

7:00 PUBLIC HEARING

Sign-up Sheet

ZONING MAP AMENDMENTS FOR THE ETOWAH-HORSE SHOE COMMUNITIES

November 9, 2010

Please Print

Name:

Address:

- | | Name: | Address: |
|---|---|----------------------------------|
| B | 1. SAM LAUGHTER | 2213 TURNPIKE Rd |
| G | 2. Phyllis FitzSimons ^(Rudisill) | See 300 Etowah School Rd |
| E | 3. DAN GRIFFITHS | 3665 BREVARD RD. HORSE SHOE |
| E | 4. DONALD + BRENT POOLE | 20 W. TURKEY PAW TR. |
| E | 5. DAVID PENDERGAST | 133 CAROLINA HILLS DR. |
| F | 6. Jesse Staton | 45 Cabin Creek Rd |
| E | 7. Lisa Obermiller | 621 Allstar Ln |
| B | 8. Carrese + Jean Marie Patton | 105 Patton Place Dr., Horse Shoe |
| F | 9. Bill + Toni Marie Hoffer | 101 FROG CREEK PLACE |
| F | 10. MARVIN TATHAM | 186 TATHAM POINT |
| D | 11. MARIJANE PELL | 2 MASTERS CREST DR, ETOWAH |
| E | 12. KEVIN BROWN | 3751 Brevard Rd, Horse Shoe |
| B | 13. Jeff Fox | 5294 Brevard Rd Horse Shoe |
| B | 14. Brian Zumstein | 1631 Brickyard |
| B | 15. ERIC SWINDLELL | 163 Banner Farm Rd |
| E | 16. RICHARD ROBINSON | 13 W. TURKEY PAW TR. |
| B | 17. LIBBY WARD | EAGLE CHASE, ETOWAH |
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November 9, 2010

Dear Commissioners,

I would like to preface this letter by stating that this is not in any way a position taken by my employer, The Town of Mills River. These comments are provided as a private citizen of Henderson County and as a practicing certified planner.

I have two chief concerns regarding the area to be rezoned from R2R to R2. The first is that I feel that planning should first consider the nature of the existing community. The region being considered for rezoning currently has a number of single and double wide homes as well as businesses that are secondary to the primary use as a single family residence. This practice is consistent with a rural residential area. It is my observation that the provision of sewer service in that area is highly unlikely in the future so the character of the existing community is not likely to change dramatically with density or high intensity commercial uses due to infrastructure availability. The proposed change would make a number of nonconforming lots and is not consistent with the existing character of development. My second concern is that the zoning proposed does not seem to consider the existing zoning of the neighboring jurisdiction, the Town of Mills River. The Town's Mixed Use District allows for the common rural character practices of having businesses on single family residential lots. Further, the municipal code treats single wide, double wide, manufactured and stick built homes alike. It seems overly assertive for the surrounding county area to be more prohibitive. I would ask that the R2R zoning remain in place for these reasons.

Sincerely,



Jaime Laughter, AICP

#4



Hunters Glen/Cove Homeowners Association

Henderson County Board of Commissioners
213 1st Ave East
Hendersonville, North Carolina
Re: Rezoning #R-2010-02

Dear Sirs,

The Hunters Glen Homeowners Association has 2 main concerns regarding the rezoning of parcels 9921673 and 1012004, located between the Horseshoe Post office and the Fire Department Auxiliary station.

1. As the map below indicates, and the attached photos show, Shaw Creek is prone to extreme flooding. Rezoning to LC will necessitate significant land modification in order to raise structures above the flood plain. This will eliminate or significantly reduce the current flood overflow area, putting homes in our subdivision, and the bridge into our subdivision in danger of flooding. We have seen this occur as recently as this past Christmas week, and 5 years ago, when the bridge was flooded, blocking access to our subdivision.

We would propose that the current area, including the pond and its surrounds, be declared an environmental conservation area, and used as a park.

2. The remaining area of lot parcels 9921673 and 1012004 do not lend themselves to development due to the approaches and elevation changes in Hwy US 64 at that location, and development of those lots would present a traffic danger to our community. A traffic diversion between the fire station and our entrance similar to the existing in the strip mall on the other side of the post office would be needed, which would require widening and regarding the right-of-way.

We have reviewed the development plan and we believe that it reflects the appropriate consideration for the future development of our area. Due to the economic downturn, the original impetus, the development of two large housing developments in Etowah, has obviated the need to make the proposed changes per the original schedule. We would suggest re-visiting that schedule and accounting for these economic times.

Sincerely,

John Dellinger, President
Hunters Glen Homeowners Association



HUNTER'S
GLEN

Hunters Glen/Cove Homeowners Associator





HUNTER'S
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Hunters Glen/Cove Homeowners Associator





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Hunters Glen/Cove Homeowners Associator



#9

**William A. Hoffer
101 Frog Creek Pl
Etowah, NC 28729**

Henderson County Planning Commission

9 Nov 2010

Our comments concern Section F, Hwy 64 from Avery Dr. to Cummings Rd.

We're new to the Etowah area, and to North Carolina. We're currently building our final retirement home on a lot we purchased about 2 years ago. We spent months driving around Western North Carolina, looking at potential building sites. We settled on the Etowah site because of its secluded, private, and unspoiled setting. We will be ready to move in next Spring.

As you can imagine, this blanket re-zoning along Hwy 64 to "Light Commercial" came as an unwelcome surprise to us. The "**Residential**" status of the surrounding lots was a big factor in our decision to settle here. Should this proposal continue as presented, we'll be faced for the rest of our retirement, with the possibility of a large commercial enterprise going up in an adjoining lot.

The businesses currently located along Hwy 64 in Section F present no problem and seem to blend in. Therefore, it would seem more reasonable for the Board to consider requests for a **zoning variance** on a case-by-case basis in this area, instead of a broad brush rezoning. A variance approach would allow the Commission more latitude in rejecting businesses that do not enhance the area.

Another important point, we feel, is that **vehicle traffic** from Avery Dr. to Cummings Rd. right now is pretty much an unobstructed throughway --- one of the few strips of highway that is. Traffic along this stretch is fairly swift and dense, making it difficult at times to even get on the road in our area now. It doesn't take much imagination to envision the backup traffic that would be caused by further Light Commercial businesses --- not to mention the added delays to traffic trying to get to or from Etowah.

Summarizing, we feel more traffic blockage and commercialization in this area are not a benefit to the community. We respectfully request that the Board of Commissioners **reconsider** this action and leave Section F zoned as R-1.

Thank You,

William & Toni Hoffer

