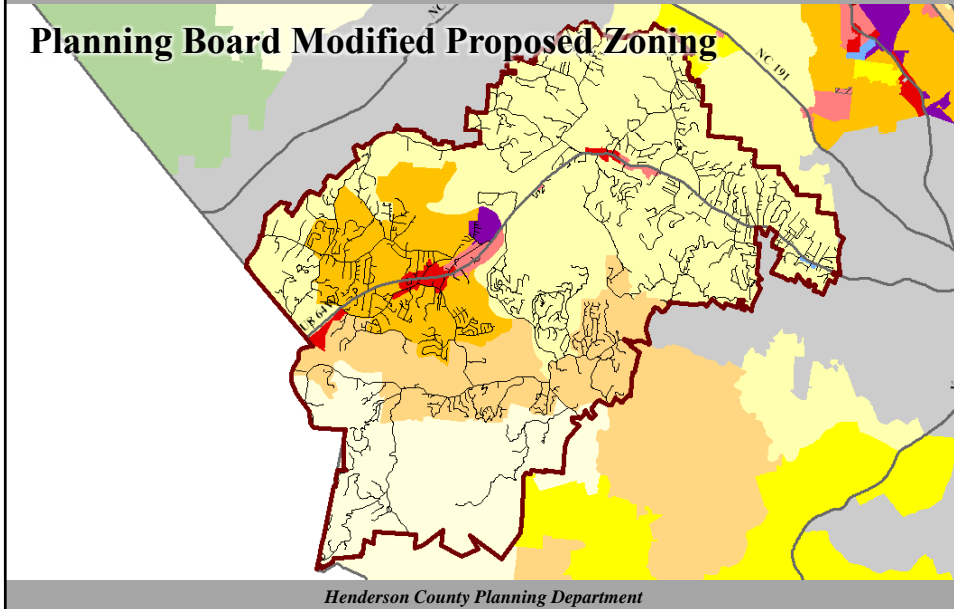
Plan Proposed Zoning



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Proposed Zoning Changes for Consideration

Planning Board Modified Proposed Zoning



Next Steps

- **Planning Board**
 - Formal review of rezoning request
 - Signs posted in area prior to the Planning Board meeting
 - Formal recommendation on rezoning request
- **Board of Commissioners**
 - Public hearing held prior to rezoning implementation
 - Public Notice of Public Hearing:
 - Signs posted
 - Public notice published in the Times-News
 - All property owners of property to be rezoned and property owners adjacent to any proposed zoning changes will be notified by mail (Address data will be based on mailing address referenced on property tax information.)
 - Possible changes to proposed zoning recommendations
 - BOC approval of zoning map amendments

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Questions and Discussion



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