

REQUEST FOR BOARD ACTION

HENDERSONCOUNTY PLANNING BOARD

MEETING DATE: October 16, 2014

SUBJECT: Continued Discussion of Rezoning Application R-2014-05 (A,B,C) Edneyville, Dana, and Green River-Tuxedo-Zirconia (GRTZ) Community Plans

PRESENTER: Autumn Radcliff, Senior Planner
Matt Champion, Planner

ATTACHMENTS: None (Note: Staff asks Planning Board Members to bring back Rezoning Notebook)

SUMMARY OF REQUEST:

On February 19, 2014, the Board of Commissioners adopted the fourth community plan for the Green River-Tuxedo-Zirconia (GRTZ) area. The Community Plans are intended to be a 15 year vision where proposed recommendations of each plan are implemented where appropriate. Currently, only the rezoning recommendation for the Etowah-Horse Shoe Community Plan has been implemented.

Staff was directed to review and move forward with the rezoning recommendations for the adopted community plans before beginning the 5th community plan for the East Flat Rock Area. These plans included the Edneyville Community Plan, adopted on May 11, 2010; the Dana Community Plan, adopted on March 16, 2011; and the GRTZ Community Plan.

Planning Department Staff provided an overview of the proposed zoning map amendments at the August 21st Planning Board meeting and the Planning Board formally considered the proposed amendments at its September 18th meeting. During the September 18th meeting Planning Board members heard from several property owners. Planning Staff worked with the property owners and has included the citizen's request in the revised proposed rezoning maps.

PLANNING BOARD ACTION REQUESTED:

Planning Staff requests the Planning Board recommend that the Board of Commissioners approve, approve with modifications, or deny rezoning action #R-2014-05 (A,B,C).

Suggested Motion:

I move the Board recommend approval of rezoning application #R-2014-05 (A,B,C) to rezone the proposed zoning map amendments in the Edneyville, Dana, and Green River/Tuxedo/Zirconia Community Plans based on the recommendations of the Henderson County 2020 Comprehensive Plan.



Henderson County Planning Board Agenda
Thursday, October 16, 2014

1. Meeting Called to Order
2. Roll Call
3. Adjustment of Agenda
4. August Meeting Summary
5. Rezoning Application R-2014-05 (Edneyville, Dana, and Green River/Tuxedo/Zirconia Community Plans) – Presenter: Autumn Radcliff, Senior Planner & Matt Champion, Planner
6. Staff Reports
7. Public Input
8. Adjournment

Rezoning #R-2014-05
Edneyville, Dana, and Green River/ Tuxedo/ Zirconia
Community Plans
Zoning Map Amendments

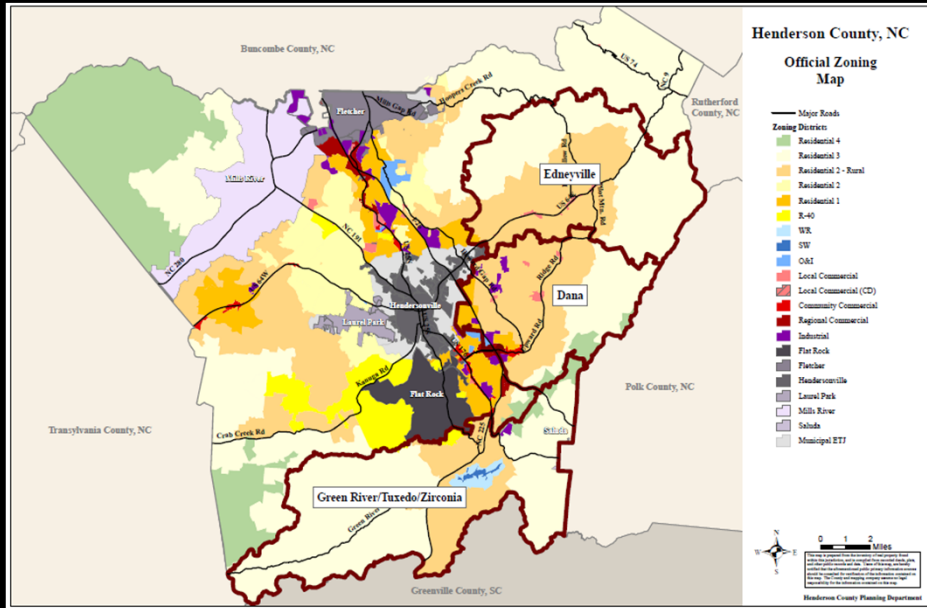


Henderson County Planning Board
September 18, 2014

Presented by: Autumn Radcliff, Senior Planner and Matt Champion, Planner

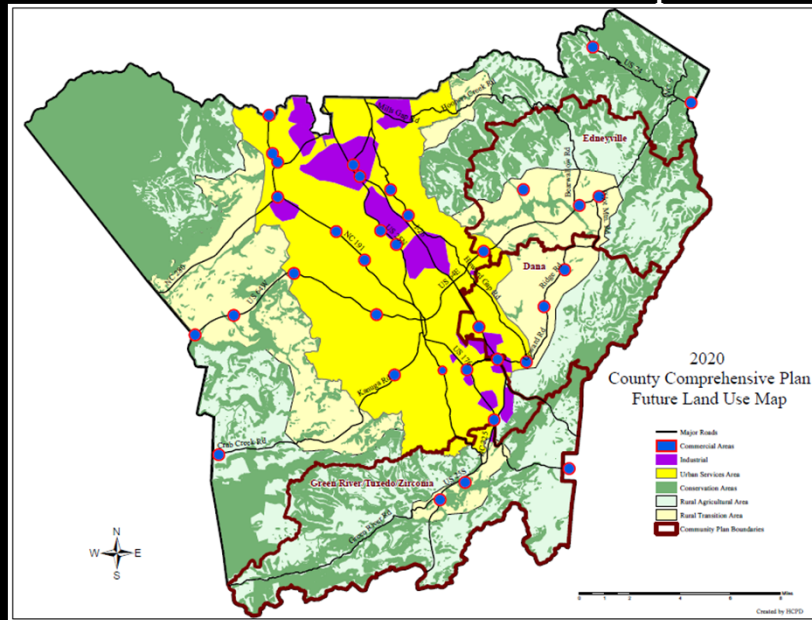
Henderson County Planning Department

Henderson County Official Zoning Map



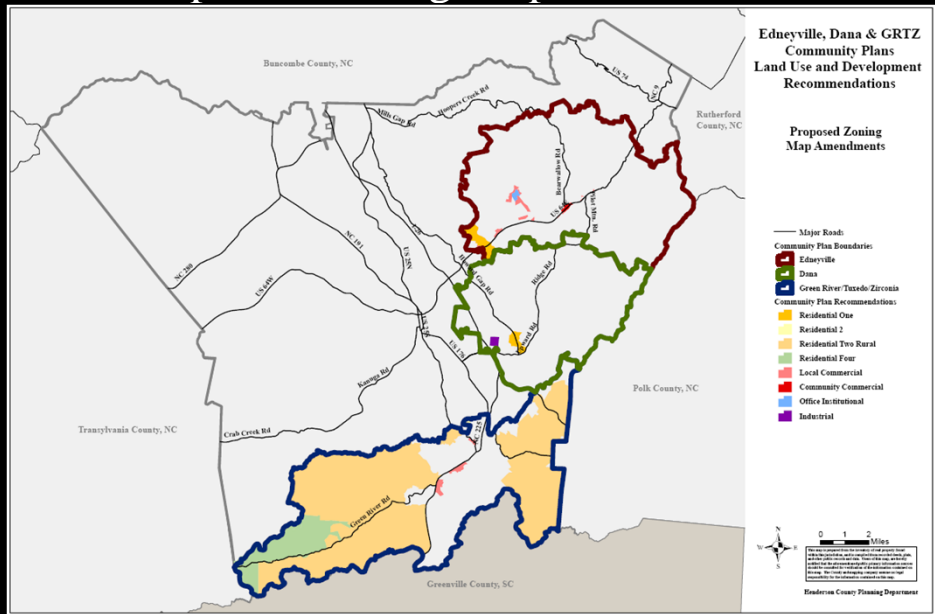
Henderson County Planning Department

CCP Future Land Use Map



Henderson County Planning Department

Proposed Zoning Map Amendments



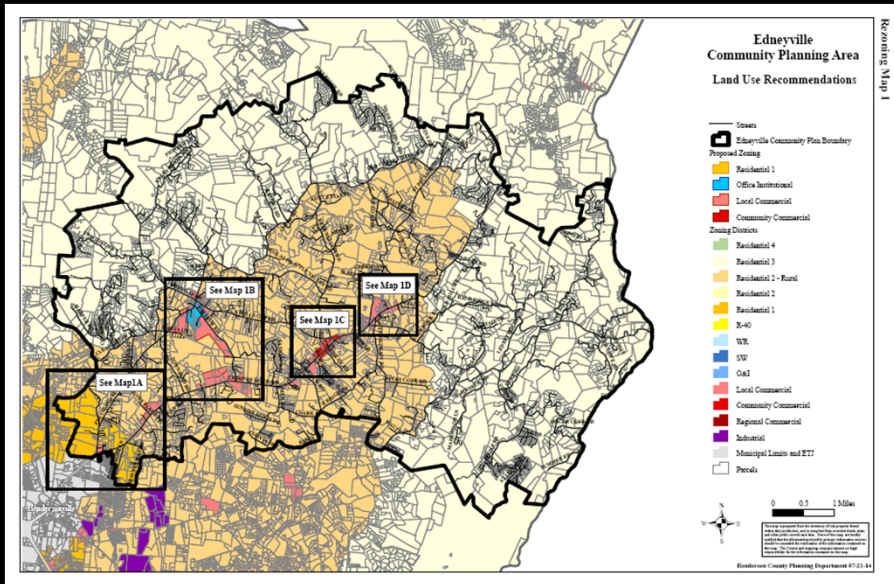
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Community Plan Backgrounds

- Edneyville
 - Adopted by Board of Commissioners on May 11, 2010
- Dana
 - Adopted by Board of Commissioners on March 16, 2011
- Green River/ Tuxedo/ Zirconia
 - Adopted by Board of Commissioners on February 19, 2014
- All zoning map amendments based on the recommendations of each adopted community plan
- All plans based support by the Henderson County Comprehensive Plan

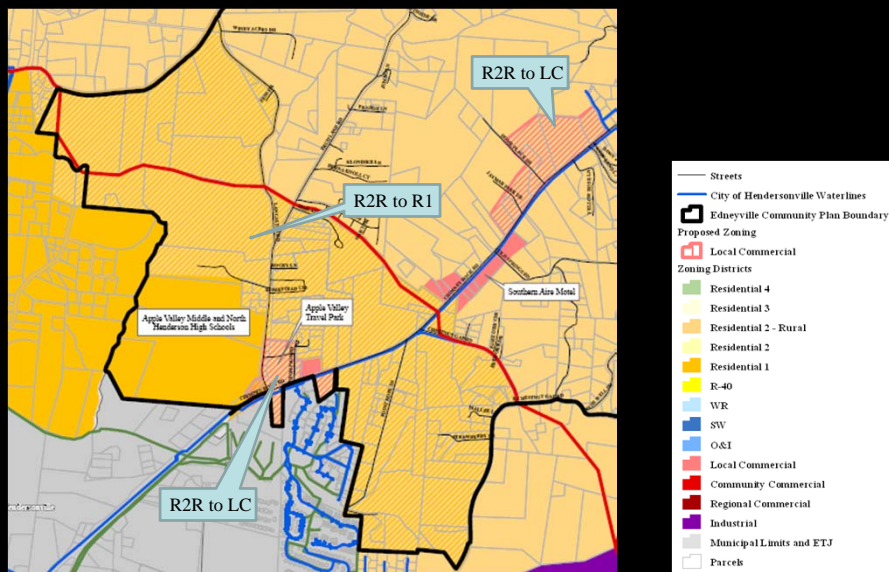
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Edneyville Community Plan Area



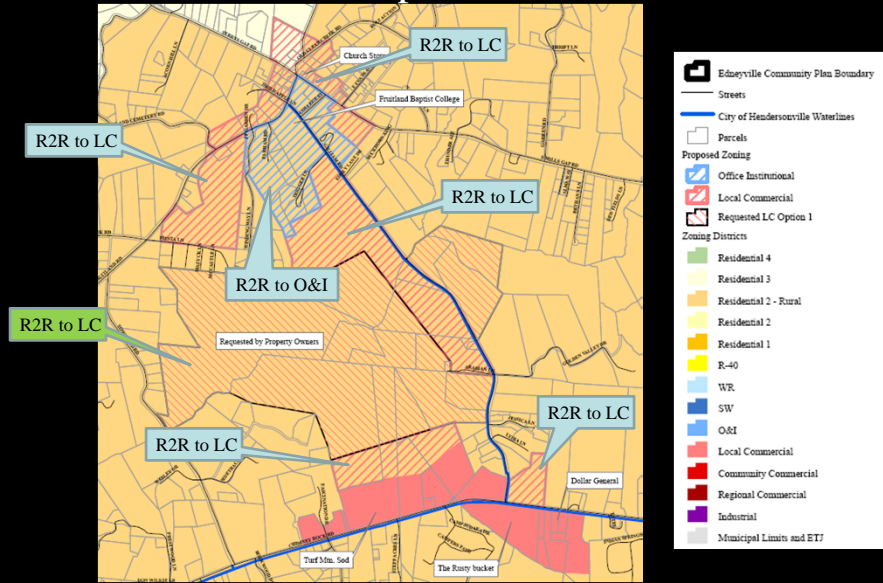
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Proposed Zoning for the Edneyville Area (Map 1.1)



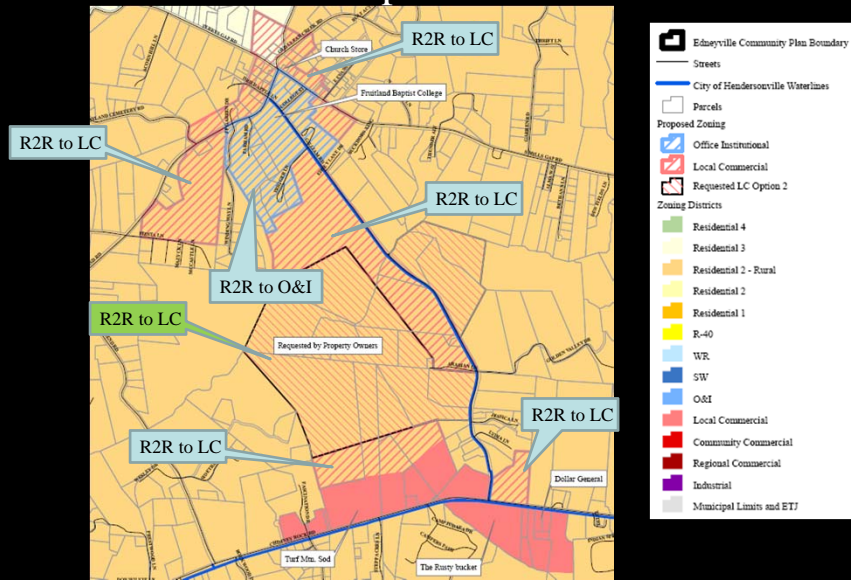
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Proposed Zoning for the Edneyville Area (Map 1.2) Option 1



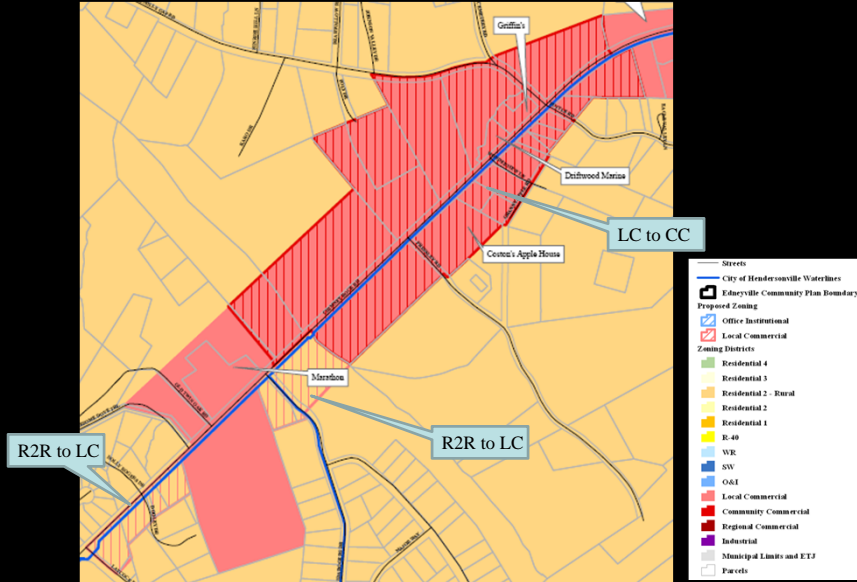
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Proposed Zoning for the Edneyville Area (Map 1.2) Option 2



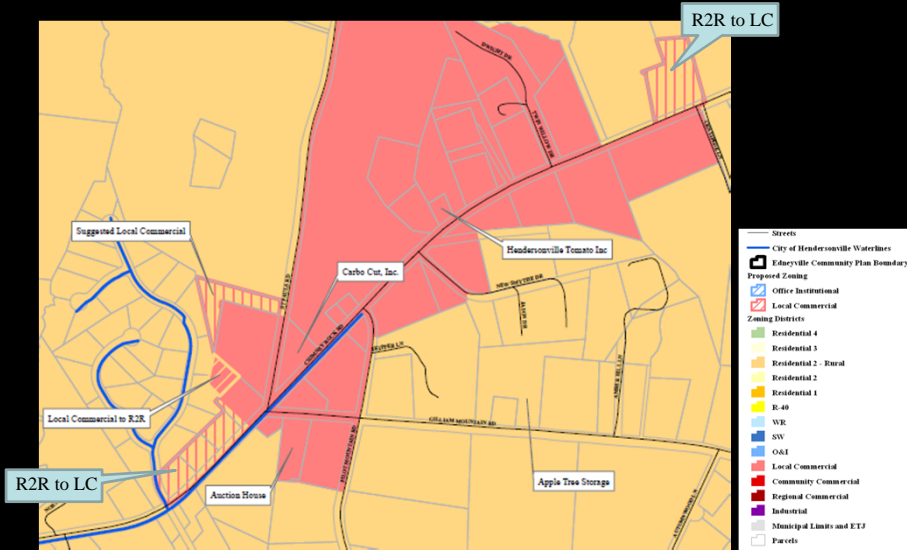
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Proposed Zoning for the Edneyville Area (Map 1.3)



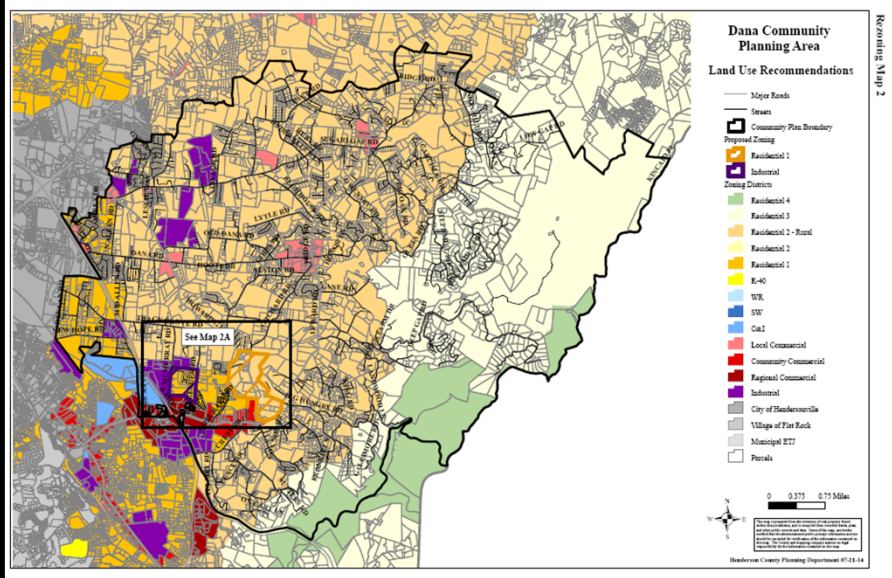
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Proposed Zoning for the Edneyville Area (Map 1.4)



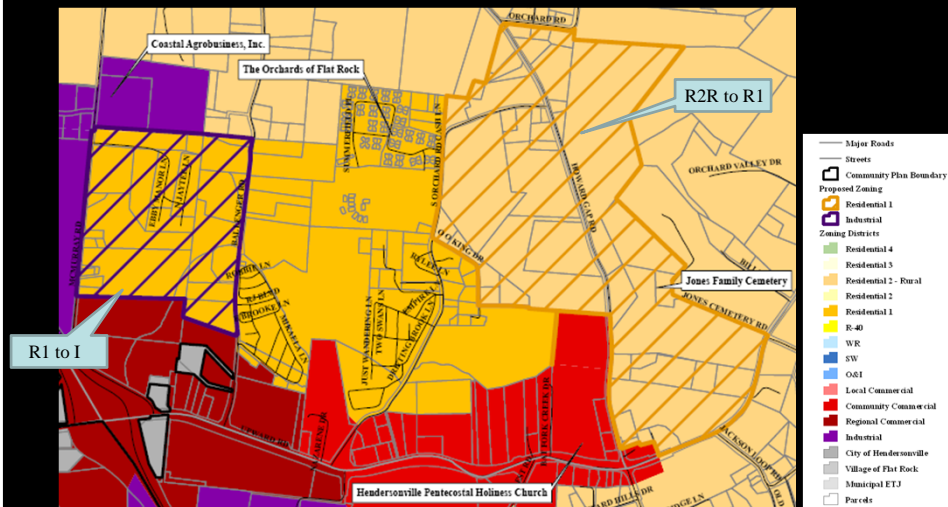
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Dana Community Plan Area



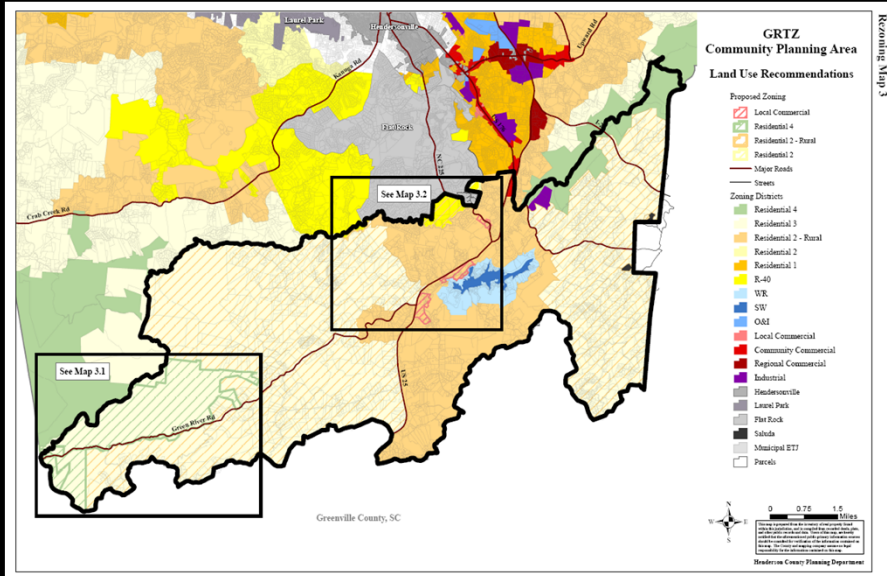
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Proposed Zoning for the Dana Area (Map 2.1)



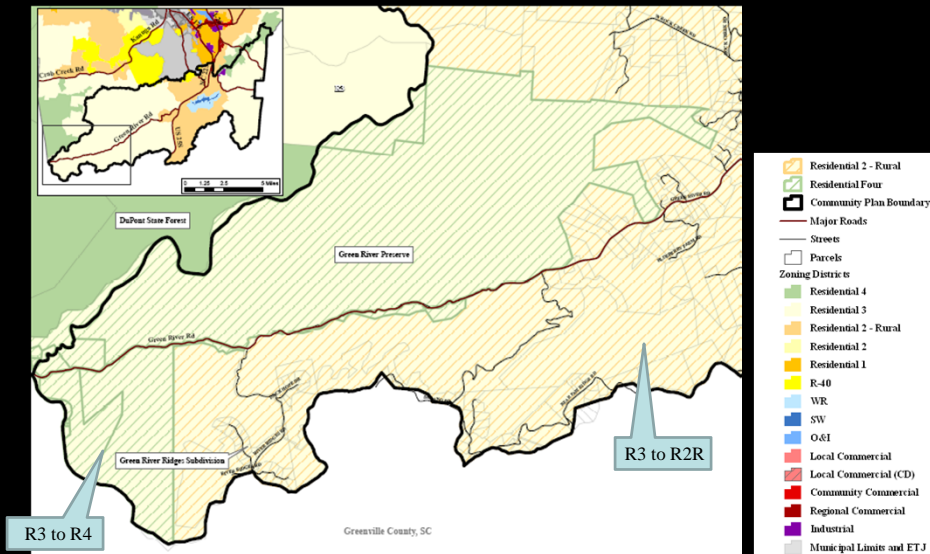
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GRTZ Community Plan Area



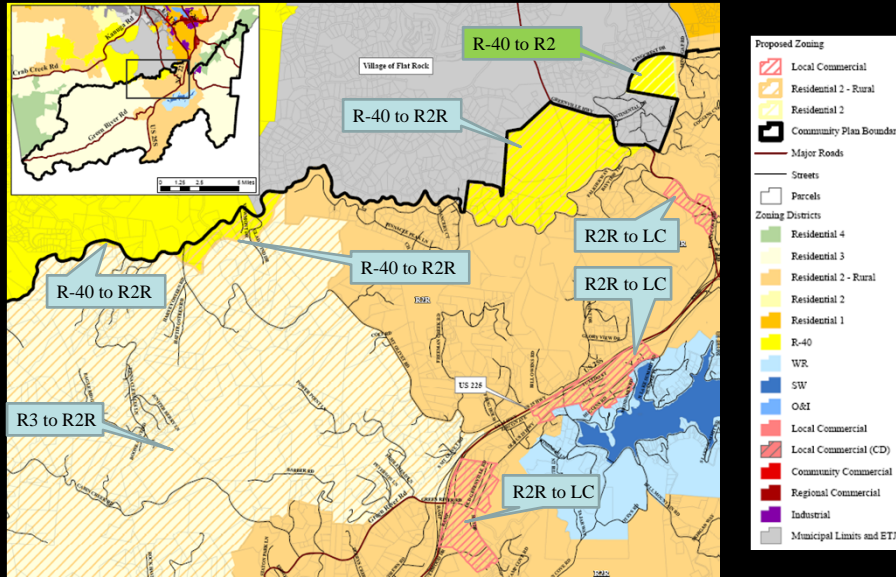
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Proposed Zoning for the GRTZ Area (Map 3.1)



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Proposed Zoning for the GRTZ Area (Map 3.2)



Henderson County Planning Department

Rezoning #R-2014-05 (A,B,C)

Questions



Public Comments

Suggested Motion: I move the Board recommend approval of rezoning application #R-2014-05 (A,B,C) to rezone the proposed zoning map amendments in the Edneyville, Dana, and Green River/Tuxedo/Zirconia Community Plans based on the recommendations of the Henderson County 2020 Comprehensive Plan.



Rezoning #R-2014-05 (A,B,C)