

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

Meeting Date: December 16, 2010

Subject: Draft Dana Community Plan

Attachments: None

SUMMARY OF REQUEST:

The Dana Community Advisory Committee, formed by the Board of Commissioners on May 4, 2009, is to serve in an advisory role responsible for developing and recommending a community-specific comprehensive plan for the Dana Planning Area. After over a year of monthly meetings, holding two public input sessions, and receiving information from County staff and relevant experts, the Committee has completed the Draft Dana Community Plan. The Planning Board received a copy of the Draft Dana Community Plan at its meeting on November 18, 2010.

The December 16, 2010 Planning Board meeting will be a joint meeting with the Dana Community Plan Advisory Committee. A presentation highlighting each section and recommendation of the Draft Plan will be provided. Mr. Tommy Thompson, Dana Community Plan Advisory Committee Chair, and Committee members will be available to answer any questions the Planning Board may have.

Please review the Draft Plan and bring your copy to the December 16, 2010 meeting. If the Board has any questions or comments about the Plan that they would like to submit ahead of time, Staff will try to prepare the information to be distributed prior to the meeting.

PLANNING BOARD ACTION REQUESTED:

Staff is requesting the Planning Board make a recommendation on the Draft Dana Community Plan to the Board of Commissioners. The following motion has been provided if the Planning Board supports the Draft Dana Community Plan. A recommendation by the Planning Board at this meeting is acceptable but not expected.

Suggested Motion:

I move that the Planning Board recommend the Board of Commissioners approve and adopt the Draft Dana Community Plan.

Dana Community Plan



**Presented by: Matthew Cable
Dana Community Plan Advisory Committee & Planning Board
December 16, 2010**

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Community Plan Organization

Section 1: Introduction to the Planning Area

Section 2: Demographics of the Planning Area

Section 3: Community Plan

3.1. Natural and Cultural Resources

3.2. Agriculture

3.3. Housing

3.4. Community Facilities and Public Services

3.5. Transportation

3.6. Economic Development

3.7. Land Use and Development

3.8. Community Character and Design

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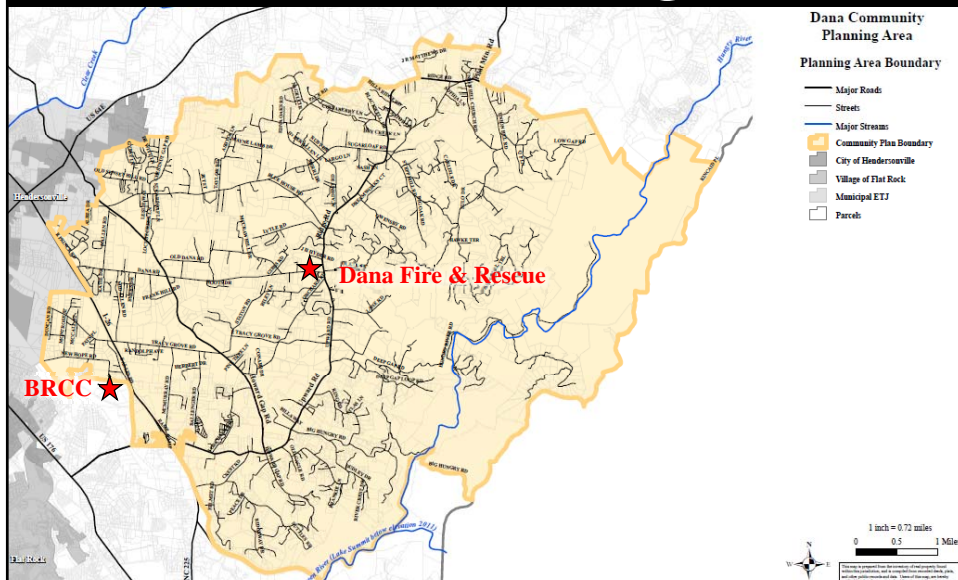
Section 1: The Planning Process

- May 4, 2009:** Community Plan Charter Adopted & Map Approved
- July 15, 2009:** Community Plan Advisory Committee Formed
- Sept. 22, 2009:** Committee holds first of 16 meetings
- Nov. 9, 2009:** 1st Public Input Meeting
- Nov. 8, 2010:** 2nd Public Input Meeting
- Nov. 15, 2010:** Committee Review of Additional Public Input
- Dec. 16, 2010:** Joint Meeting with Planning Board



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Section 1: The Planning Process



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Section 1: The Planning Process

Dana Community Plan Advisory Committee

Tommy Thompson, Chairman

Jeff Justus, Vice Chairman

Roger Byers

Harry Fozzard

Jim Gedwellas

Danny McConnell

Lee Roy Nicholson

Norma Pryor

James Revis

Henderson County Planning Board Liaison, Tommy Laughter

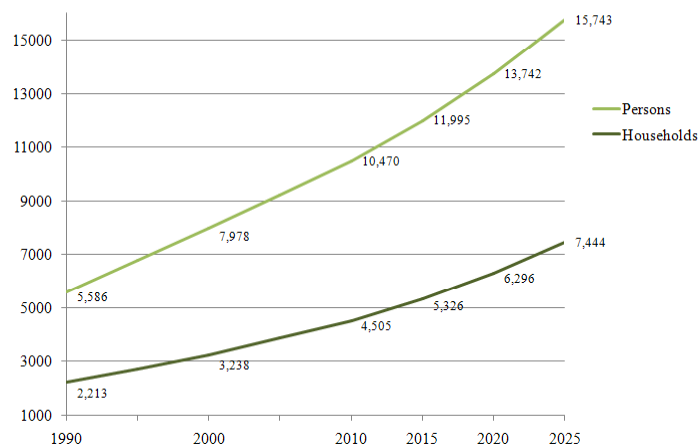
Blue Ridge Community College Representative, Matt Matteson

City of Hendersonville Representative, Tim Murphy

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Section 2: Demographics

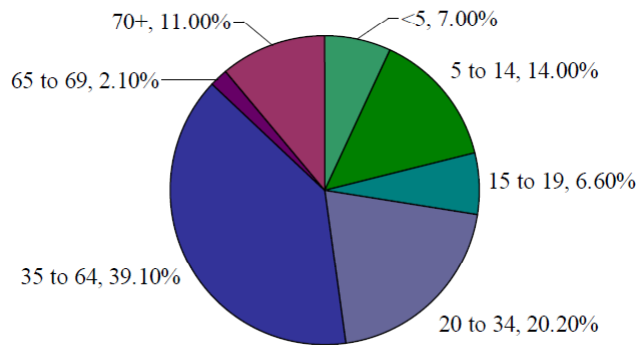
Planning Area Population & Households



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Section 2: Demographics

Planning Area Age of Population 2000



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Section 3: Dana Community Plan

Section 3.1. Natural and Cultural Resources

Section 3.2. Agriculture

Section 3.3. Housing

Section 3.4. Community Facilities and Public Services

Section 3.5. Transportation

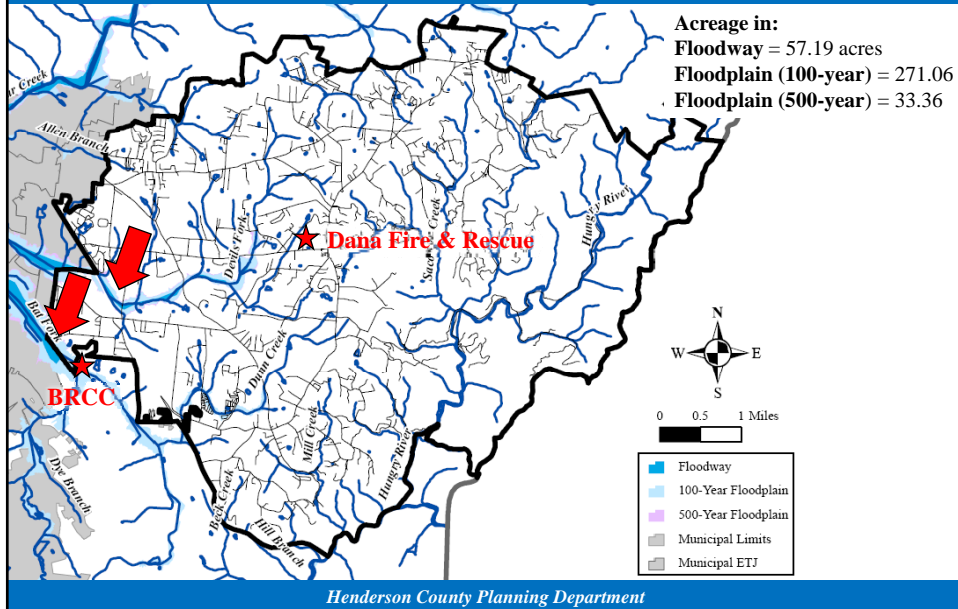
Section 3.6. Economic Development

Section 3.7. Land Use and Development

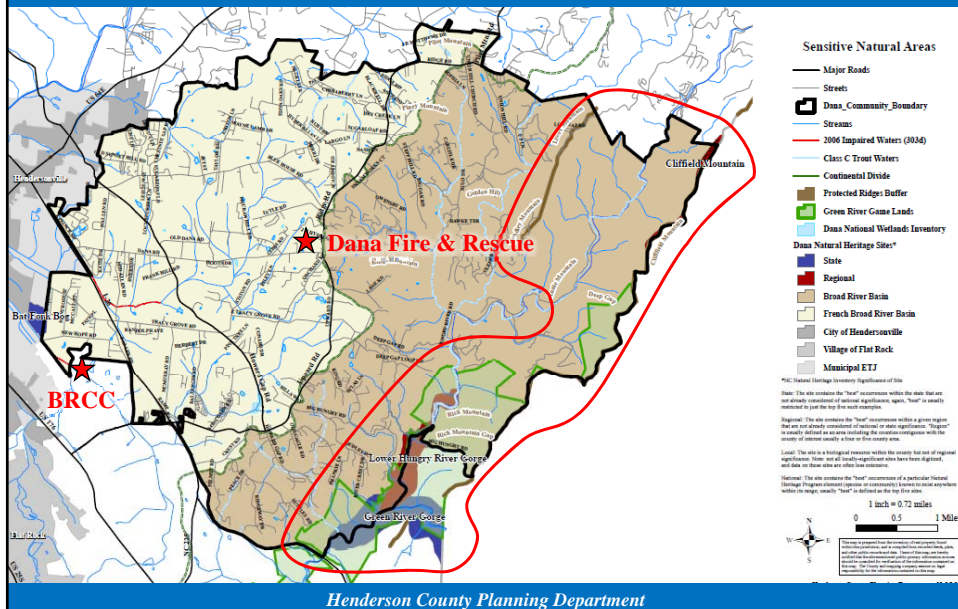
Section 3.8. Community Character and Design

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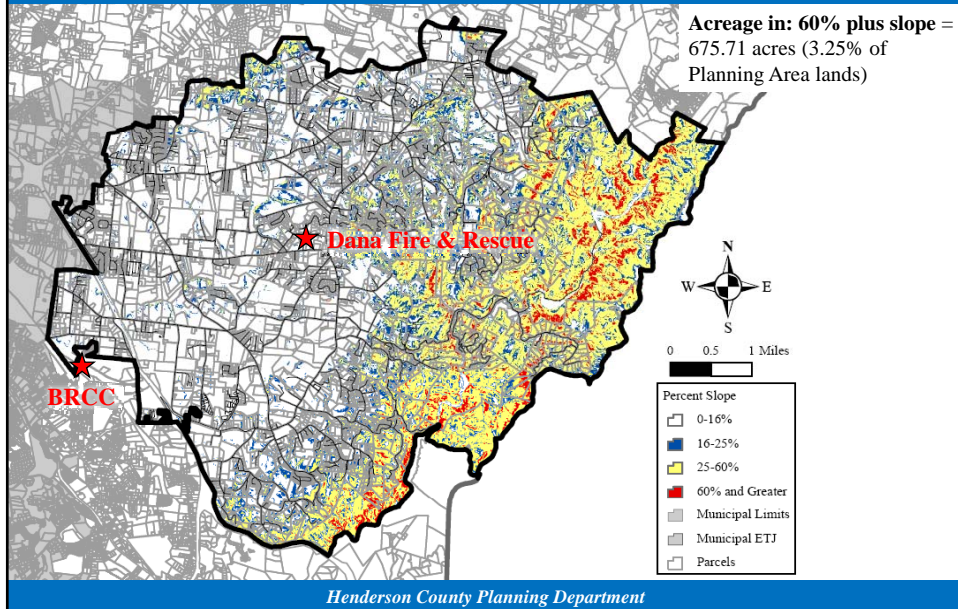
Section 3.1. Natural and Cultural Resources



Section 3.1. Natural and Cultural Resources



Section 3.1. Natural and Cultural Resources



Section 3.1. Goals and Objectives



- Protect water quality within the Dana Planning Area...
 - Develop *educational materials* for development of properties along or with streams,
 - Official watershed designation for Lake Adger within Henderson County should not be supported by Henderson County, unless the water supply would service Henderson County residents, and
 - Promote monitoring the effects of development and agriculture on the quality of water in the Hungry River and Mud Creek.
- Protect land quality within the Dana Planning Area...
 - Consider standards, requirements, incentives or other methods to preserve Dana Planning Area mountain views,
 - Consider expanding ridge top protection regulations, and
 - Support and promote conservation easements within the Dana Planning Area to protect agricultural land and open space.

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Section 3.1. Goals and Objectives



- Create incentives/opportunities for preservation of historic and cultural sites within the Dana Planning Area.
 - The Historic Resources Commission should encourage the preservation and care of Dana Planning Area historic sites through preservation grants and other identified means that both promote site accessibility and respect the rights and privacy of site owners.

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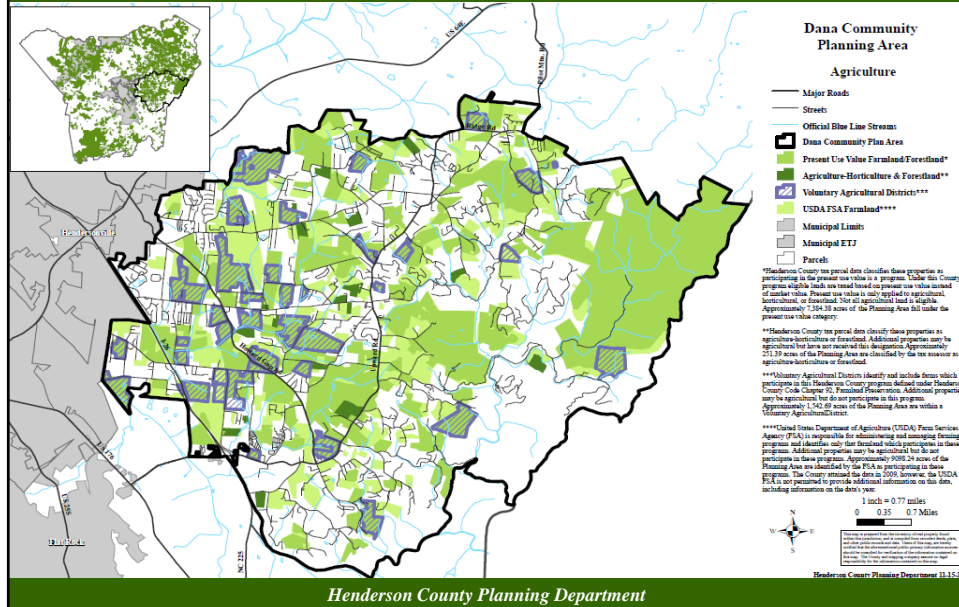
Section 3.2. Agriculture



- 8.66% of the County's land is in the Planning Area
- 12.57% of the County's agricultural land is in the Planning Area
- 53% of the Planning Area is agricultural land

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Section 3.2. Agriculture



Section 3.2. Goals and Objectives



- Expand and diversify agricultural markets within the Dana Planning Area.
 - Consider establishing a tailgate market in the Planning Area.
- Provide public education as a means of supporting farmers and protecting farmland.
 - Expand and support the existing Agricultural District Signage Program,
 - Work with NCDOT to place road signs warning motorists of slow moving farm machinery,
 - Encourage participation in NCDOT's agritourism signage program, and
 - Support, educate and retain agricultural workers in the Dana Planning Area.

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Section 3.2. Goals and Objectives



- Expand agricultural enterprises' access to economic development and promotion programs and support services.
 - Consider establishing a County Agricultural Development Director Position,
 - The County should work with the Henderson County Partnership for Economic Development and others to encourage agriculture-related industries (i.e. agricultural processing plants, biofuels processing , etc.) to locate in the Dana Planning Area.
 - Consider establishing a “Buy Henderson” local food campaign similar to existing “Local Food” campaigns in the region.

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Section 3.3. Housing



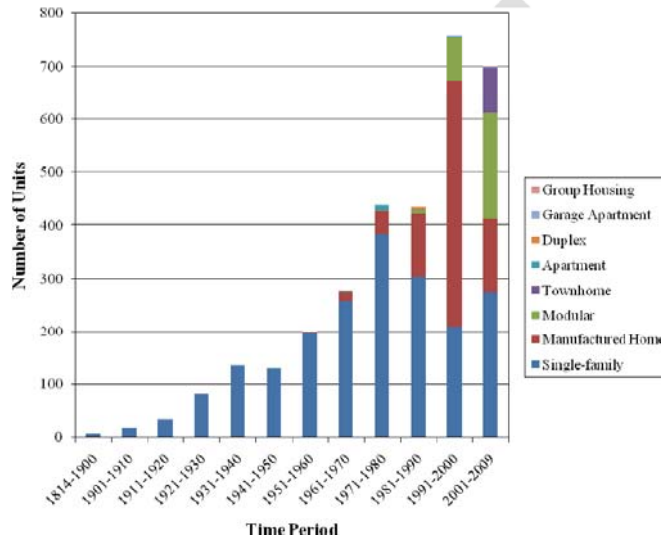
- The Planning Area contains:
 - Over 3,200 permanent residential units
 - 21% of all manufactured homes within the County
- 63% of permanent residential units are site-built single-family
- \$163,768 = Planning Area average assessed housing value
- Over 50% of Planning Area households cannot afford an average valued Planning Area home*

*Using HUD standards for affordability

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Section 3.3. Housing

Figure 3.3.1. Planning Area Housing Year Built by Type, 1814-2009



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Section 3.3. Goals and Objectives



- Expand affordable housing in the Dana Planning Area.
 - Consider offering incentives for affordable housing.
- Expand and diversify housing options.
 - The County should encourage—and regulations should permit—a mix of housing types in the Dana Planning Area.
 - The County should consider applying additional design standards for multifamily units in the Dana Planning Area to ensure continuity with the surrounding rural community.
- Support the continuance and expansion of the existing local program for abandoned/dilapidated manufactured home removal.
- Encourage quality housing for migrant workers through continued enforcement of the minimum housing code and by encouraging additional affordable housing options to serve this population.

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Section 3.4. Community Facilities & Public Services



- The Planning Area contains:
 - Schools: Dana, Sugarloaf, and Upward Elementary
 - Dana Park
 - Dana Volunteer Fire and Rescue Department
- The Planning Area is also served by:
 - Schools:
 - Edneyville and Hillendale Elementary,
 - Apple Valley and Flat Rock Middle, and
 - North Henderson and East Henderson High
 - Blue Ridge and Edneyville Fire and Rescue Stations
 - City of Hendersonville Water and Sewer (portions)
 - Henderson County Public Libraries (Main Branch)

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Section 3.4. Goals and Objectives



- Schools outdoor recreation facilities should be available for community use when not being used by students or otherwise by the school system.
- Consider establishing a park on the grounds surrounding the Upward Community Center.
- Consider providing sidewalks in commercially zoned areas within the Dana Planning Area.
- Support extensions of public water and public sewer into the Dana Planning Area.

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Section 3.4. Goals and Objectives



- Redevelop the Dana Community Park, as depicted in the Conceptual Master Plan, to serve as a focal point for the community.
 - Upgrade the existing community building,
 - Vary recreational opportunities in defined areas of the park,
 - Improve user safety,
 - Integrate the Park with “Downtown Dana” through pedestrian access, and
 - Offer opportunities for gatherings and community events.

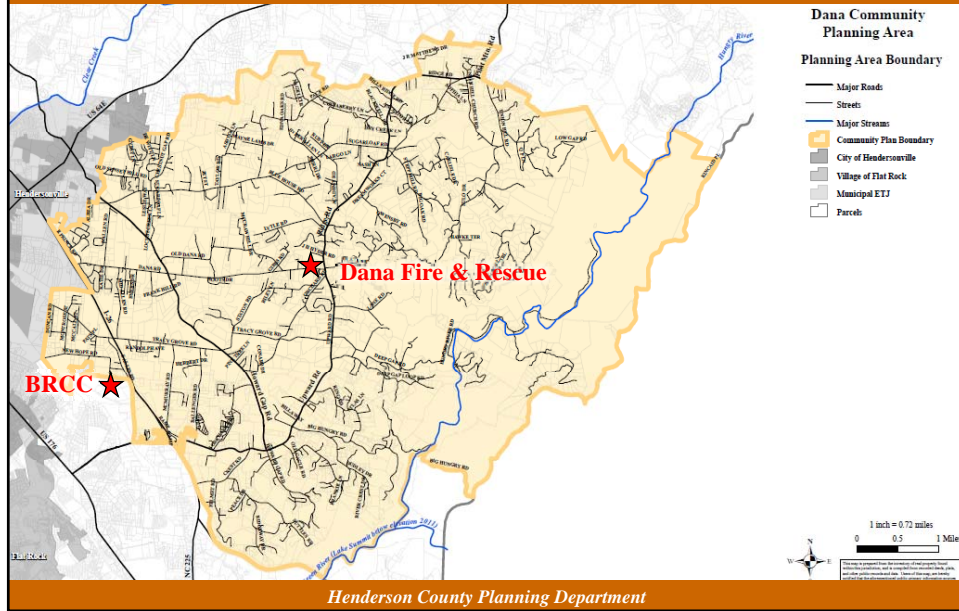
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Section 3.4. Goals and Objectives




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Section 3.5 Transportation



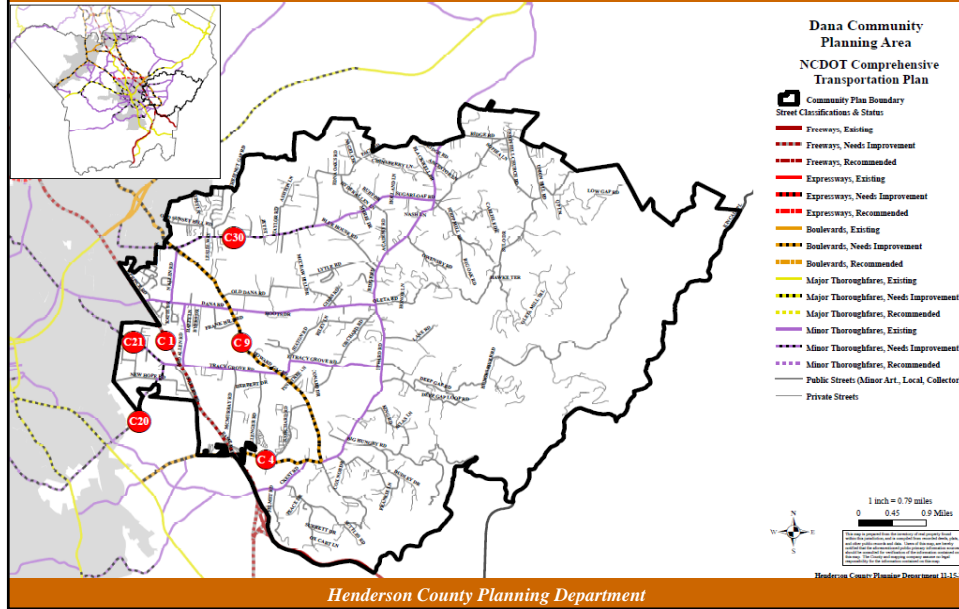
Section 3.5 Transportation



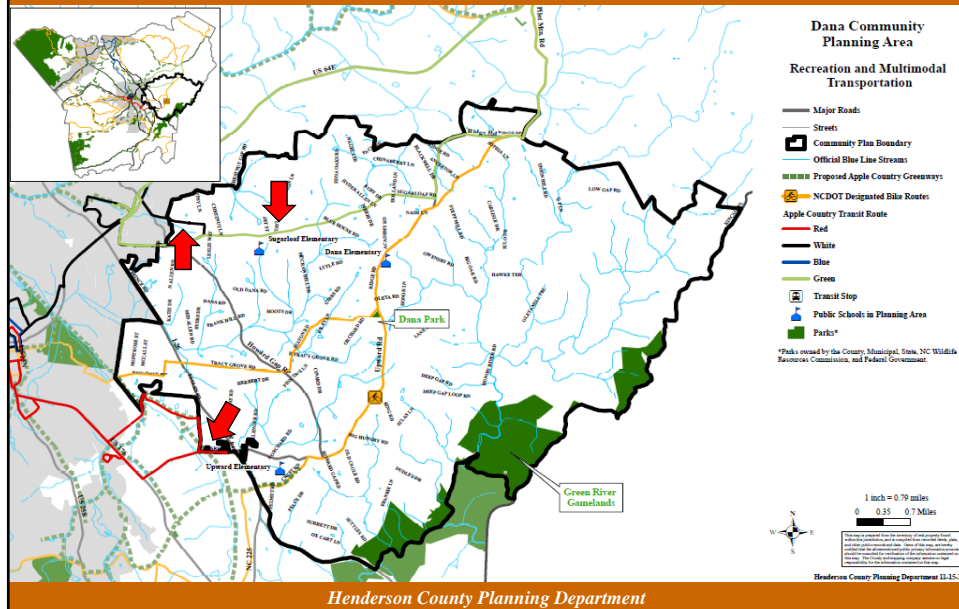
- The Comprehensive Transportation Plan recommends improvements to the following roadways:
 - I-26 (C1),
 - Upward Road (C4),
 - Howard Gap Road (C9),
 - Airport Road (C20),
 - Tracy Grove Road (C21), and
 - Sugarloaf Road (C30).
- Portions of the Planning Area are serviced by Apple Country Transit.

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Section 3.5 Transportation



Section 3.5 Transportation



Section 3.5 Goals and Objectives



- Improve the transportation network in the Dana Planning Area.
 - The County should prioritize projects within the Dana Planning Area in accordance with Plan goals,
 - Improve identified intersections based on recommended studies,
 - Facilitate safer automobile movement and alleviate traffic stacking issues on Ridge Road, Academy Road, and Blue House road during school peak hour traffic,
 - Provide an additional I-26 interchange between the existing interchanges as Upward Road and US Highway 64 East,
 - The County should prioritize bicycle projects within the Dana Planning Area in accordance with Plan goals,
 - Review public transit periodically to identify service provision changes or increases, and
 - Support public transit expansions in the Planning Area.

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Section 3.6. Economic Development

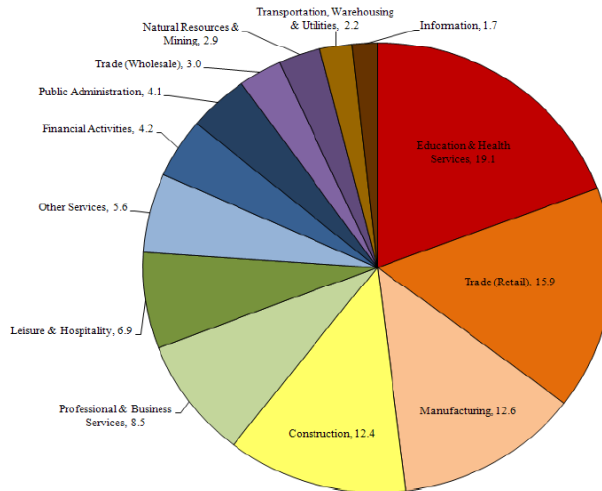


- The Planning Area workforce:
 - Has been impacted by unemployment (9.1% in 2009)
 - 1 in 4 Planning Area citizen aged 25+ does not have a high school diploma
 - Roughly 1 in 5 have a college degree of some kind
 - Is spread fairly evenly across multiple industries—more so than seen elsewhere within the County
- The Planning Area advantages:
 - Connectivity
 - Existing commerce and industry
 - Workforce more responsive to industry change as is spread more evenly across more industries than elsewhere within the County

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Section 3.6. Economic Development

Figure 3.6.4. Planning Area Population Aged 16+ within Workforce by Census Major Industry Group 2008



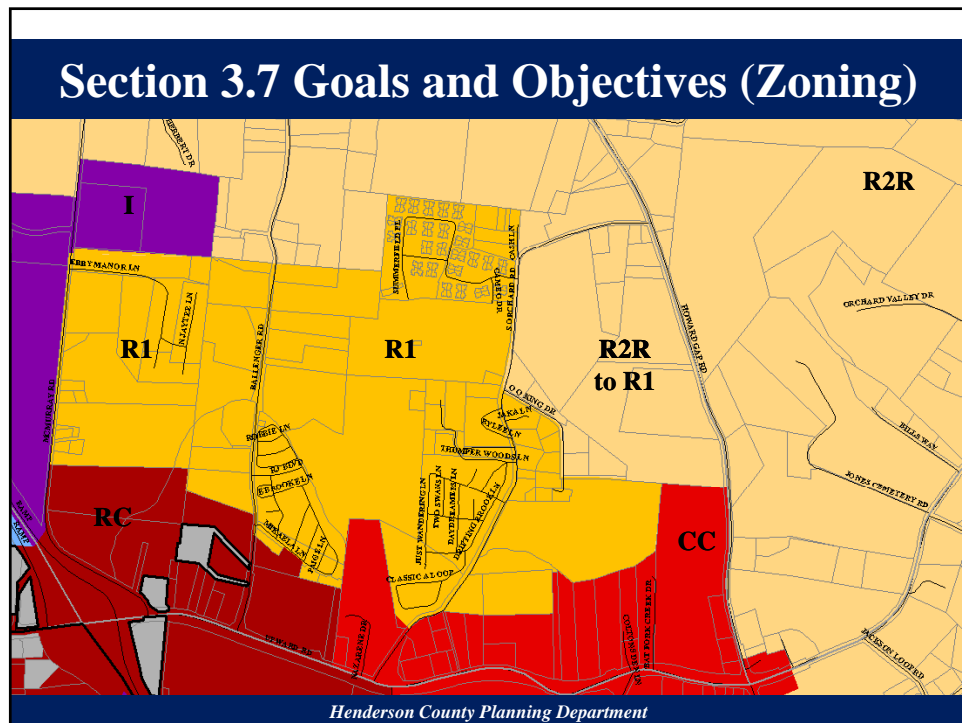
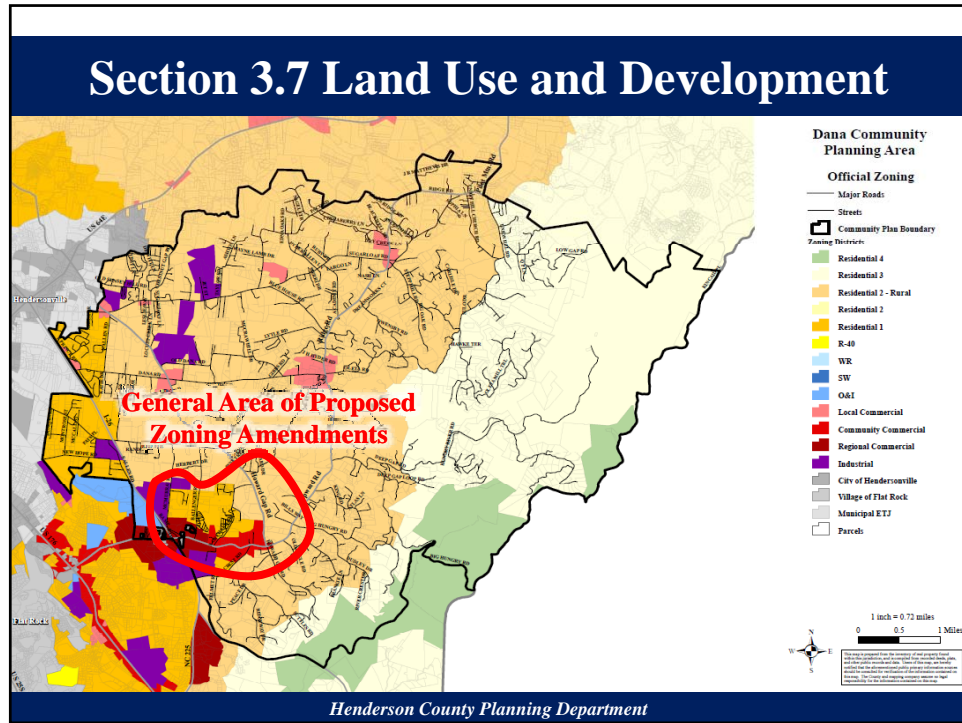
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Section 3.6. Goals and Objectives



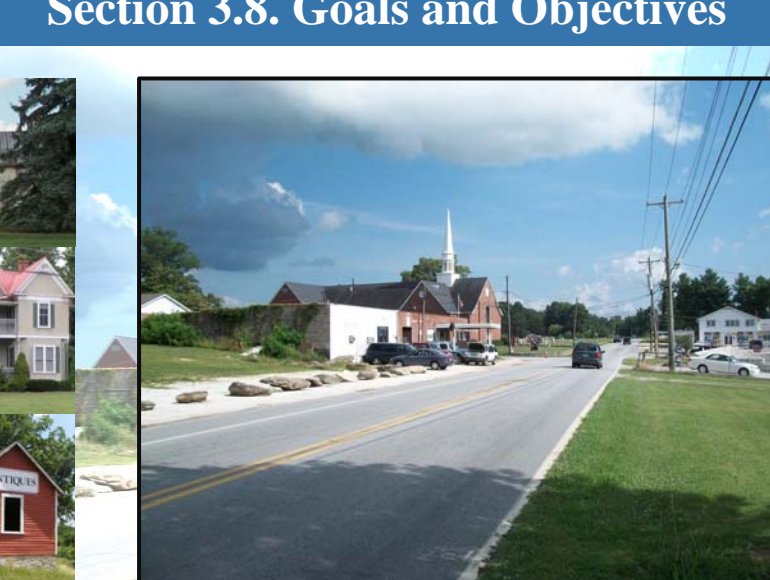
- The Upward Road interchange along I-26 should be recognized as a principal gateway into Henderson County, Dana, Hendersonville, and Flat Rock.
 - Economic development at a regional scale should be focused at the interchange and in the surrounding area, and
 - Aesthetic improvements to the interchange should be considered
- Encourage higher density residential development in the areas near and mixed within nonresidential development at the interchange.
- Promote high-tech and research and development operations in the Dana Planning Area in light of the Planning Area's adjacency to BRCC.

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Section 3.7 Goals and Objectives (Zoning)

Section 3.8. Goals and Objectives



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Section 3.8. Goals and Objectives



Section 3.8. Goals and Objectives



Section 3.8. Goals and Objectives



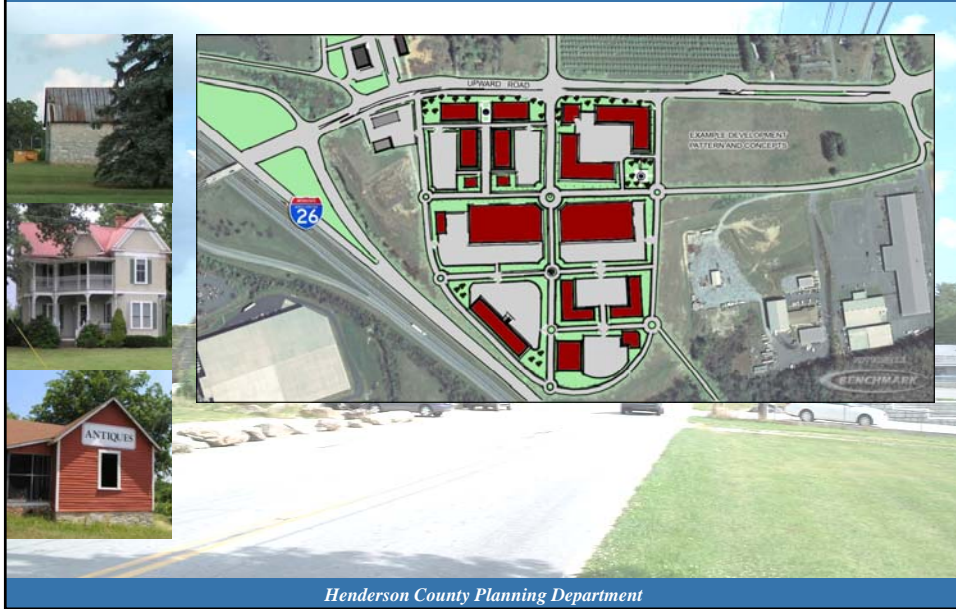
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Section 3.8. Goals and Objectives

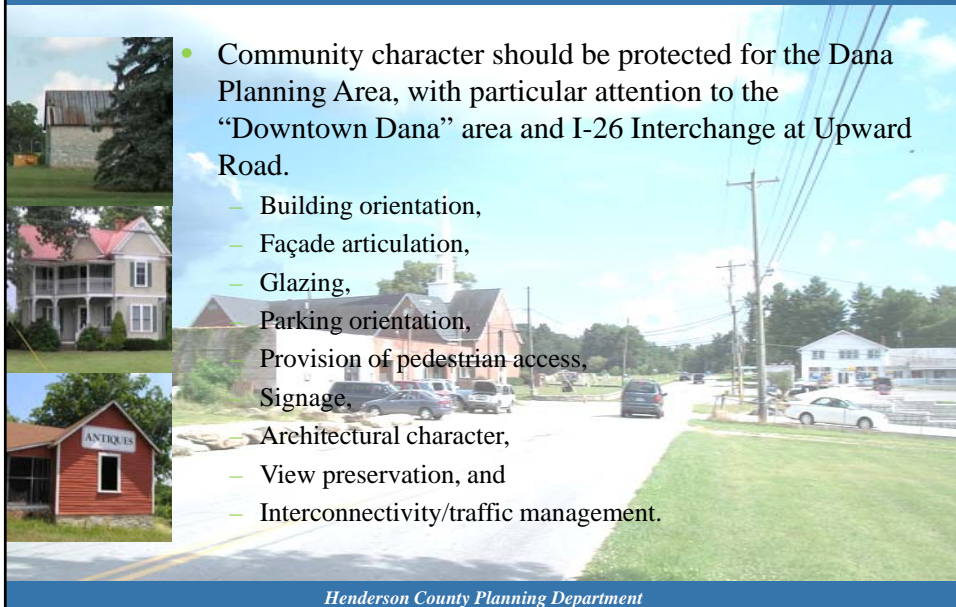


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Section 3.8. Goals and Objectives



Section 3.8. Goals and Objectives



Questions and Discussion



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