

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: August 2, 2021

SUBJECT: 2045 Comprehensive Plan

PRESENTER: Stewart Inc. Consultants – Jake Petrosky

ATTACHMENTS: 1. 2045 Comprehensive Plan PowerPoint Presentation

SUMMARY OF REQUEST:

The County contracted with Stewart Inc. to provide consulting services for the 2045 Comprehensive Plan. The team will provide an informational presentation to the Board as their official “kick-off” meeting.

BOARD ACTION REQUESTED:

No Board Action is requested, this item is for information only.

Suggested Motion(s):

No motion suggested.

Henderson County 2045

Board of Commissioners
August 02, 2021



Agenda

Introduction

Schedule & Process

Community Profile

Discussion



Introduction

KEY STAFF

Autumn Radcliff

Planning Director

aradcliff@hendersoncountync.gov

Janna Bianculli

Senior Planner

jbianculli@hendersoncountync.gov

Other Departments

Other departments will also play a key role in developing the Comprehensive Plan



MEET THE CONSULTING TEAM



Chad Sary, AICP

Principle in Charge



Jake Petrosky, AICP

Project Manager



Allison Evans, AICP

Planner



Jaquasha Colón, AICP

Planner



Stephen Faber, PLA

Landscape Architect

MEET THE CONSULTING TEAM

TRANSPORTATION &
INFRASTRUCTURE



Kenny Armstrong

Anna Sexton

RESILIENCY



Sealy Chipley

Matt Hutchins

ECONOMICS

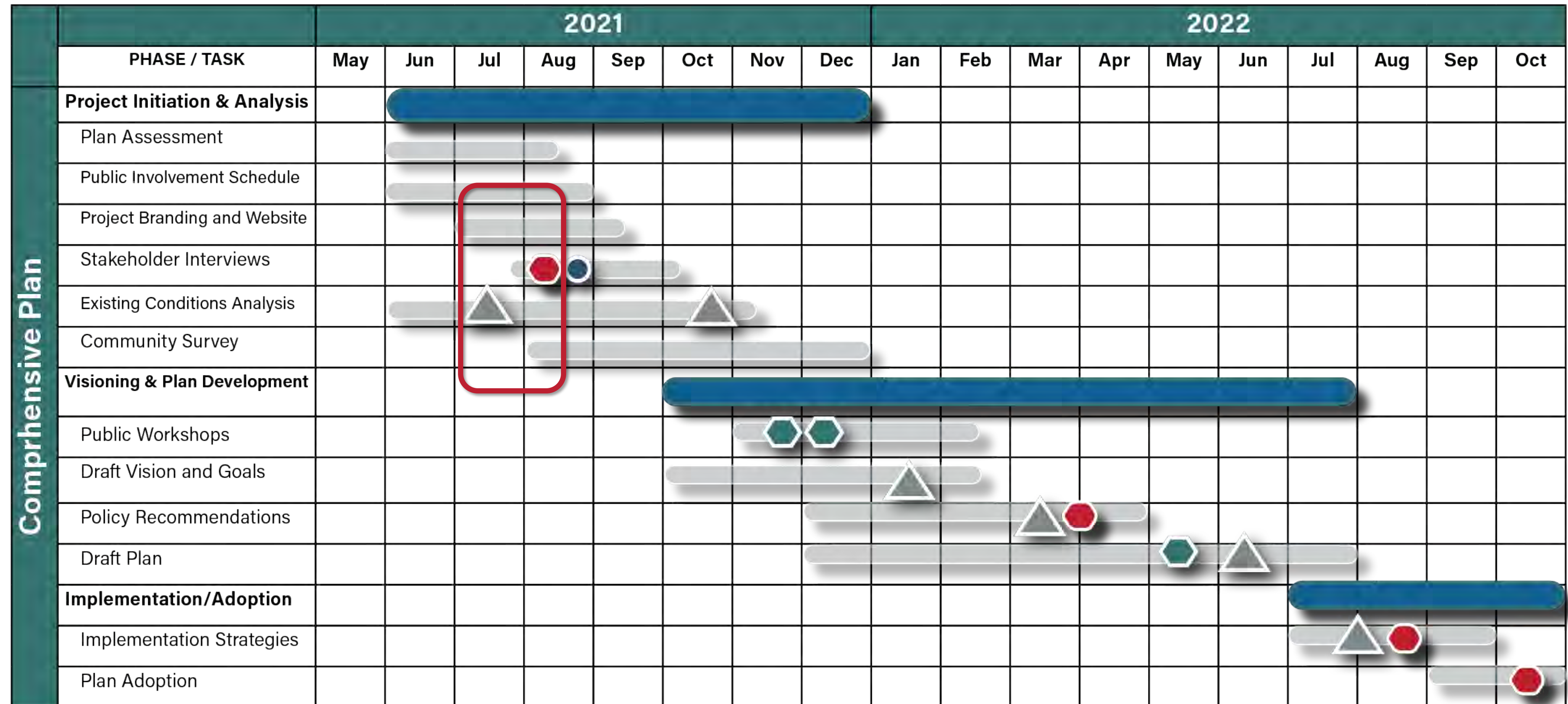


Tom Tveidt



Schedule & Process

DETAILED SCHEDULE



Task

Subtask

Steering Committee

Stakeholder Meetings

Public Meetings

Board of Commissioners Meeting

A COMPREHENSIVE PLAN IS...

Long-range

- Makes forecasts based on past trends and data
- 10-20 year time frame

Guidance

- Land uses, intensity, design
- Staff, programs and infrastructure investment

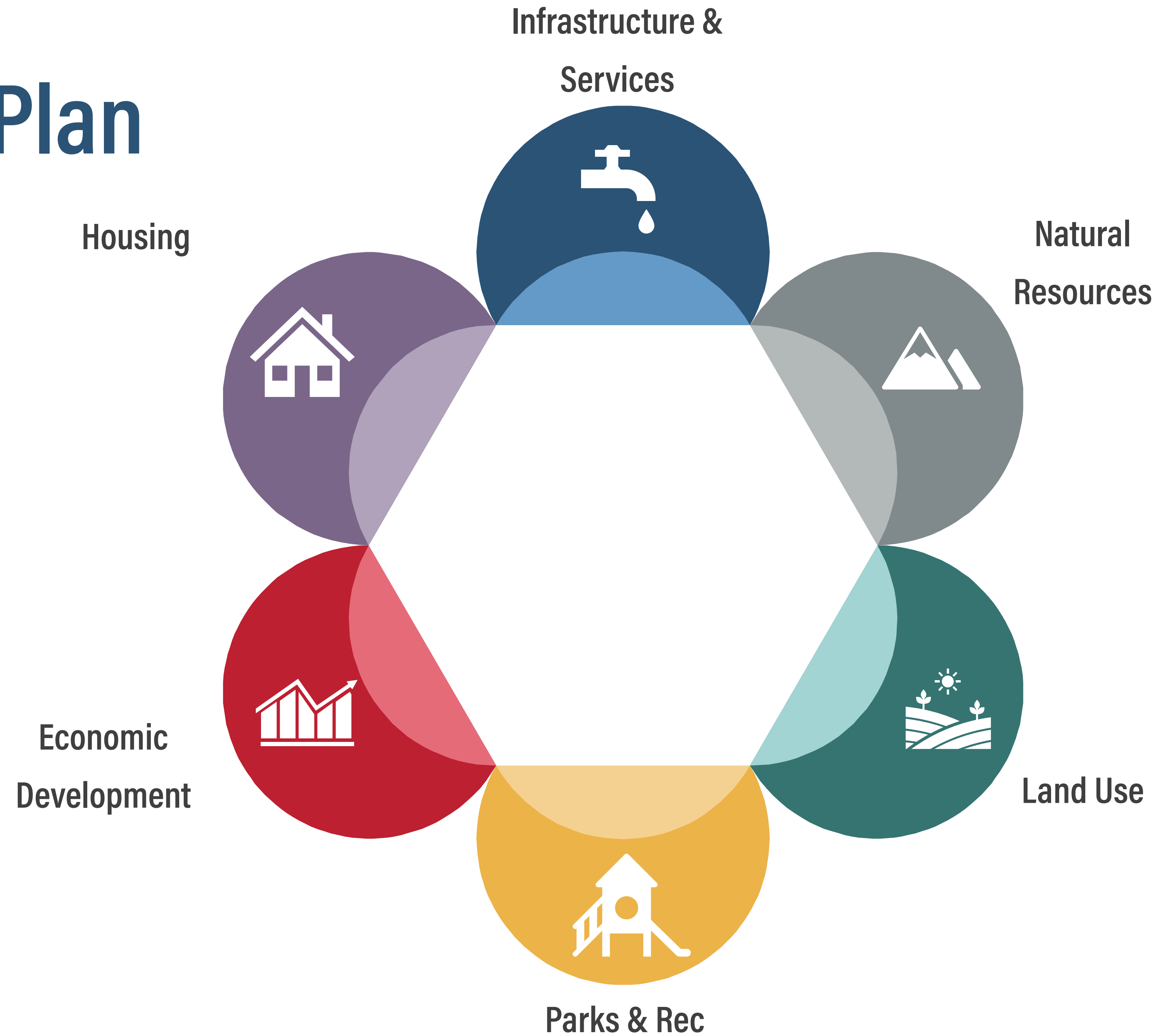
Collaborative

- Documents a community conversation

Policy, not regulatory

- Lays the groundwork for current and future regulations

A Comprehensive Plan addresses...



Public Engagement



Stakeholder
Interviews



Community Survey



Steering Committee



Public Meetings



Website

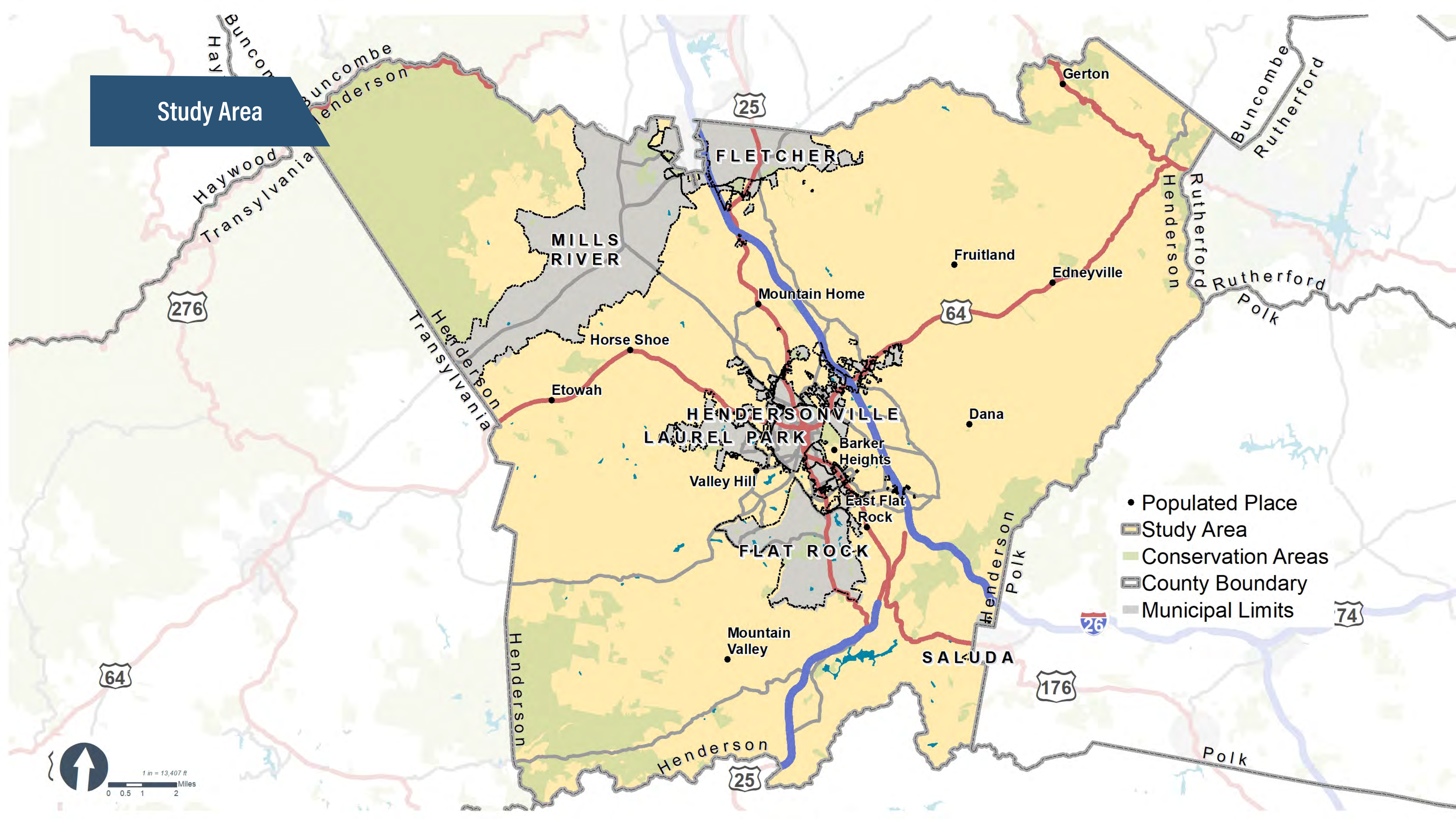
SURVEY

- Addresses land use, recreation, housing, vision and priorities
- Included with August 1st tax bill and will be sent to all property owners in the county
- Online option will also be available and promoted

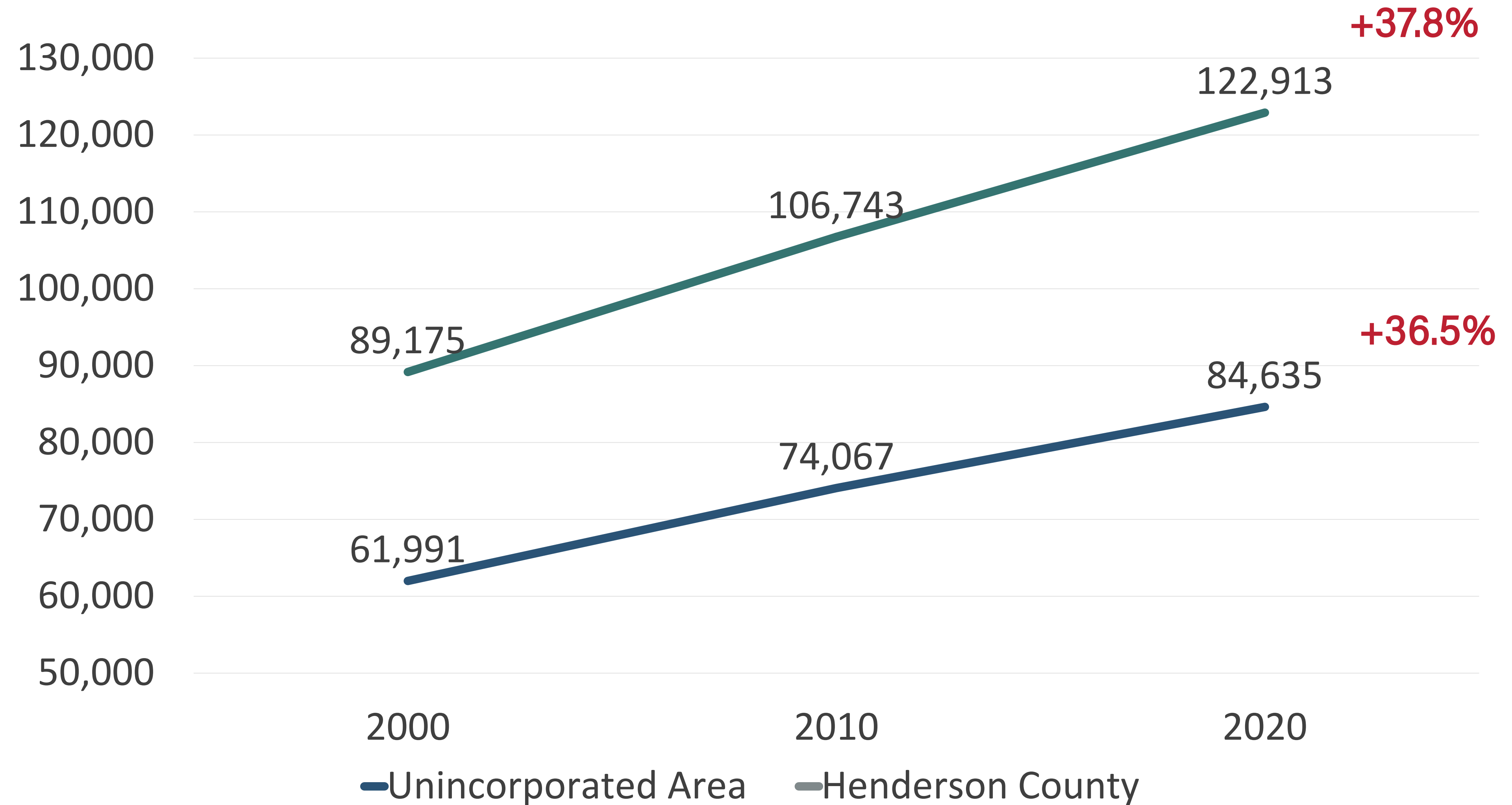


Existing Conditions

Study Area



POPULATION



Source: US Census, ESRI

BIG TOPICS



Agriculture



Economic Development



Housing



Natural Resources

The Comprehensive Plan will
address these and other
topics such as recreation,
transportation,
infrastructure and resiliency

Agriculture



AGRICULTURE

2012-2017

MORE
FARMS

Land in farms: 41,099 acres
Up **15%** from 2012!

MORE
FARMERS

36% “New or beginning” farmers

MORE \$\$

35% Increase in per-farm net
income



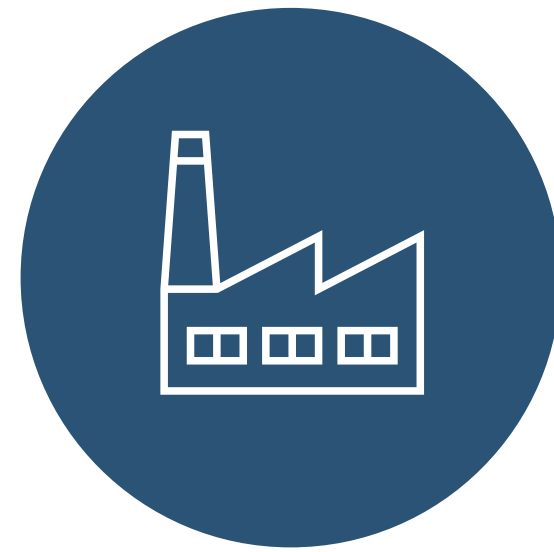
Economic Development



EMPLOYMENT

Top Industries

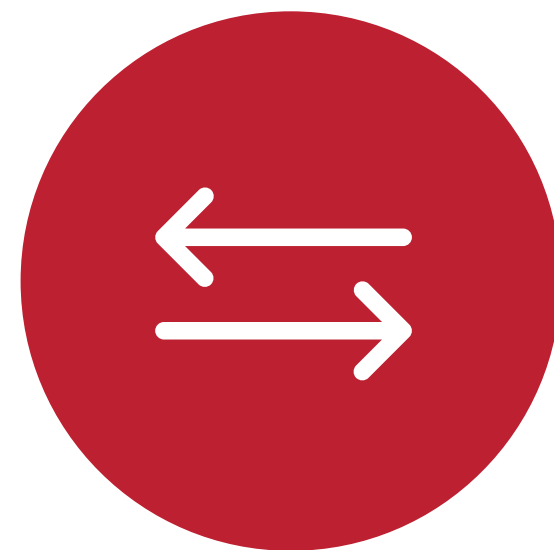
Growing Sectors



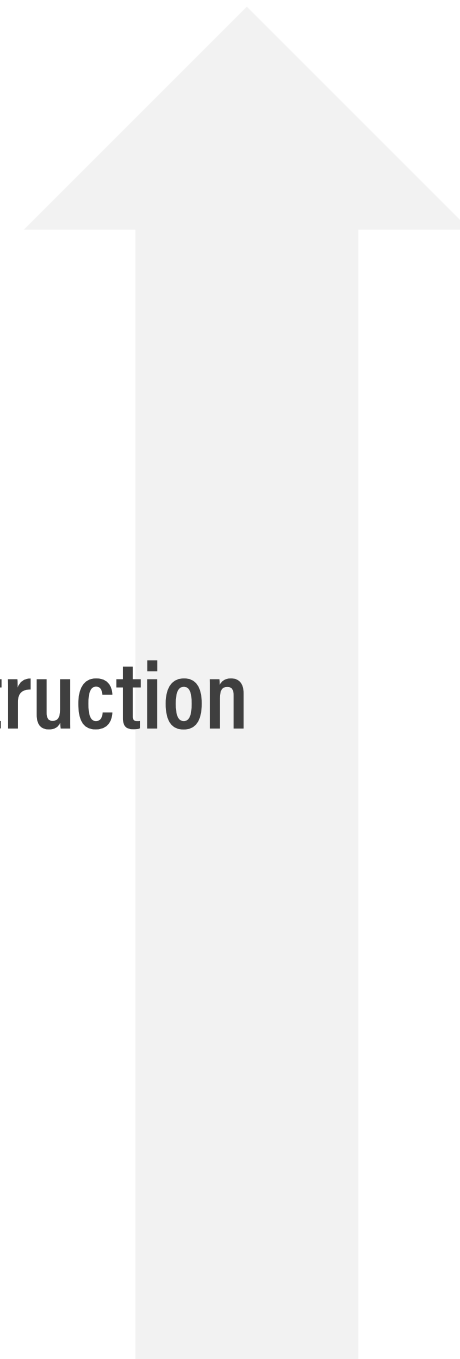
Manufacturing



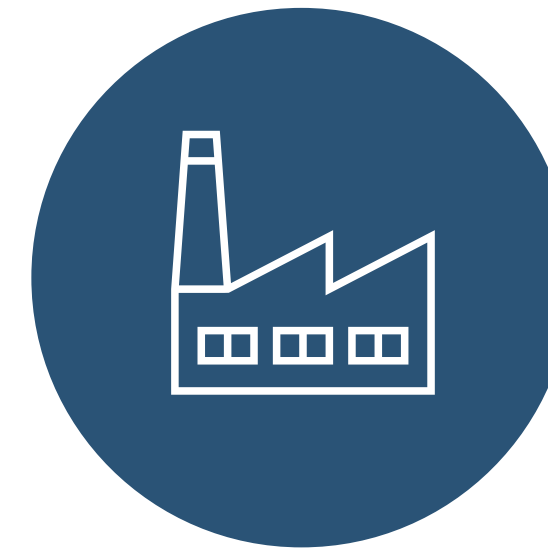
Construction



Wholesale Trade



Top Sectors



Manufacturing



Agriculture



Professional services
(Engineering, Financial, Tech)

Source: Henderson County Relocation Guide and US census

Housing

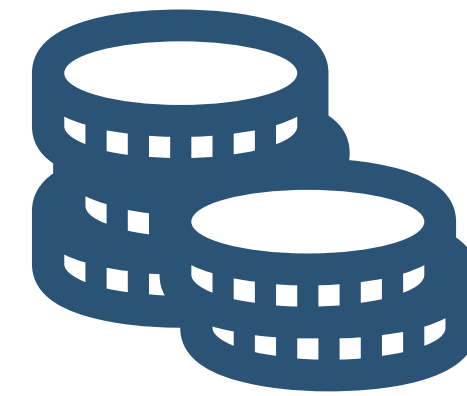


HOUSING



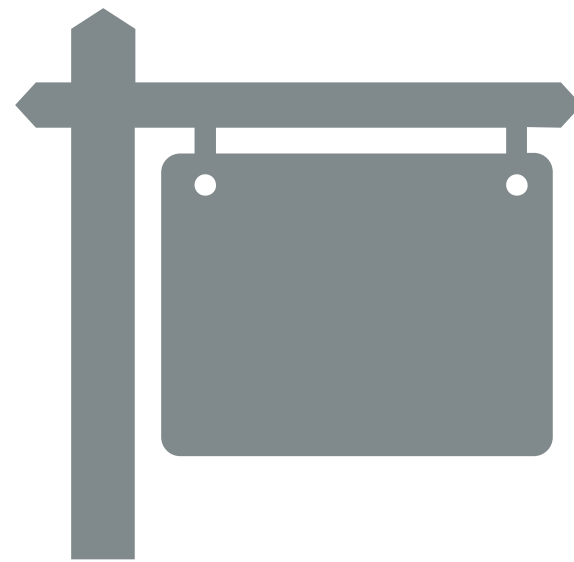
58,811

Housing Units



\$853/month

Median Gross Rent
(\$907 for NC)



\$290,850

Median Home Sale
Price (2020)



572

Building Permits

Developments in Henderson County are set to add more than **2,600 HOUSING UNITS**
in the county over the next several years.

Source: BlueRidgeNow.com

Source: US Census Bureau , Henderson County

Natural Resources





Discussion & Next Steps

NEXT STEPS

- Survey going live - August 1
- Stakeholder meetings (late August)
- SC #2 - October
- Public meetings - November/December

DISCUSSION

What are the biggest issues and opportunities facing the Henderson County over the next 5 to 10 years?

What should this Plan accomplish?

