

## **REQUEST FOR BOARD ACTION**

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

**MEETING DATE:** March 20, 2024

**SUBJECT:** Henderson County 2045 Comprehensive Plan Adoption

**PRESENTER:** Janna Bianculli, Senior Planner

**ATTACHMENTS:** 1. PowerPoint Presentation

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

Starting in July of 2021, the County embarked on developing its new comprehensive plan. Over the course of 24 months, thousands of community members actively participated in the planning process to shape the plan's vision for 2045. On December 5, 2022, the Board of Commissioners (BOC) were presented the Planning Board's recommended draft version and held a public hearing. The Board decided in January 2023 to review each plan goal and its action steps and in July 2023 began to review the draft Future Land Use Map (FLUM).

The Board responded to public comment and strengthened recommendations related to agricultural preservation and edited the FLUM in the Etowah area. The latest version of the 2045 Comprehensive Plan reflects these changes along with other changes the Board discussed over several months.

Copies of the plan, which included all 2023 BOC revisions, were provided at the January 2nd meeting, and was also made available online for public view. The Board decided to spend some time reviewing the document in its entirety and allow time for the public to review the changes as they are incorporated in the document's final form. The BOC requested staff return in March to present the plan for adoption.

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

The Board is requested to adopt the 2045 Comprehensive Plan, which will replace the existing 2020 plan.

#### **Suggested Motion:**

*I move to adopt the 2045 Comprehensive Plan.*

# 2045 Comprehensive Plan

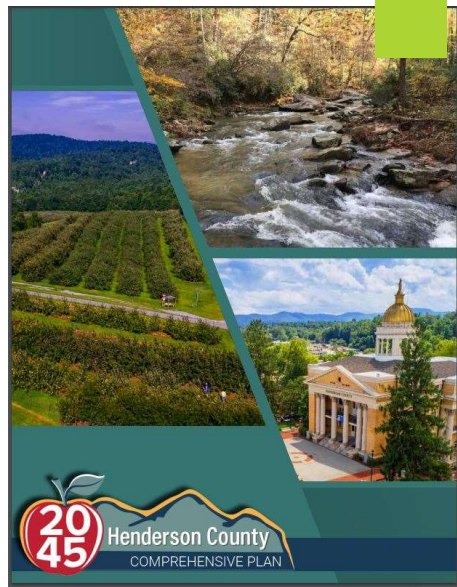
HENDERSON COUNTY BOARD OF COMMISSIONERS  
MARCH 20, 2024

JANNA BIANCULLI, SENIOR PLANNER  
HENDERSON COUNTY PLANNING DEPARTMENT

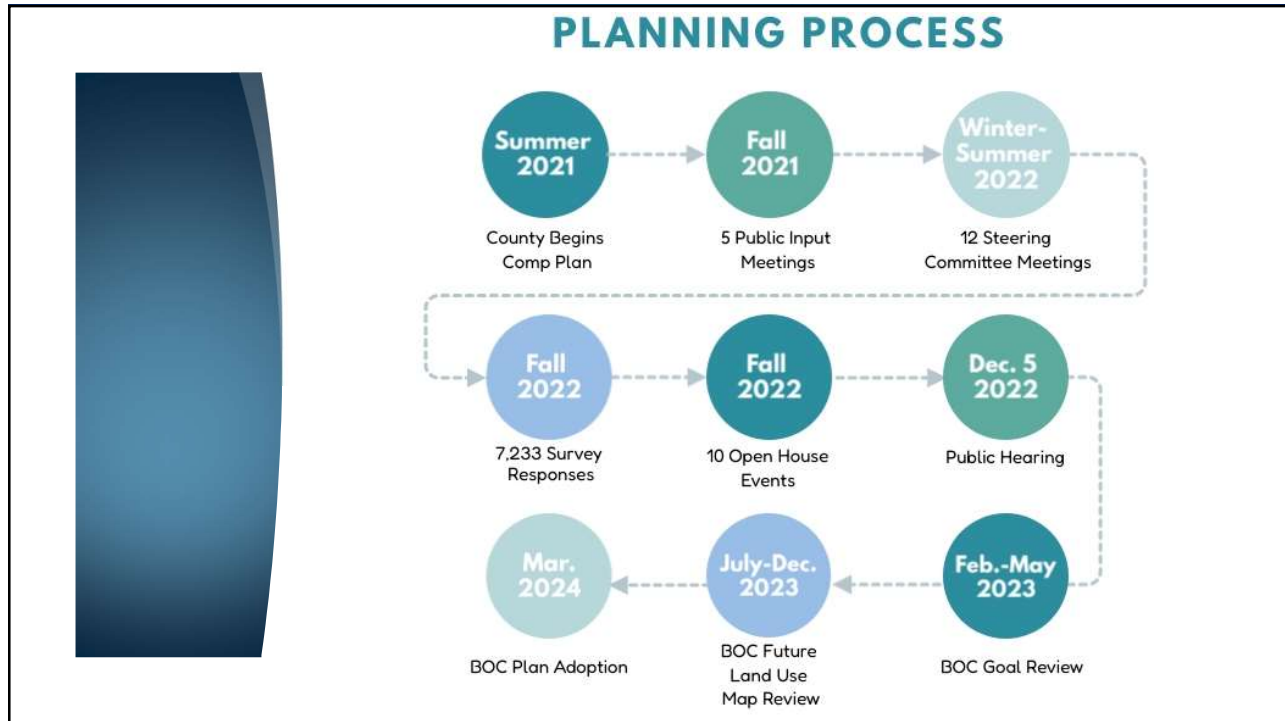
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## Overview

- ▶ Henderson County is required to "adopt and reasonably maintain a comprehensive plan" under NC General Statute § 160D-501
- ▶ The Henderson County 2045 Comprehensive Plan is a roadmap for how the County can grow over the next 20 years, while maintaining rural character. The plan calls for preservation of farmland and open space, redevelopment and investment in anchor areas within the Utility Service Area, connectivity of people, jobs, businesses, and infrastructure, and expanding opportunity to communities across the County
- ▶ The plan in its entirety will be used when making development decisions
- ▶ The adoption of the 2045 plan will officially replace the existing and extended 2020 plan



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## Commissioners' Revised Draft Plan

- ▶ Includes all changes discussed by the Board in 2023 including all edits to the goals and action steps as well as the changes to the Future Land Use Map
- ▶ Additional changes were made for clarity and logic based upon BOC comments made at previous meetings:
  - ▶ Included a definition for Urban Growth Boundary (UGB)
  - ▶ Described the UGB within the plan on the page where the USA is described
- ▶ All changes are based on consensus that the Board reached at previous meetings
- ▶ Although staff posted all changes made to the goals and action steps in a separate document as the changes were made throughout 2023, on January 2<sup>nd</sup> this final version was posted online at [www.hendersoncounty2045.com](http://www.hendersoncounty2045.com)

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# Next Steps

- ▶ Questions & Discussion
- ▶ Adopt Plan

Photo Credit: Granddad's Apples by Sam Dean Photography

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Amend the Land Development Code to ensure consistency with the newly adopted plan – convert language to corresponding terminology

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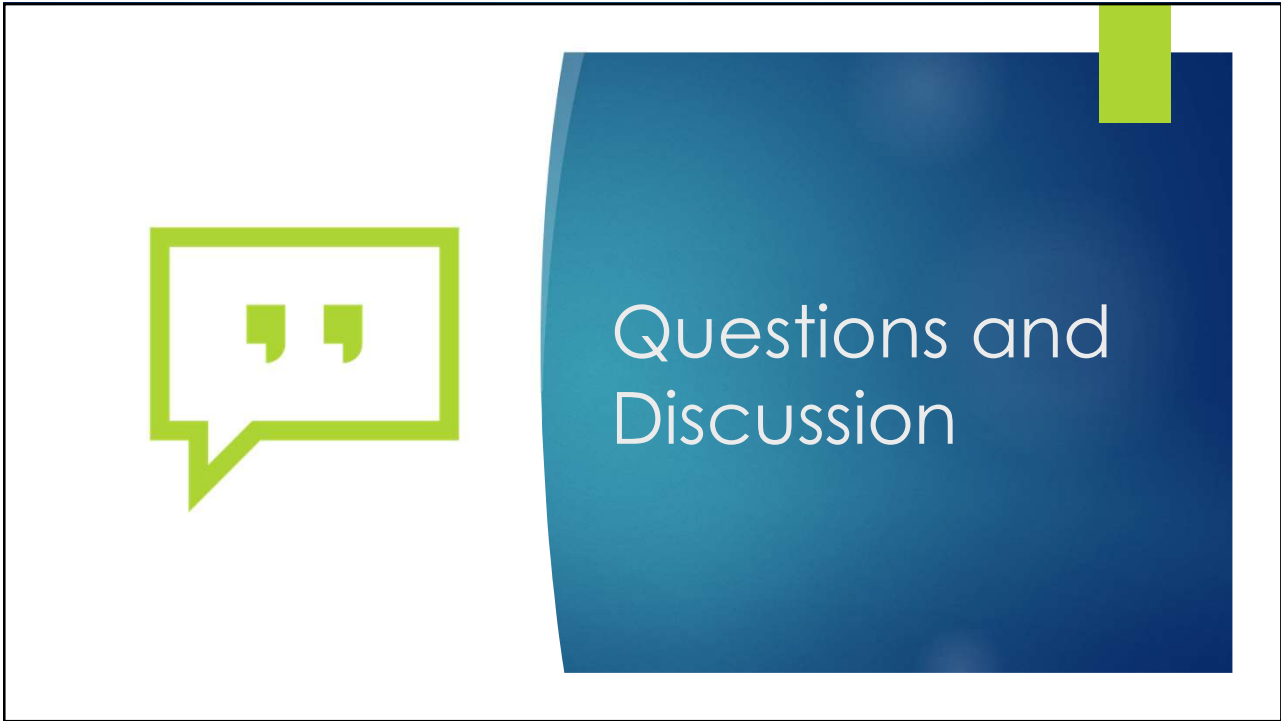
Create implementation plan and prioritize actions prescribed by the 2045 Comprehensive Plan  
**This will include a "rewrite" of the LDC and change of associated zoning**

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The plan should be reviewed every five years to update any areas of significant change or different priorities – a full rewrite should occur when new Census data is available (10 yrs)

# Moving Forward

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Questions and Discussion