

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: September 5, 2023

SUBJECT: Henderson County 2045 Comprehensive Plan

PRESENTER: Chris Todd, Business and Community Development Director

ATTACHMENTS: PowerPoint Presentation

SUMMARY OF REQUEST:

After receipt of the draft 2045 Comprehensive Plan from the Planning Board, on December 5th 2022, the Board of Commissioners has been conducting a thorough review of the draft plan. As part of that process the Board of Commissioners wish to review the Future Land Use Map.

The Board of Commissioners directed staff at their meeting on August 16th, 2023, to use breakdown the current draft map into smaller geographic areas for review. The Board of Commissioners will discuss each region of the county specifically as part of their review.

BOARD ACTION REQUESTED:

The board is requested to provide staff with feedback on the new draft map versions.

Suggested Motion:

No motion suggested.

2045 Comprehensive Plan Update

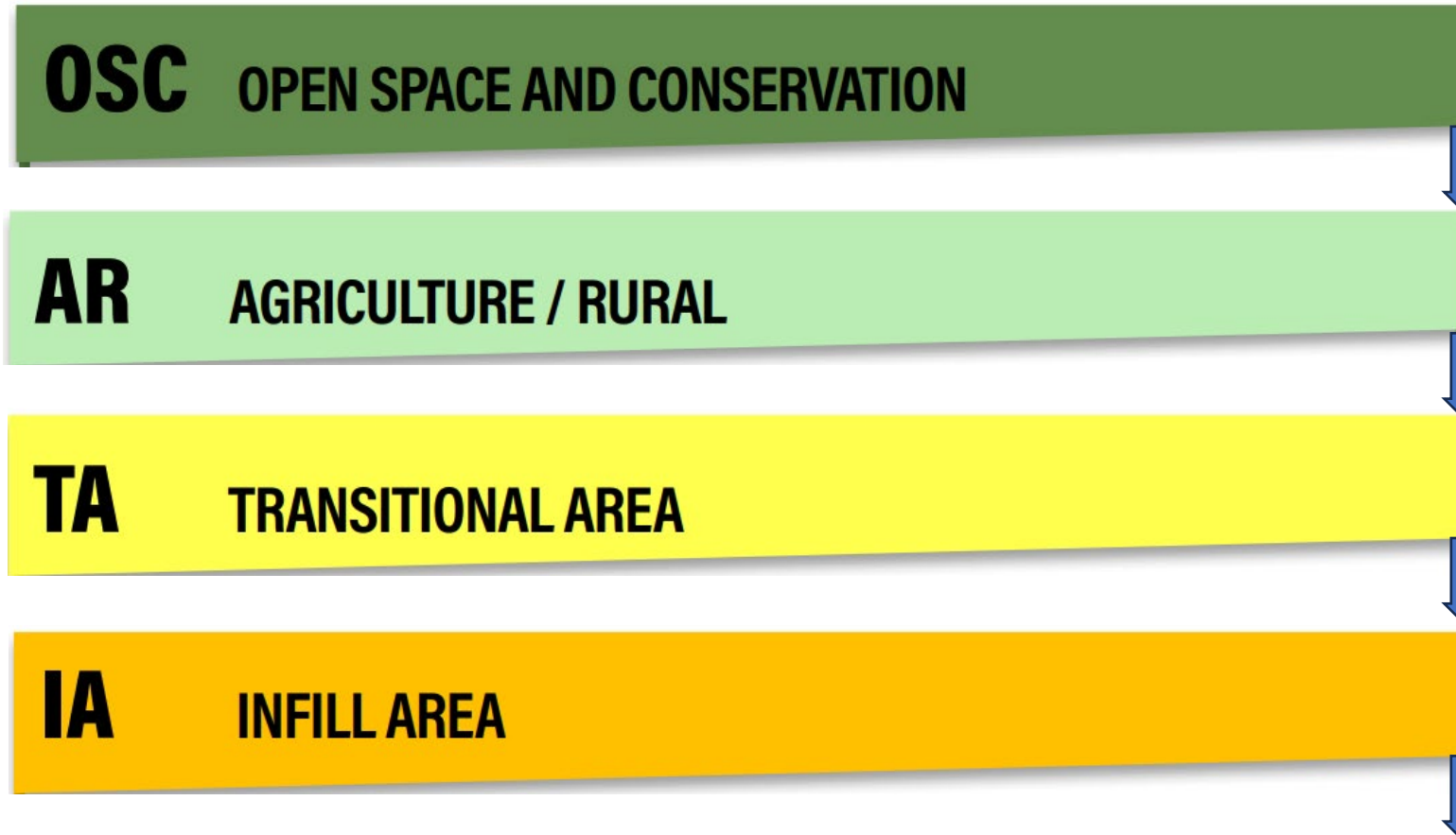
Henderson County Board of Commissioners

September 5, 2023

Future Land Use Map

- Legally required and is the backbone of the comprehensive plan.
- Has seven Character Areas that cover the whole County aside from municipal limits and ETJ areas.
- Is NOT the same as a zoning map since it's high-level and envisions land use 20 years in the future.
 - FLUM should inform rezoning decisions along with an in-depth analysis and public feedback
 - Character Areas could represent multiple different zoning districts
- Agriculture is exempt from County zoning and can be practiced in any of the Character Areas.

Character Areas



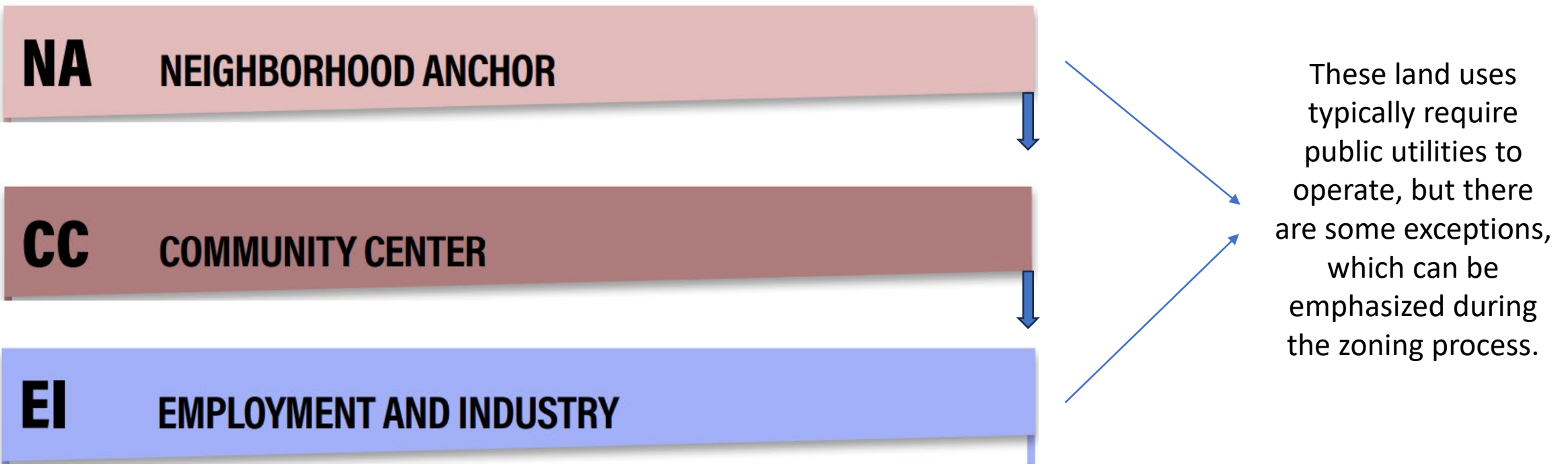
The level of land use intensity increases as you get closer to municipal limits and within the Utility Service Area.

Character Areas

NA NEIGHBORHOOD ANCHOR

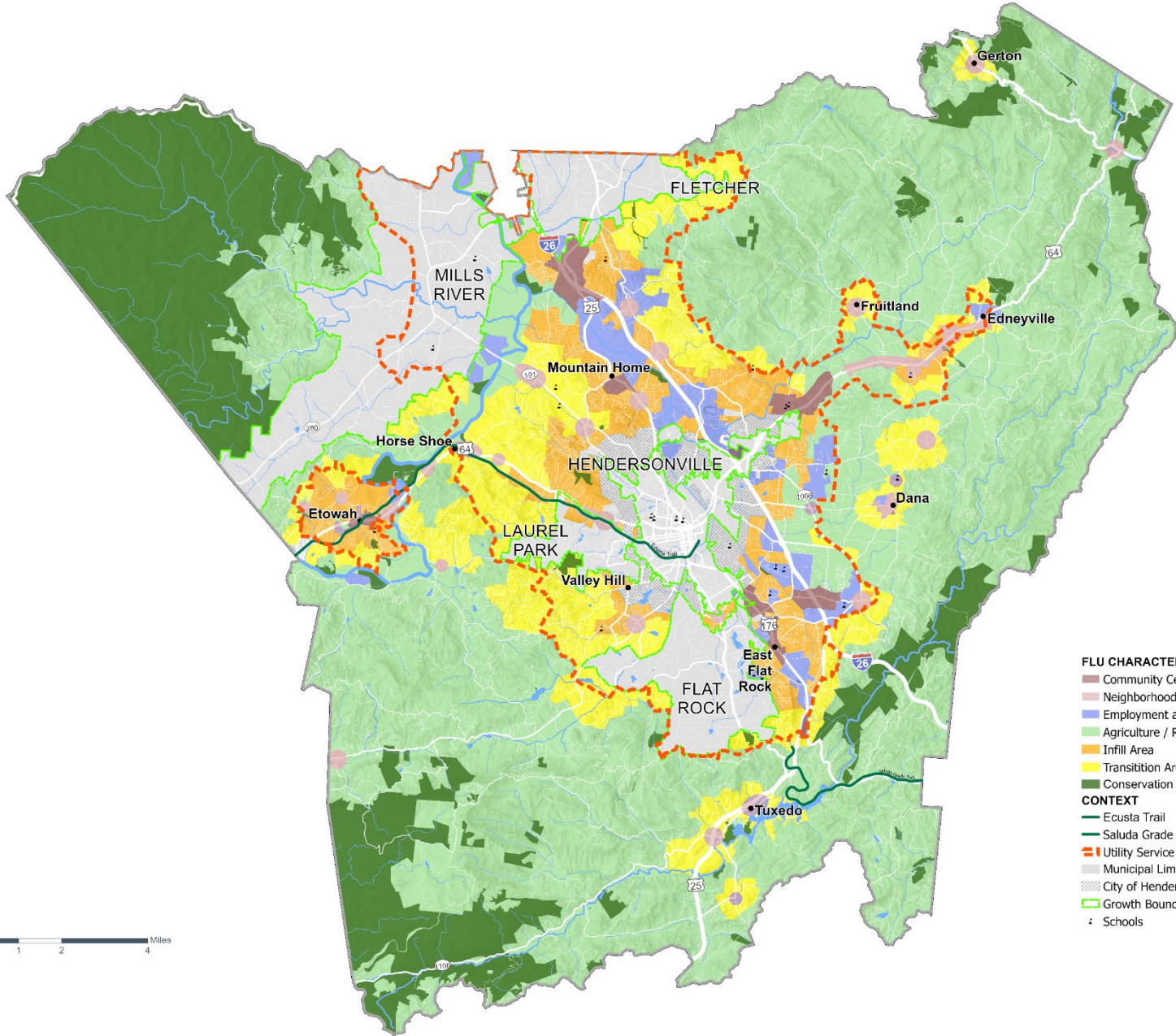
CC COMMUNITY CENTER

EI EMPLOYMENT AND INDUSTRY



These land uses typically require public utilities to operate, but there are some exceptions, which can be emphasized during the zoning process.

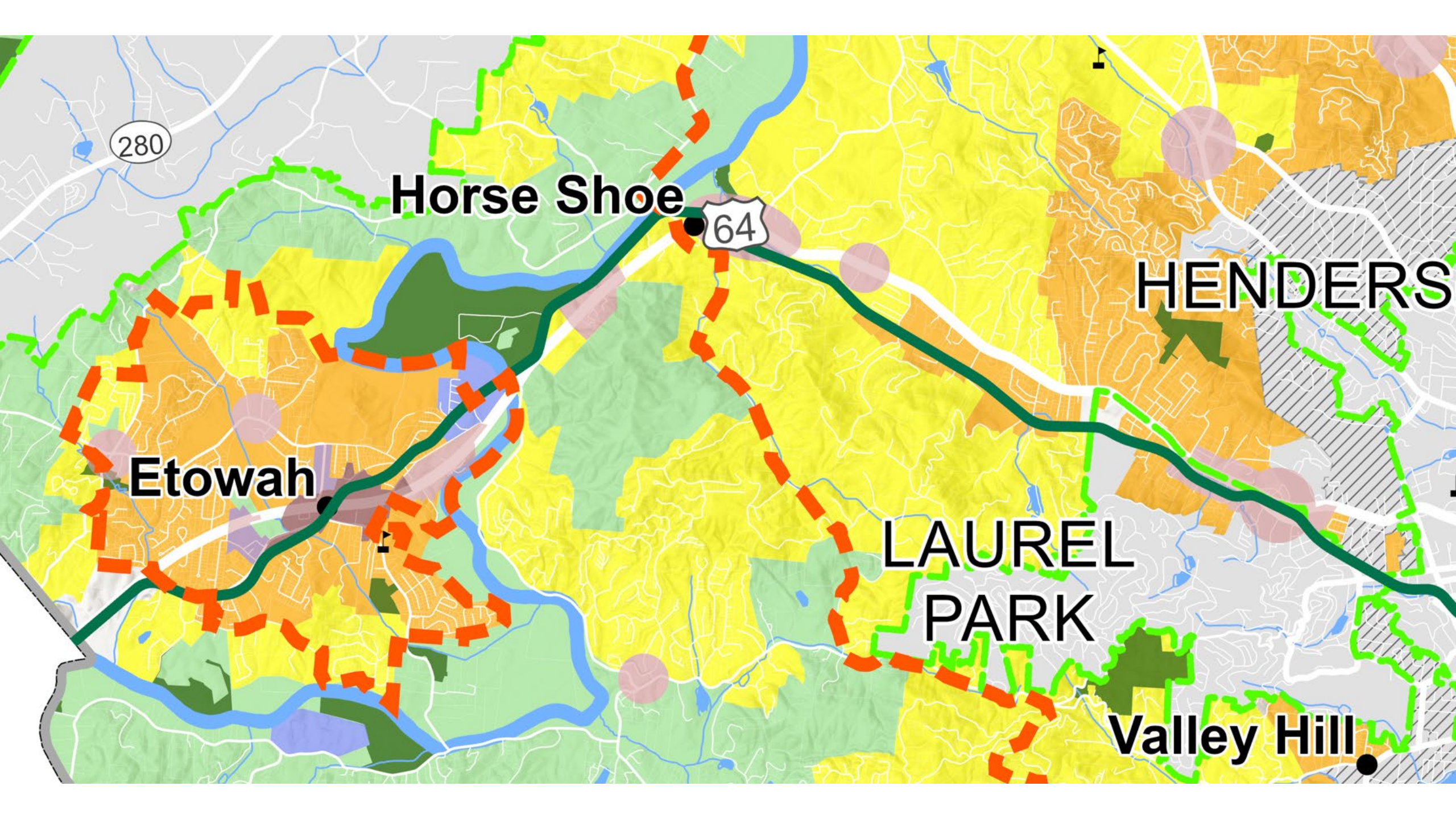
Future Land Use Map Option 2



- FLU CHARACTER AREA**
- Community Center
 - Neighborhood Anchor
 - Employment and Industry
 - Agriculture / Rural
 - Infill Area
 - Transition Area
 - Conservation Areas
- CONTEXT**
- Ecusta Trail
 - Saluda Grade
 - Utility Service Area
 - Municipal Limits
 - City of Hendersonville ETJ
 - Growth Boundaries
 - Schools



HENDERSON COUNTY COMP PLAN - Draft Future Land Use Map -



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Horse Shoe

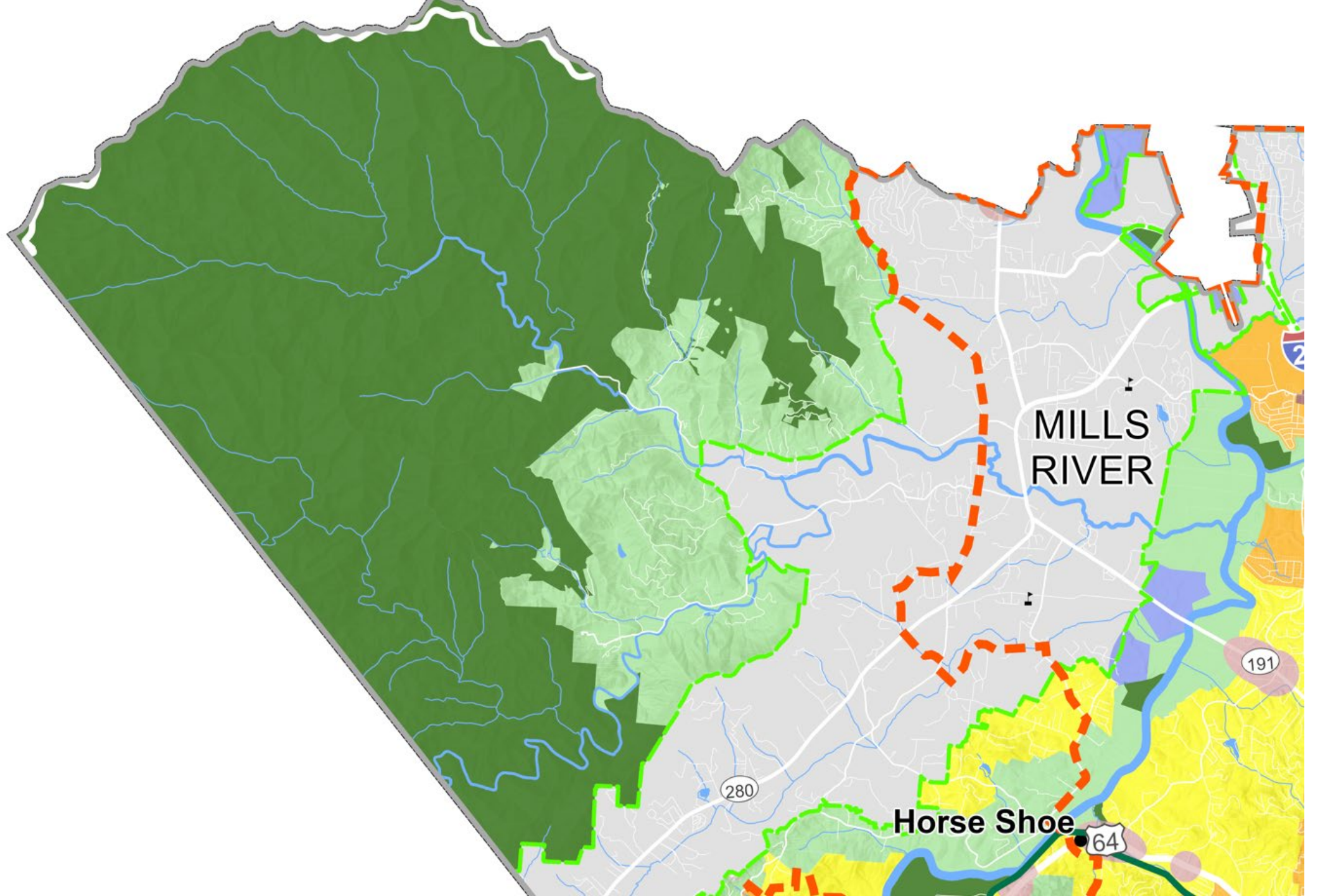
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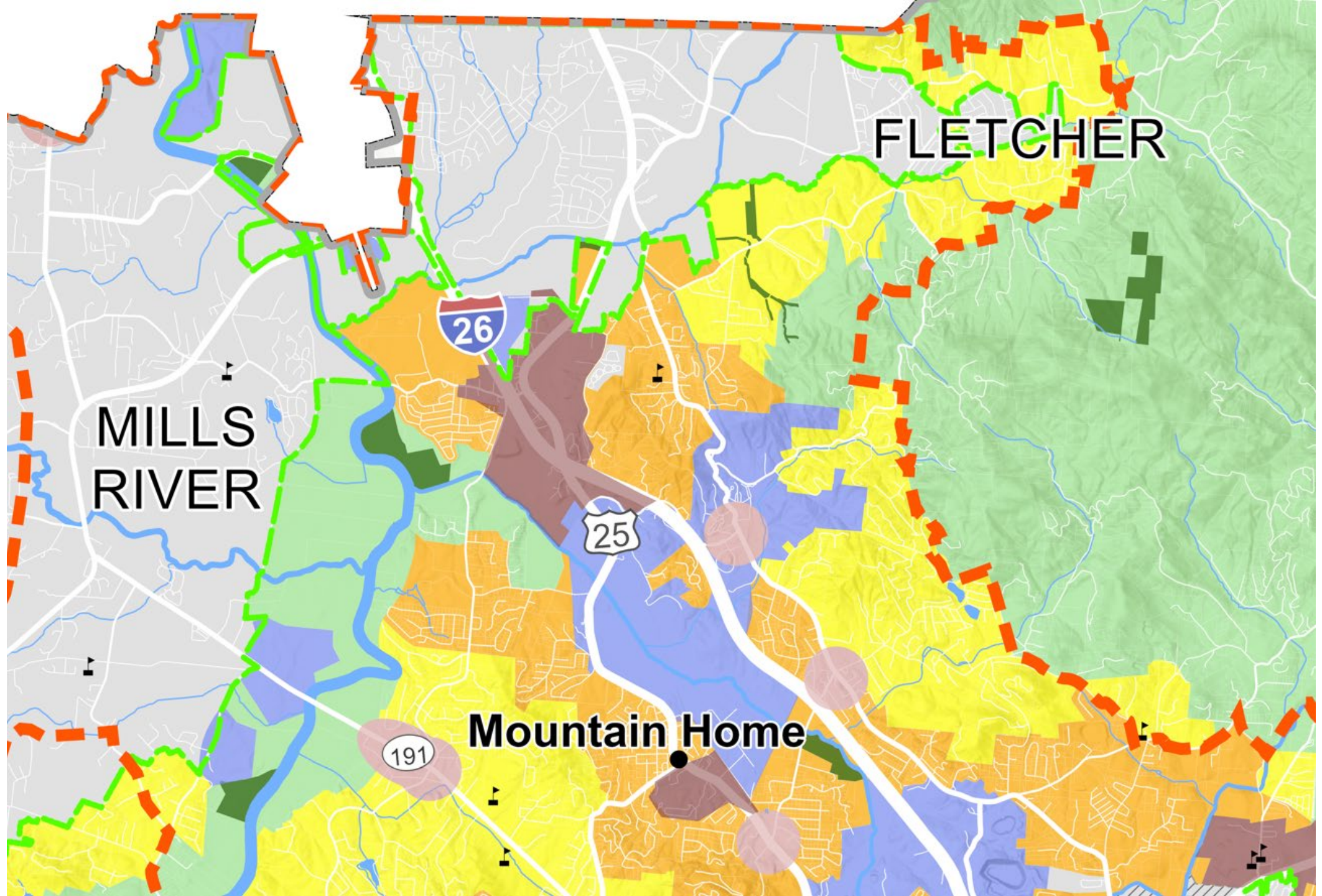
HENDERS

Etowah

LAUREL
PARK

Valley Hill





FLETCHER

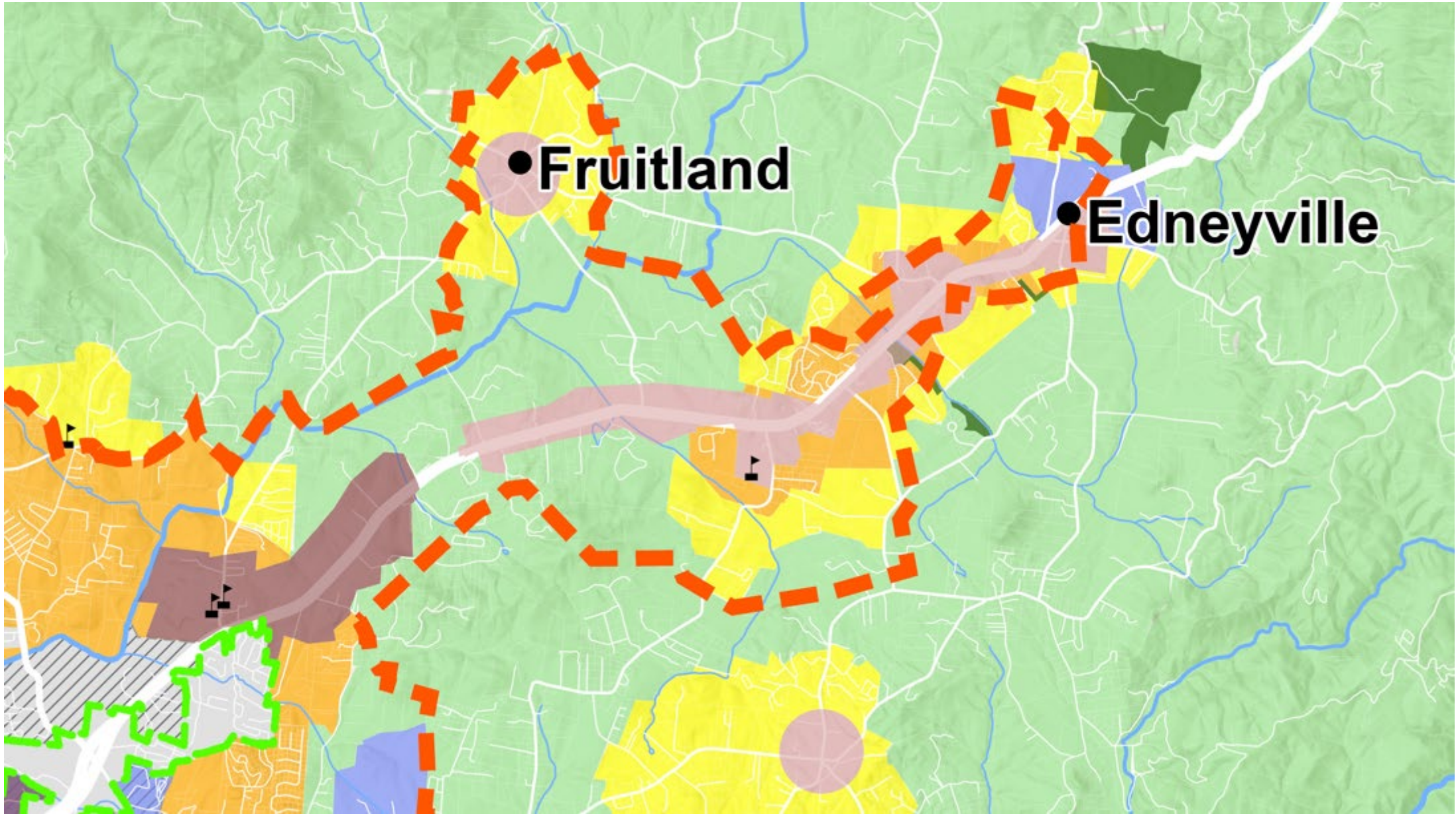
MILLS RIVER

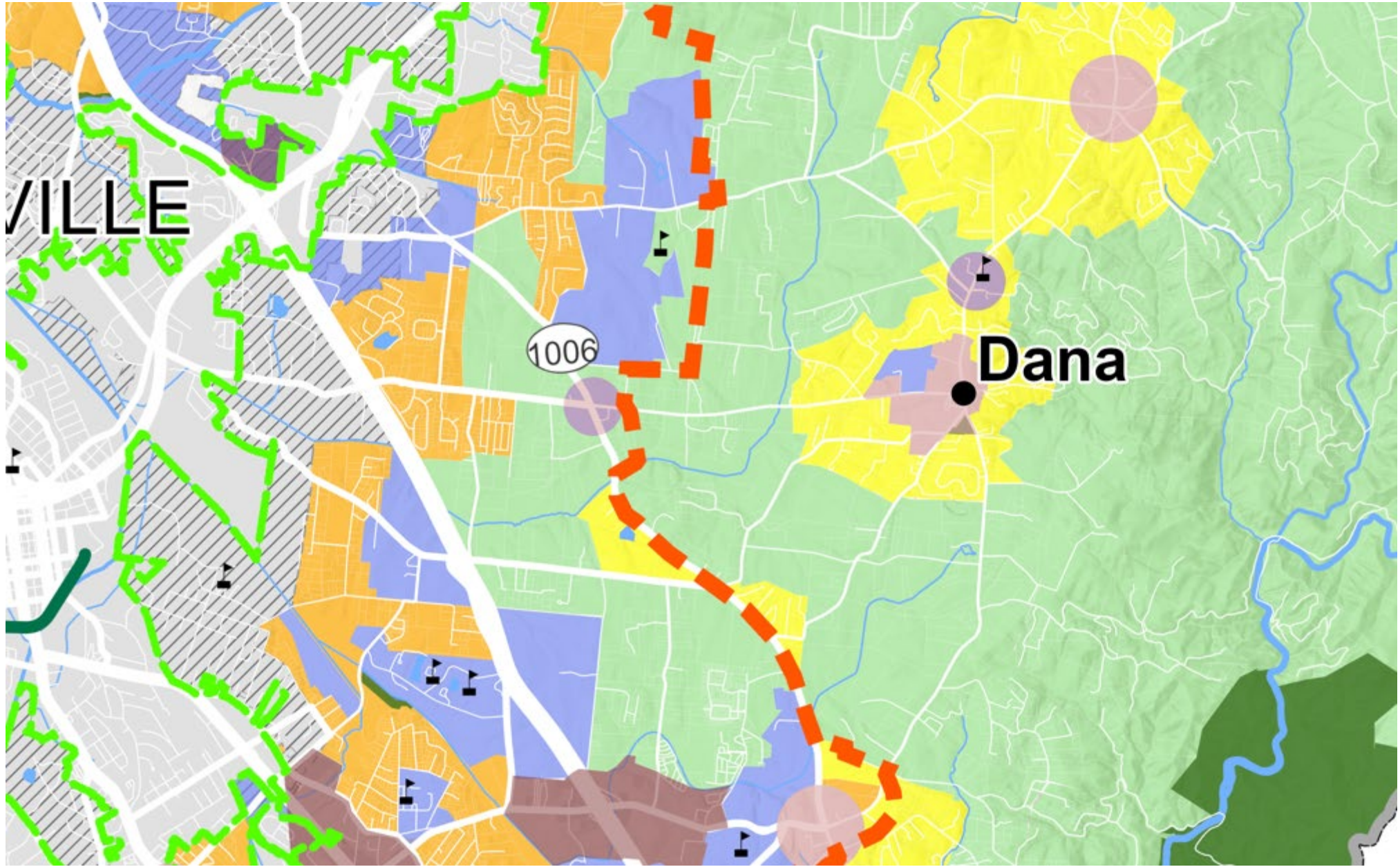
Mountain Home

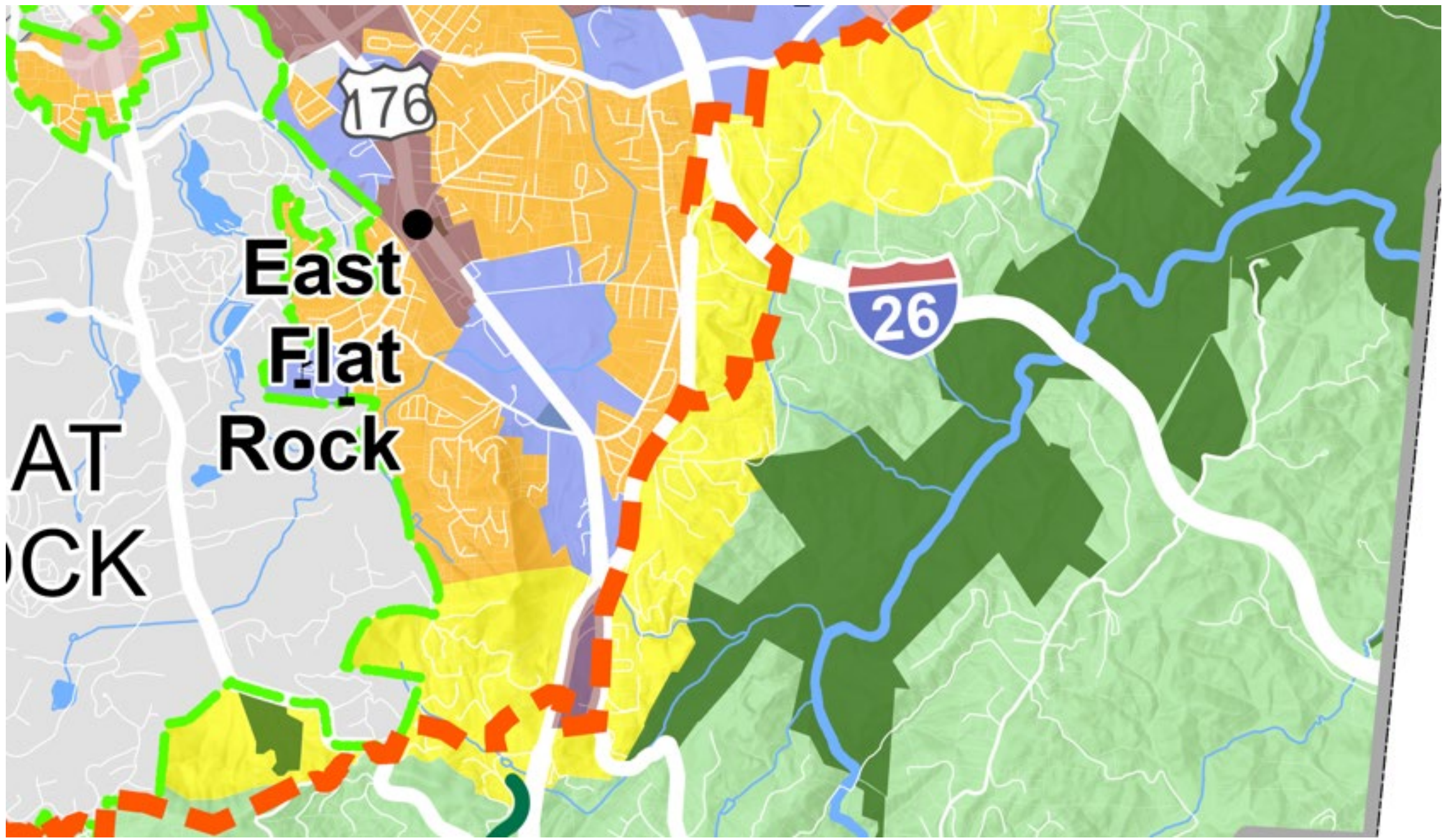
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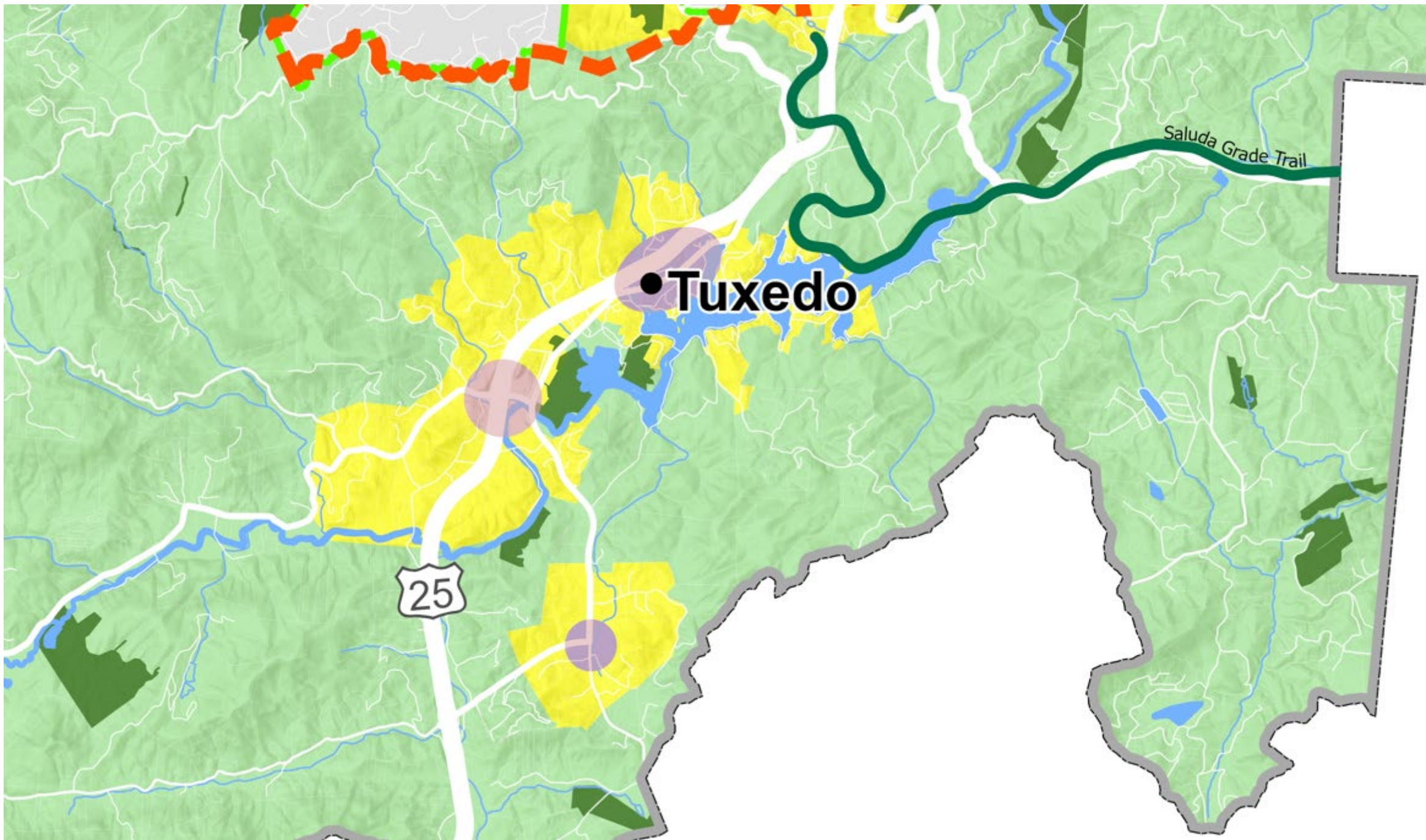
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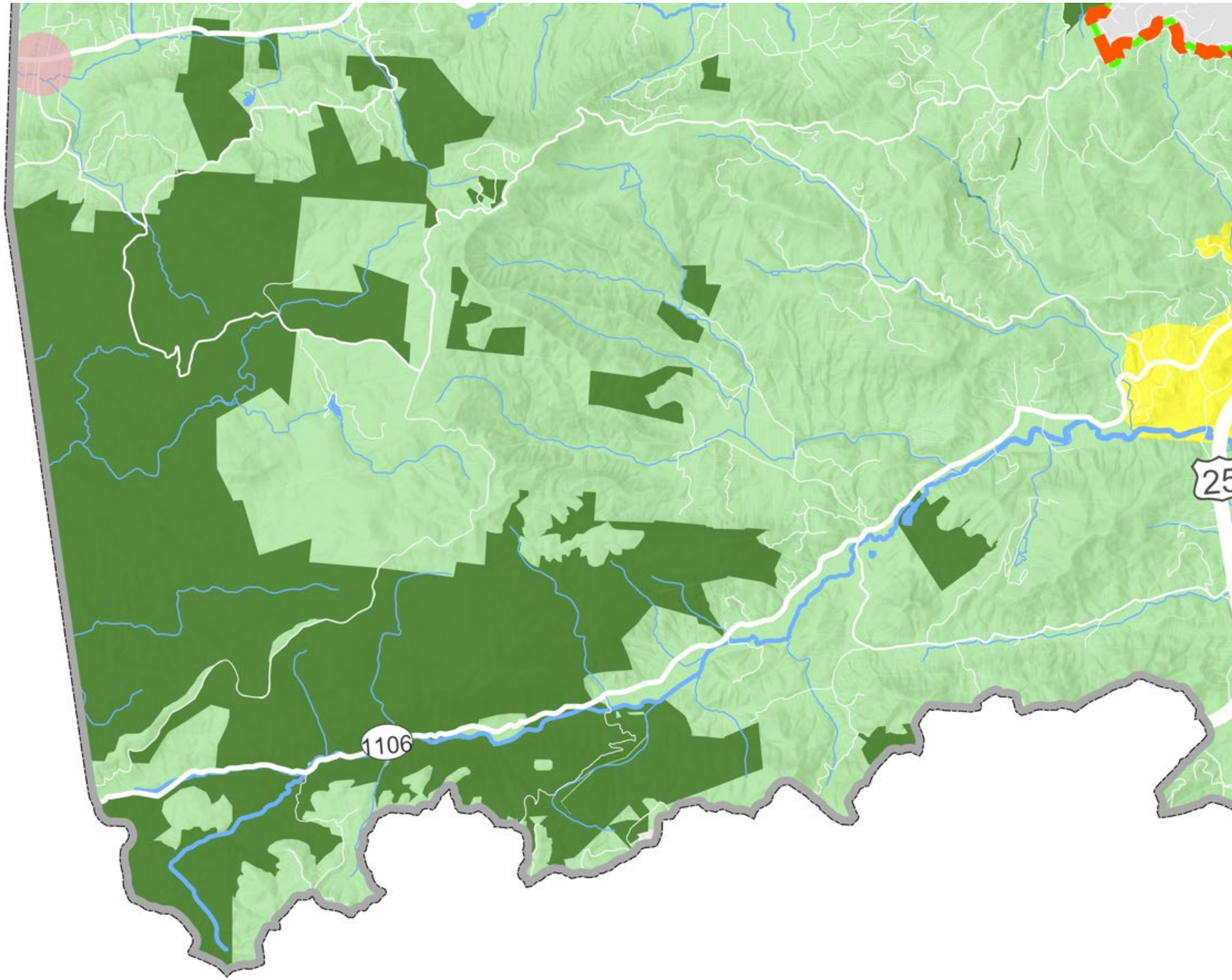
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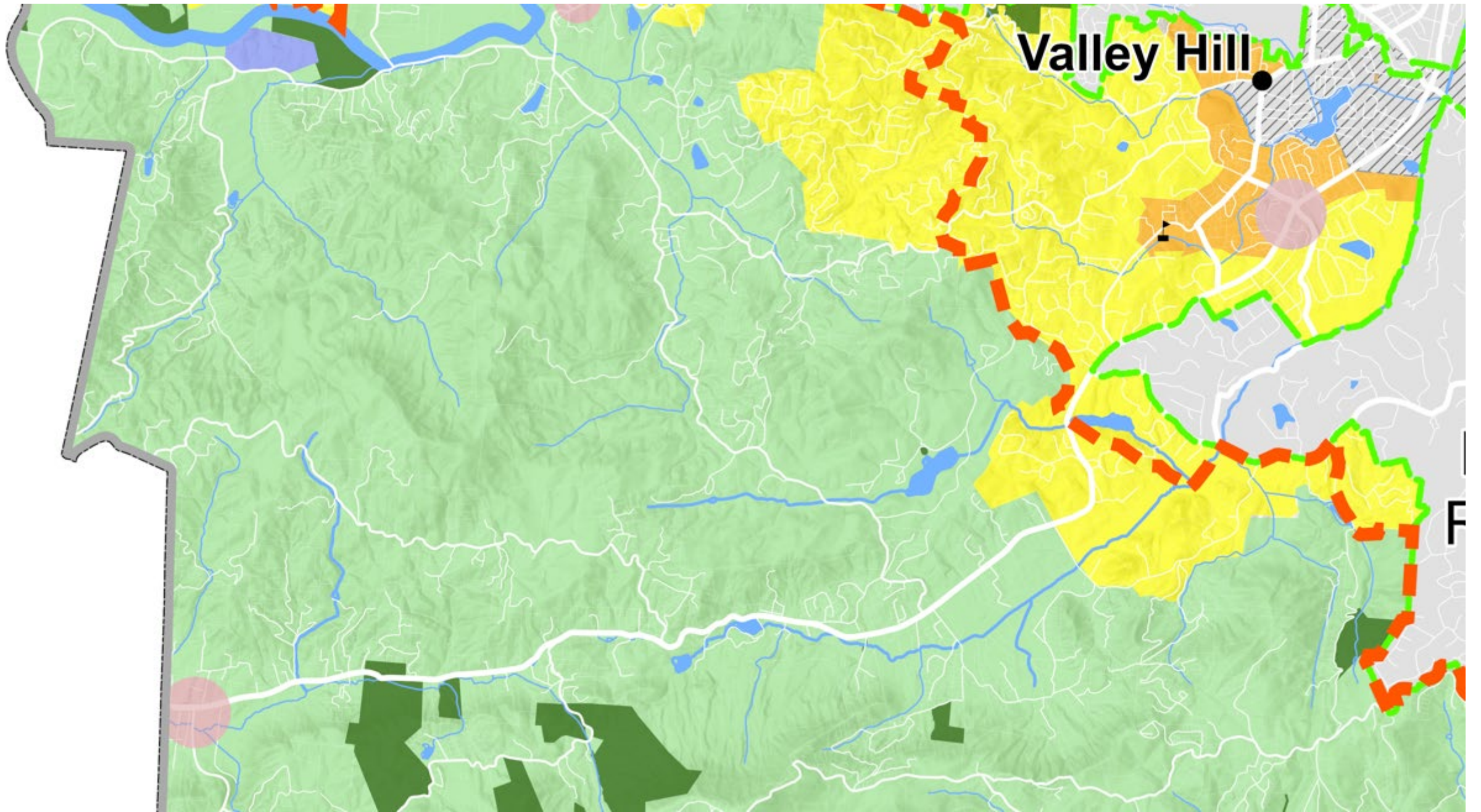












Valley Hill

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Questions and Next Steps