

## **REQUEST FOR BOARD ACTION**

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

**MEETING DATE:** April 2, 2012

**SUBJECT:** Community Plan for Green River, Tuxedo & Zirconia

**ATTACHMENTS:**

1. Staff Memorandum
2. Community Planning Process Outline
3. Draft Community Plan Advisory Committee Charter
4. Draft Community Plan Study Area Maps

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

The Henderson County 2020 Comprehensive Plan (CCP) recommended the creation of several community plans, three of which are complete (Dana, Etowah-Horse Shoe, and Edneyville). At the direction of the Board, the Planning Department is prepared to begin the fourth community planning effort focused in Green River, Tuxedo & Zirconia.

The first required steps are the approval of a committee charter and the appointment of members to that committee. The enclosed outline and draft charter explain the process and responsibilities required to accomplish this task.

Enclosed are maps that show the draft boundary, as previously identified by the CCP, which closely follow voting precinct lines and fire district boundaries. Most of the boundary for this community plan is set by the state line, county line, Flat Rock municipal limits or the completed Dana Community Plan boundary. The remainder of the draft boundary coincides with fire district and voting precinct lines. Where possible, the boundary follows physical features such as Pinnacle Mountain Road and the Green River.

As with previous community plans, staff recommends the Board limit the committee size to 9 voting members with one ex-officio, non-voting member from the Planning Board and one potential non-voting member from the Village of Flat Rock (due to its proximity to the planning area).

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

Planning Staff requests the Board of Commissioners consider the draft charter and planning boundary for the Community Plan Advisory Committee and begin appointing committee members should the Board desire to proceed with the creation of this plan.

**Suggested Motion:** I move that the Board approve the charter and boundary map for the community plan advisory committee with any amendments noted by the Board.



## Planning Department

100 North King Street  
Hendersonville, NC 28792

### MEMORANDUM

TO: Board of Commissioners  
Steve Wyatt, County Manager  
FROM: Anthony W. Starr, AICP, Planning Director  
DATE: April 2, 2012  
SUBJECT: Start-up Information for a Community Plan for Green River, Tuxedo & Zirconia

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The Henderson County 2020 Comprehensive Plan (CCP) outlines a series of community plans, three of which are completed (Dana, Etowah-Horse Shoe, and Edneyville). At the Board's direction, the Planning Department is prepared to begin the fourth community planning effort focused in Green River, Tuxedo & Zirconia. Planning Staff anticipates the community plan will take approximately 18-24 months for completion and adoption by the Board of Commissioners.

Staff proposes the community plan process utilize a community advisory committee with 11 members that will consist of the following:

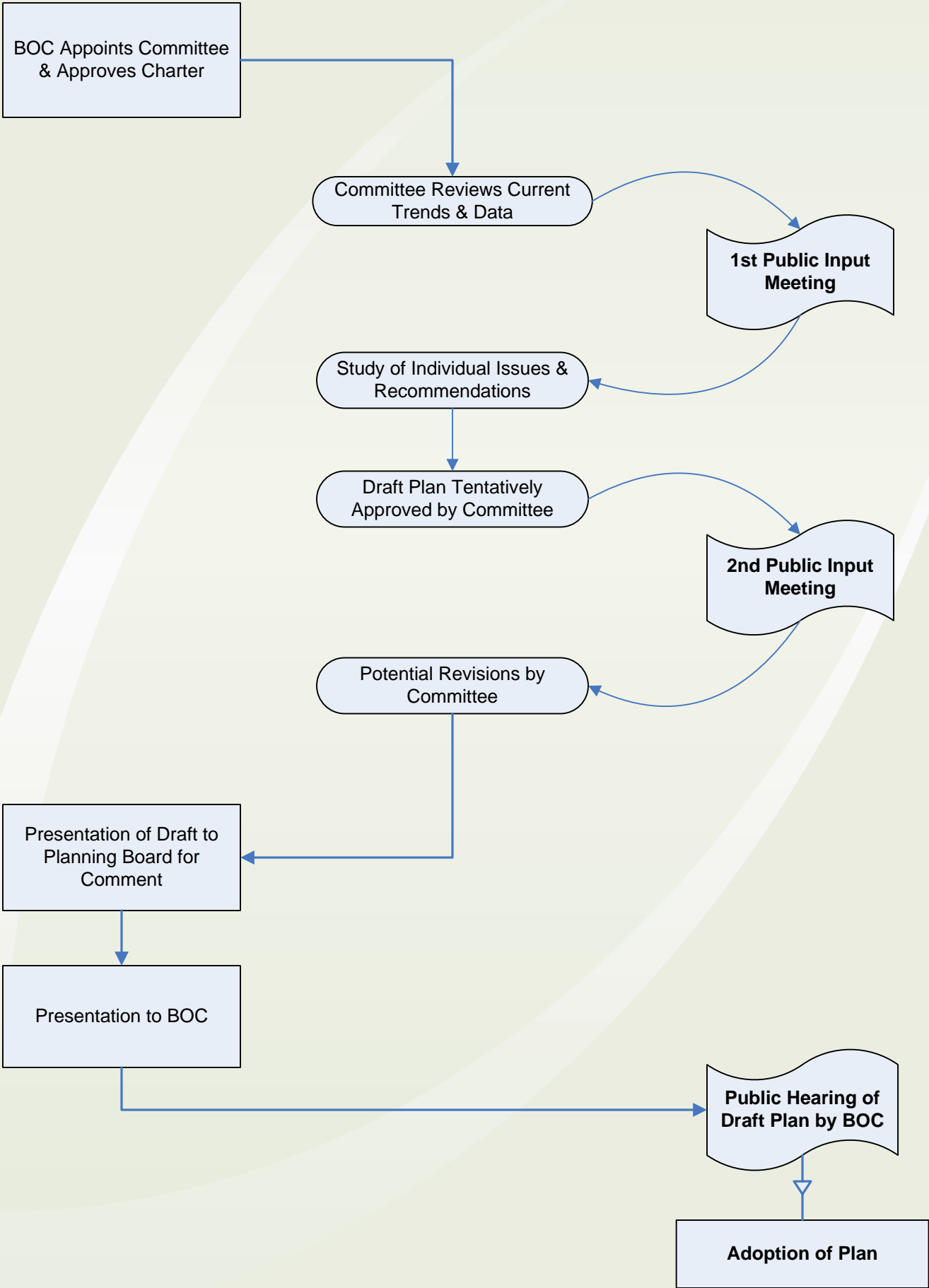
1. Nine voting members that live, operate a business, or own property in the boundary of the community plan;
2. One non-voting liaison from the Henderson County Planning Board; and
3. One non-voting liaison from the Village of Flat Rock due to its proximity.

Staff proposes that the Board of Commissioners appoint all committee members. With the Dana Plan, the Board allowed the citizen committee to select its own chair. The primary function of the chair will be to represent the committee once the plan is complete and to aid staff in facilitating committee discussions. The appointment of a municipal representative from the adjoining municipality (Village of Flat Rock) may provide better coordinated planning through this process. The coordination of planning among local governments in Henderson County is a goal of the CCP.

Please review the enclosed outline for the Community Planning process, draft charter for the community plan advisory committee, and the draft boundary map for the community planning area. Planning Staff proposes a proven planning process that can generate a high-quality and useful plan using the wisdom and resources of the community. With the creation and implementation of this plan, the community can articulate its vision for the next 10-15 years.

Should the Board desire to proceed with this planning process, staff could begin committee meetings in June or July provided the charter is approved in April and the committee appointed in May. This timeframe allows the committee to hold the first public input session in early fall.

# Community Planning Process



## **HENDERSON COUNTY COMMUNITY PLAN ADVISORY COMMITTEE CHARTER FOR GREEN RIVER, TUXEDO AND ZIRCONIA**

### **What is the committee's purpose?**

To implement the recommendations of the Henderson County 2020 Comprehensive Plan by working with the Planning Department to develop and recommend a community-specific comprehensive plan for Green River, Tuxedo, & Zirconia that outlines the future goals of the area as it relates to Land Use and Development, Community Facilities and Public Services, Agriculture, Economic Development, Housing, Transportation, Community Character and Design, and Natural and Cultural Resources.

### **Who will the committee report to?**

Board of Commissioners

### **Who will be staff to the committee?**

- County Planning Staff will facilitate meetings
- Other County staff as assigned

### **What is the duration of the committee's existence?**

The committee will terminate with adoption of the Community Plan.

### **How will the future tasks or projects of the committee be determined?**

Assignment by the Board of Commissioners

### **What parameters must the committee work within?**

- North Carolina Open Meetings and Public Records laws
- Minutes must be provided to the Board of Commissioners
- Committee discussions will be facilitated by neutral Planning Department staff

### **How will the committee meetings be conducted?**

The committee will reach most, if not all, its recommendations by general consensus. Formal votes and operating under Robert's Rules of order will be used as necessary. County Planning Staff, in addition to its role as meeting coordinator and facilitator, will present background information and data related to each of the Plan elements prior to the committee's development of its recommendations.

### **Will the committee give periodic reports on its activities?**

#### **How often?**

As Needed/As Requested

#### **To whom?**

Board of Commissioners and County Manager

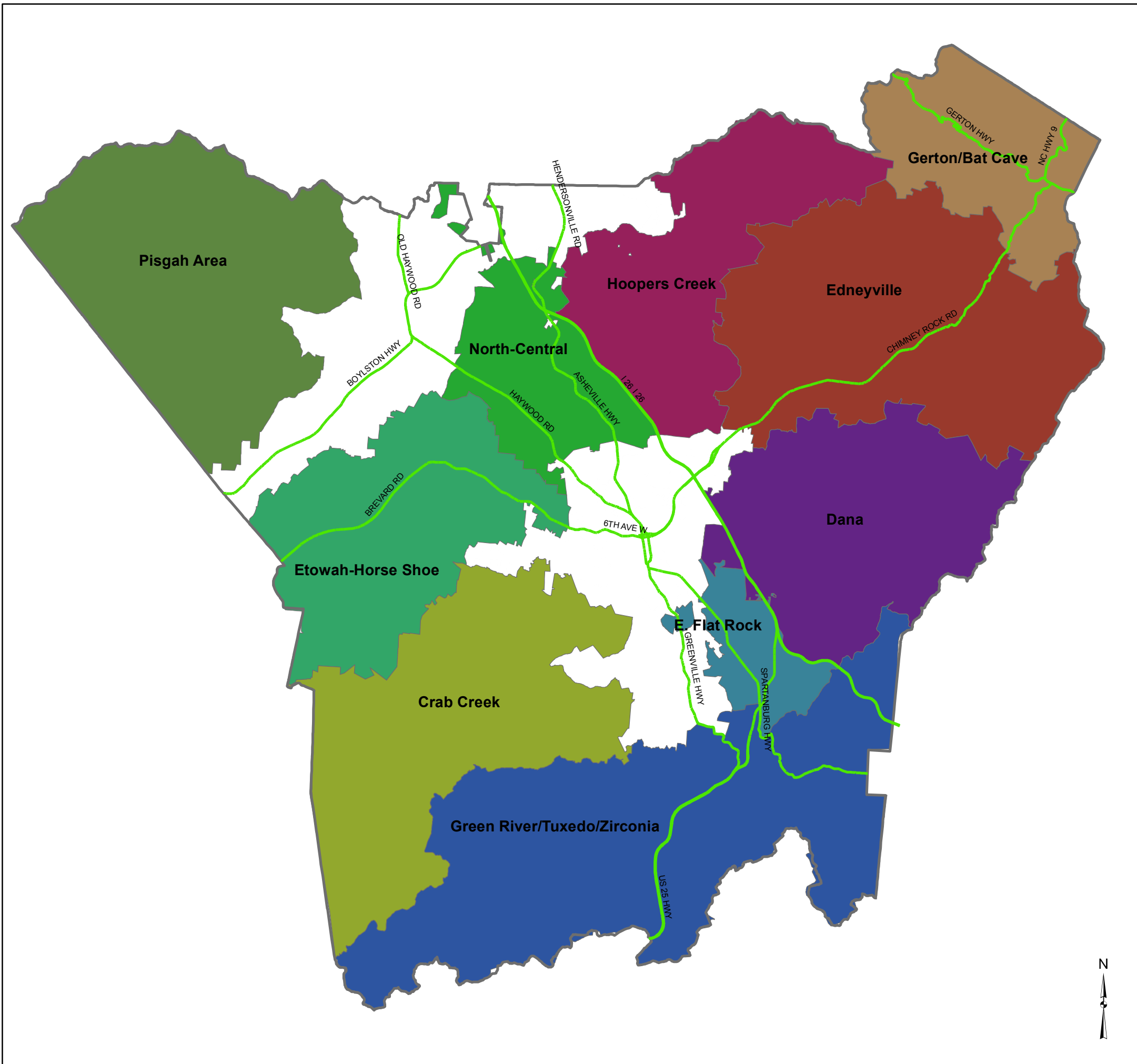
### **What is the make-up of the committee?**

The committee, appointed by the Board of Commissioners, will consist of up to 11 persons including 9 voting members that live, operate a business, or own property within the boundary of the Community Plan. The Board of Commissioners will also appoint a non-voting liaison from the Henderson County Planning Board. The Board may also appoint a non-voting liaison from the municipality that abuts the planning area (Village of Flat Rock) to serve as a representative of this municipality. The committee elects its Chair and Vice-Chair from its members.



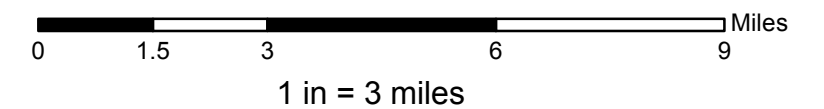
# Community Planning Areas

Boundaries for Community Planning Areas reflect the 2020 County Comprehensive Plan recommendations and include map adjustments made by the BOC for the Dana Community Plan and creation of the East Flat Rock planning area.



**Legend**

- Major Roads
- Community Plan Name**
- Crab Creek
- Dana
- E. Flat Rock
- Edneyville
- Etowah-HorseShoe
- Green River/Tuxedo/Zirconia
- Gerton/Bat Cave
- Hoopers Creek
- North-Central
- Pisgah Area
- Municipal Boundary



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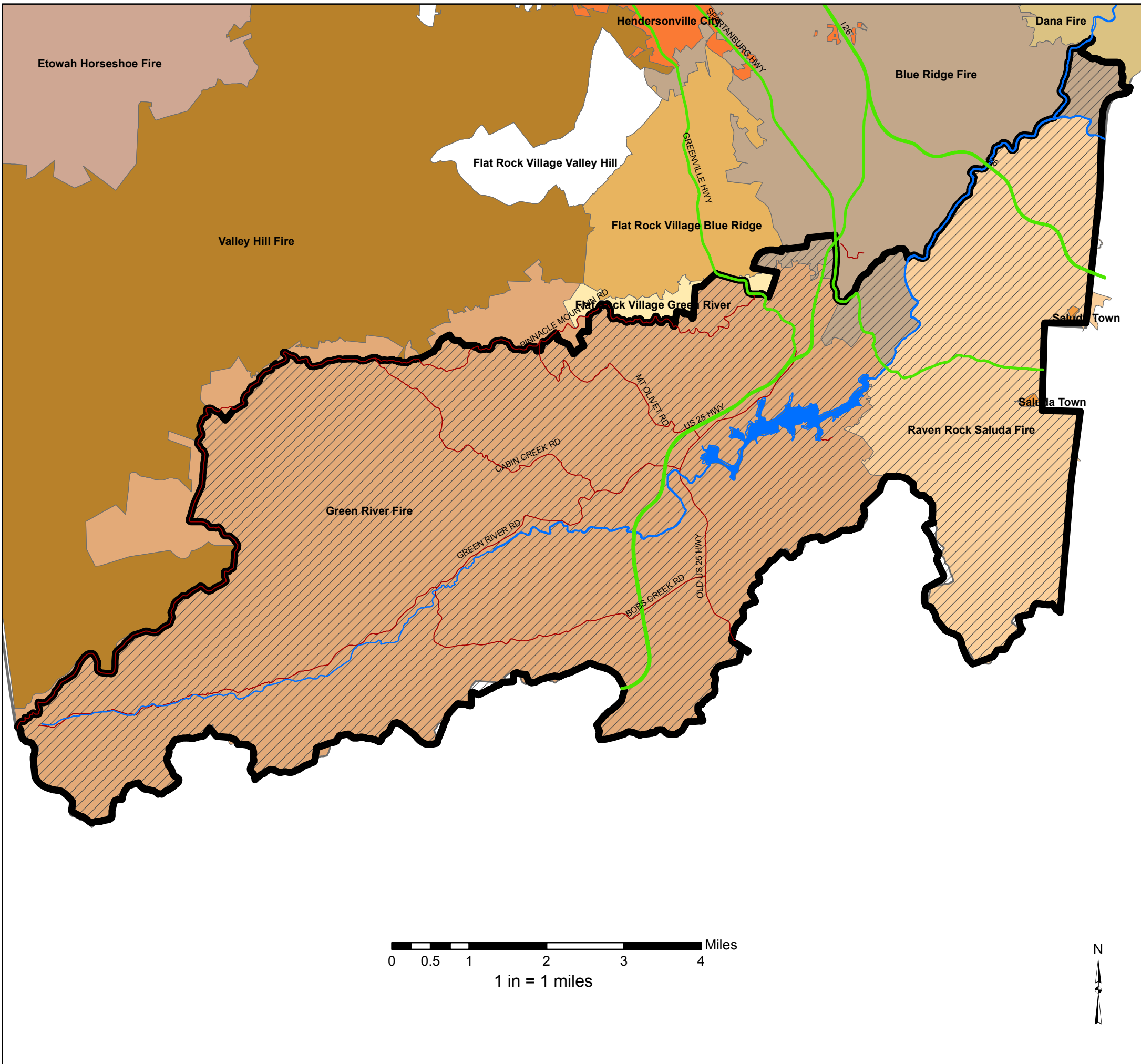
Map prepared by Autumn Radcliff, Senior Planner, Henderson County on March 28, 2012





# Green River/Tuxedo/Zirconia Planning Area With Fire Districts

Note: Community plan name for this area has not been determined. The BOC or advisory committee that will be appointed will decide on the title.

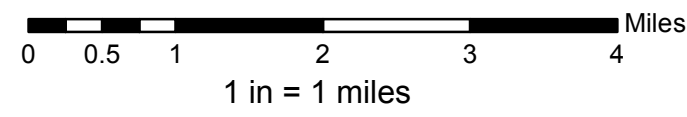


**Legend**

- Major Roads
- Major\_Streams
- Lake\_Summit
- Collector Roads
- / / / / / Green River/Tuxedo/Zirconia Planning Area

**FIRE DISTRICT NAME**

- BLUE RIDGE FIRE
- DANA FIRE
- ETOWAH HORSESHOE FIRE
- FLAT ROCK VILLAGE Blue Ridge
- FLAT ROCK VILLAGE Green River
- FLAT ROCK VILLAGE Valley Hill
- GREEN RIVER FIRE
- HENDERSONVILLE CITY
- RAVEN ROCK SALUDA FIRE
- SALUDA TOWN
- VALLEY HILL FIRE



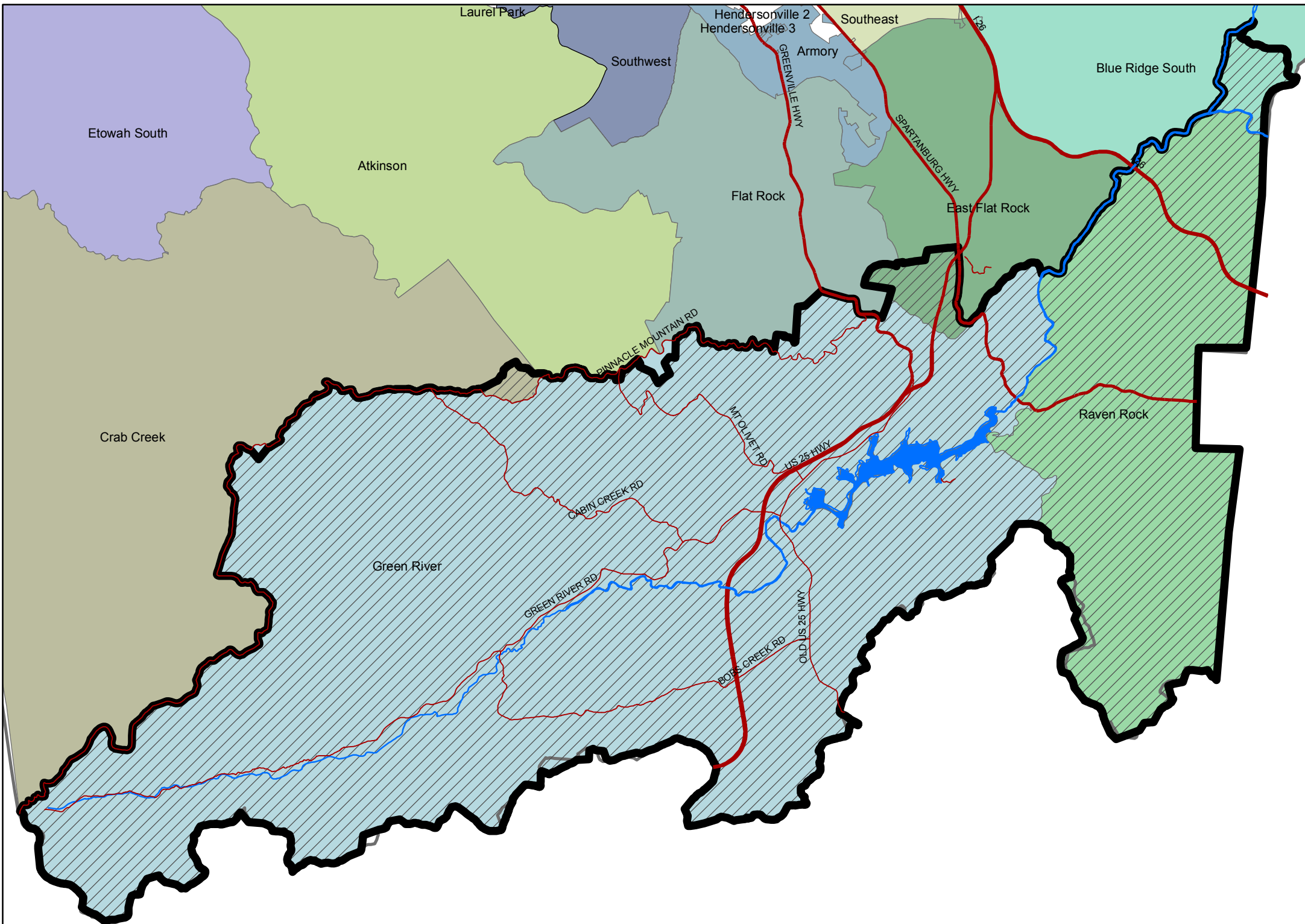
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Map prepared by Autumn Radcliff, Senior Planner,  
Henderson County on March 28, 2012



## Green River/Tuxedo/Zirconia Planning Area With Voting Precincts

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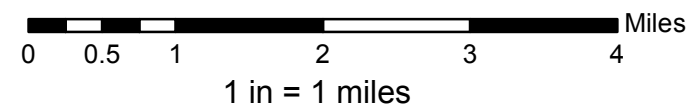


### Legend

- Collector Roads
- Major Streams
- Lake Summit
- Major Roads
- Green River/Tuxedo/Zirconia Planning Area

### VOTING PRECINCT

- Armory
- Atkinson
- Blue Ridge North
- Blue Ridge South
- Crab Creek
- East Flat Rock
- Etowah South
- Flat Rock
- Green River
- Hendersonville
- Raven Rock
- Southeast
- Southwest



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Henderson County on March 28, 2012



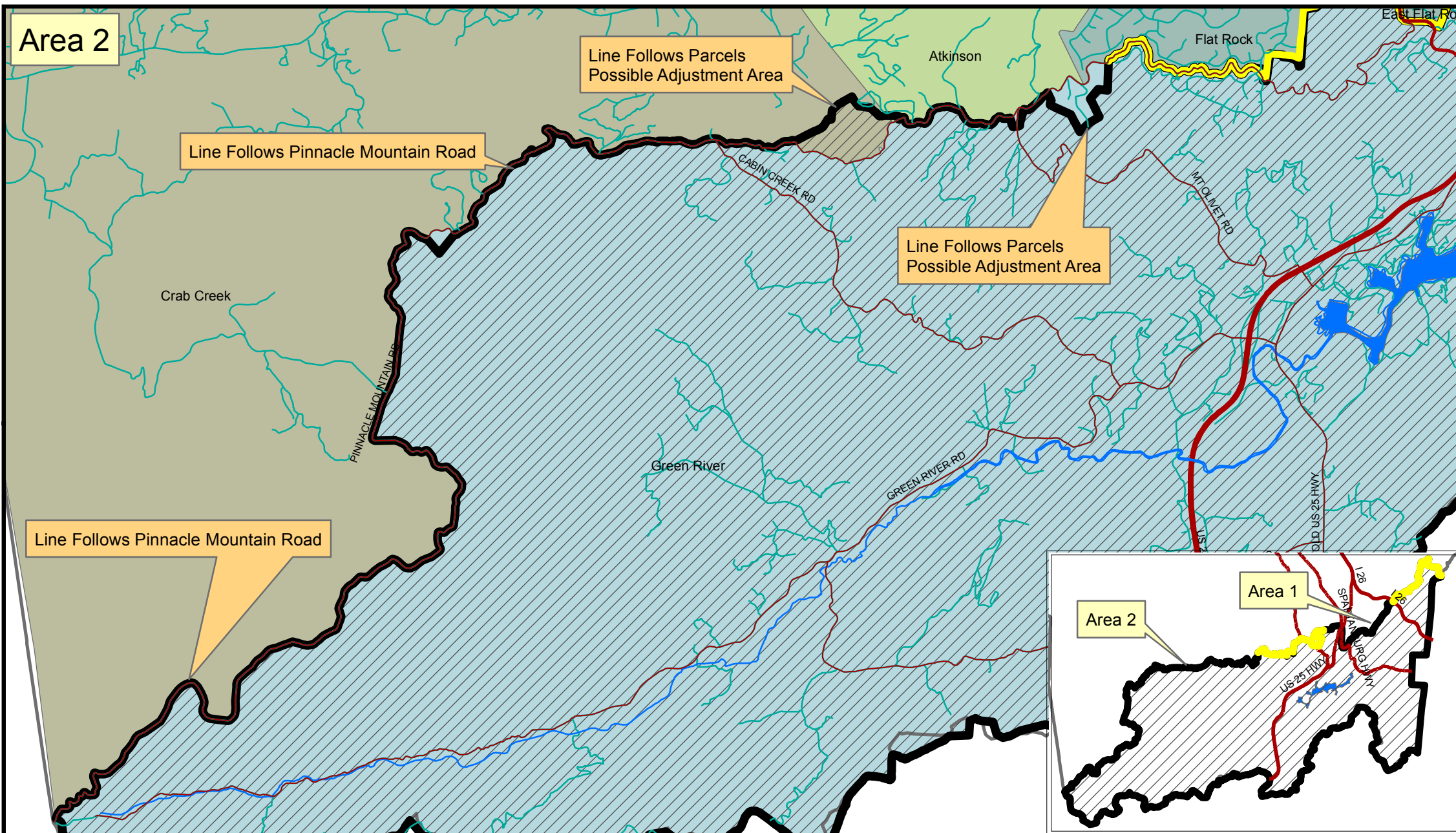
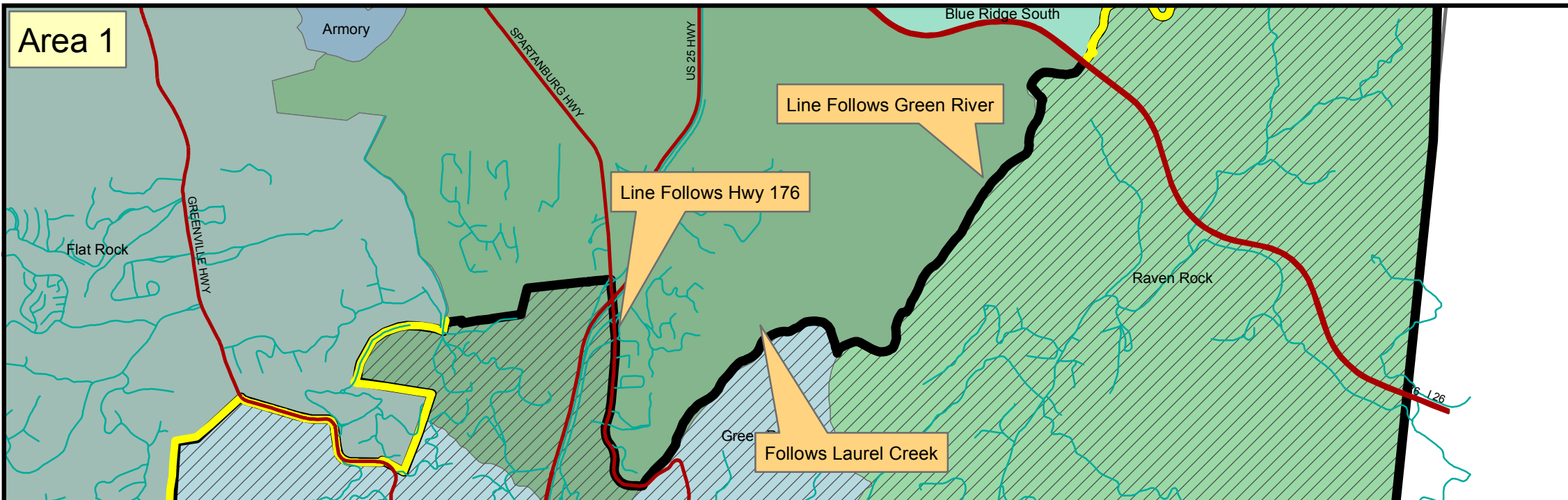
# Green River/Tuxedo/Zirconia Planning Area

## Areas for Possible Boundary Adjustments

Note: Community plan name for this area has not been determined. The BOC or advisory committee that will be appointed will decide on the title.

### Legend

- Collector Roads
  - Major Streams
  - Lake Summit
  - Major Roads
  - Existing Boundary for Dana Plan & Village of Flat Rock
  - Green River/Tuxedo/Zirconia Planning Area
- #### VOTING PRECINCT
- Armory
  - Atkinson
  - Blue Ridge North
  - Blue Ridge South
  - Crab Creek
  - East Flat Rock
  - Etowah South
  - Flat Rock
  - Green River
  - Raven Rock
  - Southeast
  - Southwest



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