

# Henderson County 2045

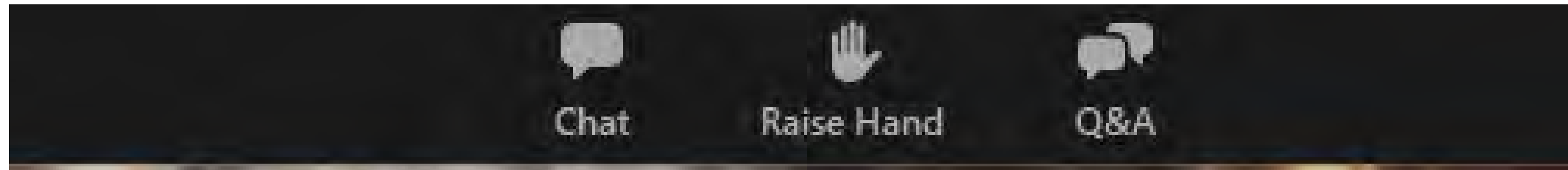
Project Overview Presentation  
Virtual Workshop  
December 9, 2021



# HOW TO PARTICIPATE

Use this one to chat with  
hosts or attendees

Use this one to ask the  
project team a question



Use this one to speak  
during discussion

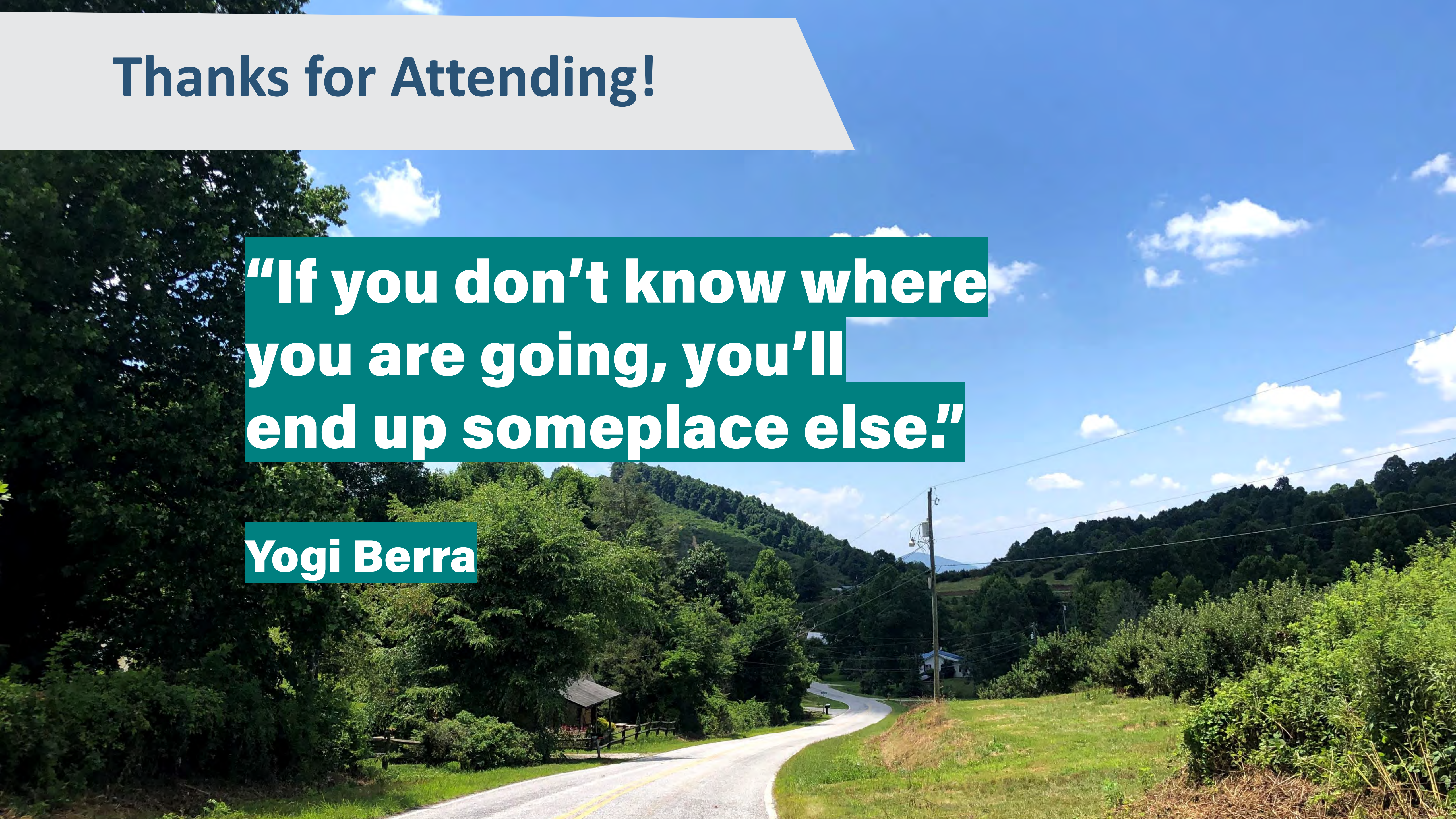




**Thanks for Attending!**

**“If you don’t know where  
you are going, you’ll  
end up someplace else.”**

**Yogi Berra**





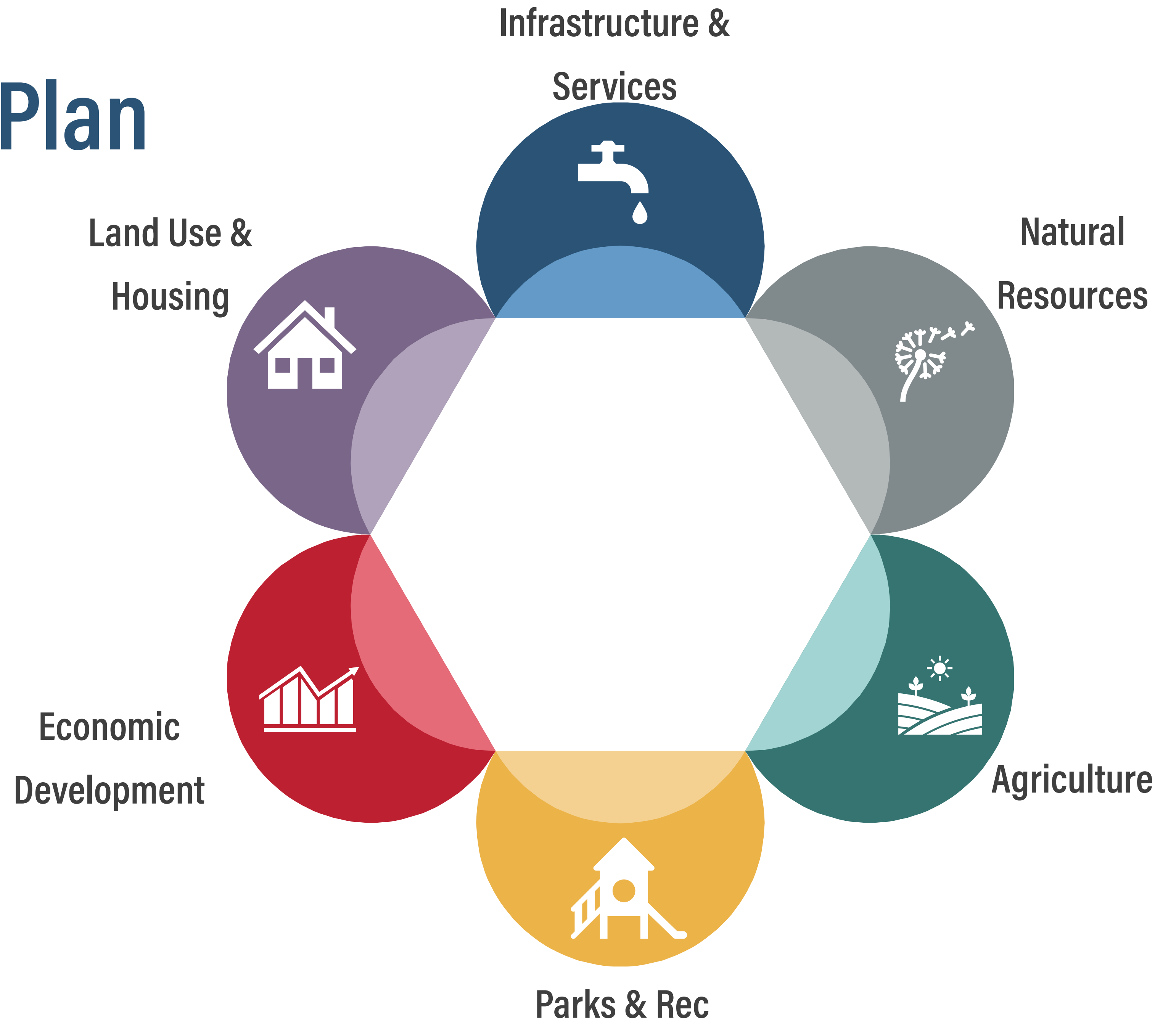


# Project Overview

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# A Comprehensive Plan addresses...





# A COMPREHENSIVE PLAN IS...

## **Long-range**

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

## **Guidance**

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

## **Policy, not regulatory**

- Lays the groundwork for current and future regulations

## **Collaborative**

- Documents a community conversation



# THE COMPREHENSIVE PLAN

## **Spurs Decision-Making**

The vision and goals within this policy are used to support or deny rezoning applications, major subdivisions, and other development-related approval processes.

## **Dictates Future Studies**

The plan is high-level and does not delve into detail. There may be recommendations to specifically create targeted studies for implementation of goals (e.g. the Greenway Master Plan).

## **Prompts Regulatory Changes**

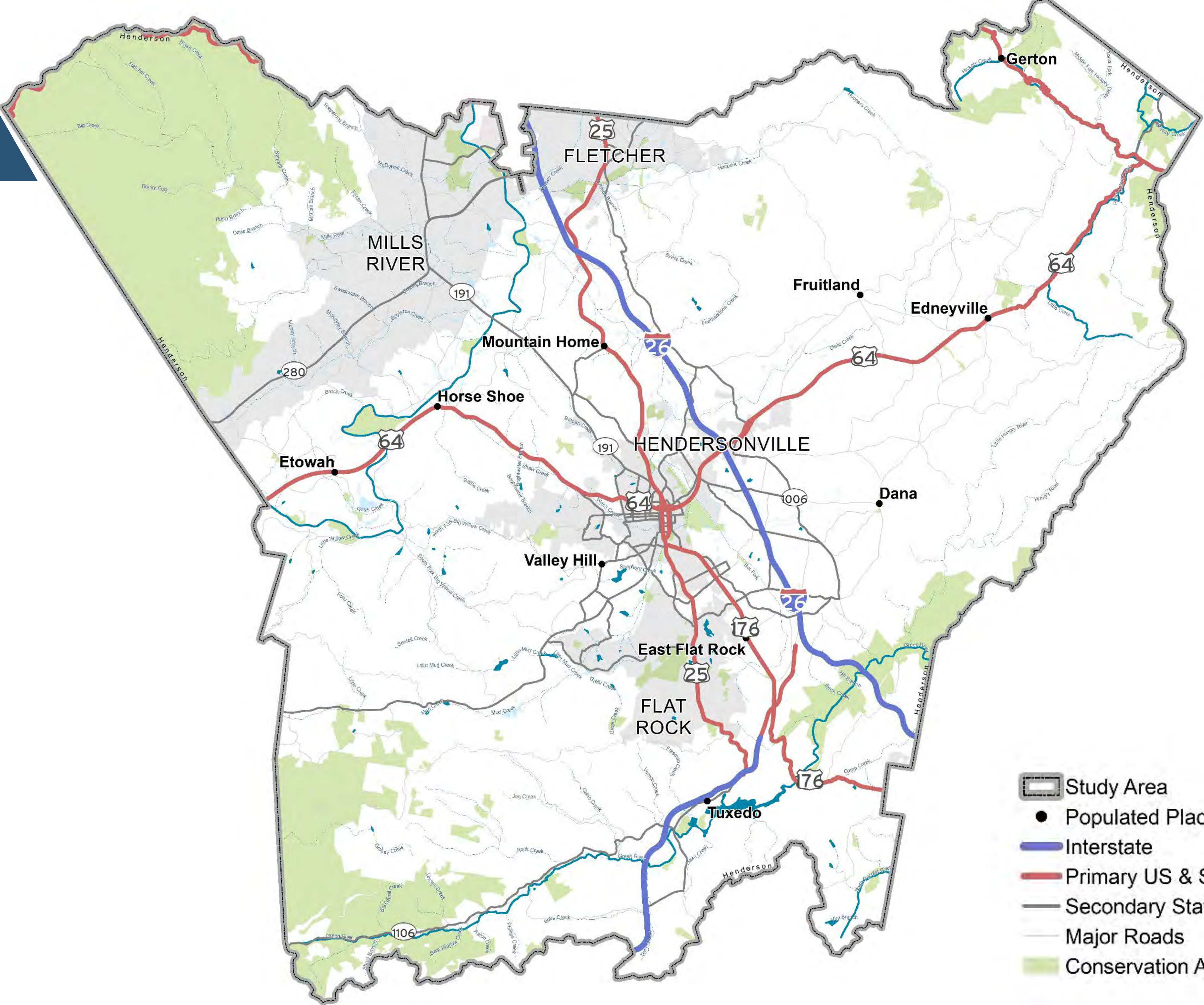
This plan should provide guidance as to how the vision for the future can and should be translated into subsequent regulatory amendments to the County's zoning, subdivision, and other development-related regulations.

## **Influences Capital Projects**

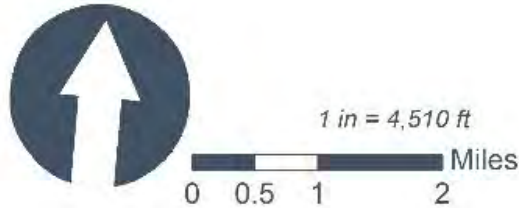
The built environment is heavily influenced by the public sector through infrastructure investment and long-term maintenance such as streets, utilities, floodplain protection, broadband access, and storm-water drainage.



# Study Area

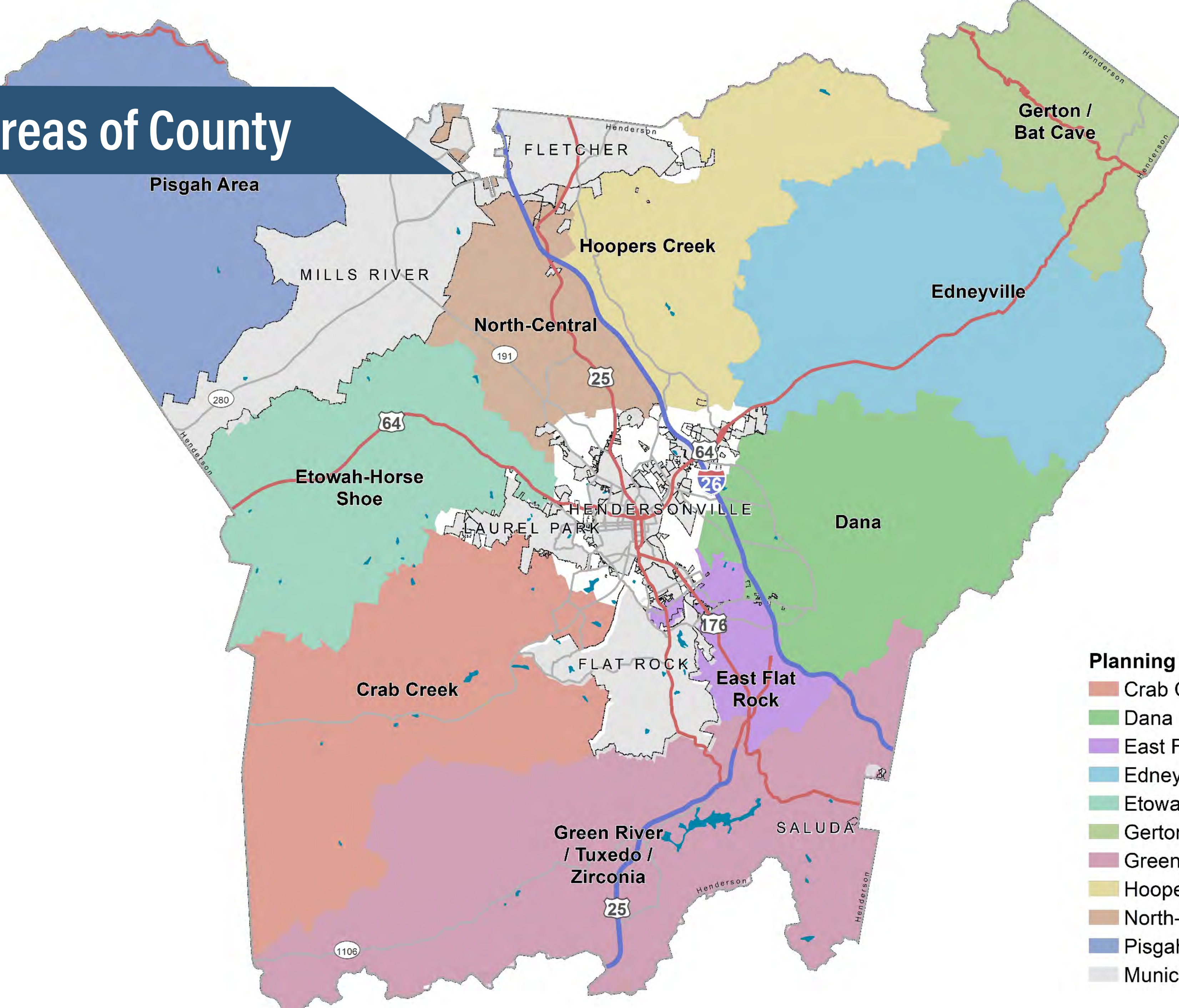


- Study Area
- Populated Place
- Interstate
- Primary US & State Highways
- Secondary State & County Highways
- Major Roads
- Conservation Areas





# Geographic Areas of County



- Planning Areas**
- Crab Creek
  - Dana
  - East Flat Rock
  - Edneyville
  - Etowah-Horse Shoe
  - Gerton / Bat Cave
  - Green River / Tuxedo / Zirconia
  - Hoopers Creek
  - North-Central
  - Pisgah Area
  - Municipal Limits



**POLL #1: What part of the county do you live in or spend the most time?**

**Access the polling window** and enter your answer.





Poll Window  
Should Pop Up

↓

Polls

Untitled Poll

**Untitled Poll**

Poll ended | 1 question | 4 of 5 (80%) participated

1. Can you see this. (Single Choice) \*

4/4 (100%) answered

yes	(3/4) 75%
no	(1/4) 25%

POLL #1: What part of the county do you live in or spend the most time?

**Access the polling window** and enter your answer.





# OVERVIEW OF SCHEDULE

Summer 2021

Fall 2021

Winter 2021

Summer 2022

Fall 2022

Phase 1: Initiation & Analysis

Phase 2: Visioning & Plan Development

Phase 3: Adoption



We are here



Do you have questions about  
the Comprehensive Plan  
process?

**Access the question window or chat  
window** and enter your question.  
Questions will be answered during the  
Q&A session later in the meeting.

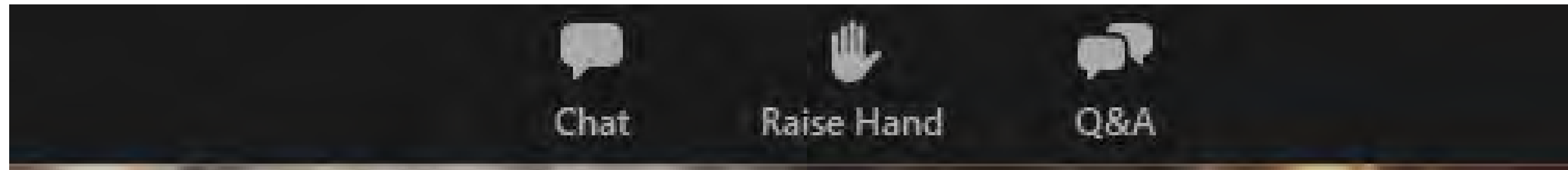




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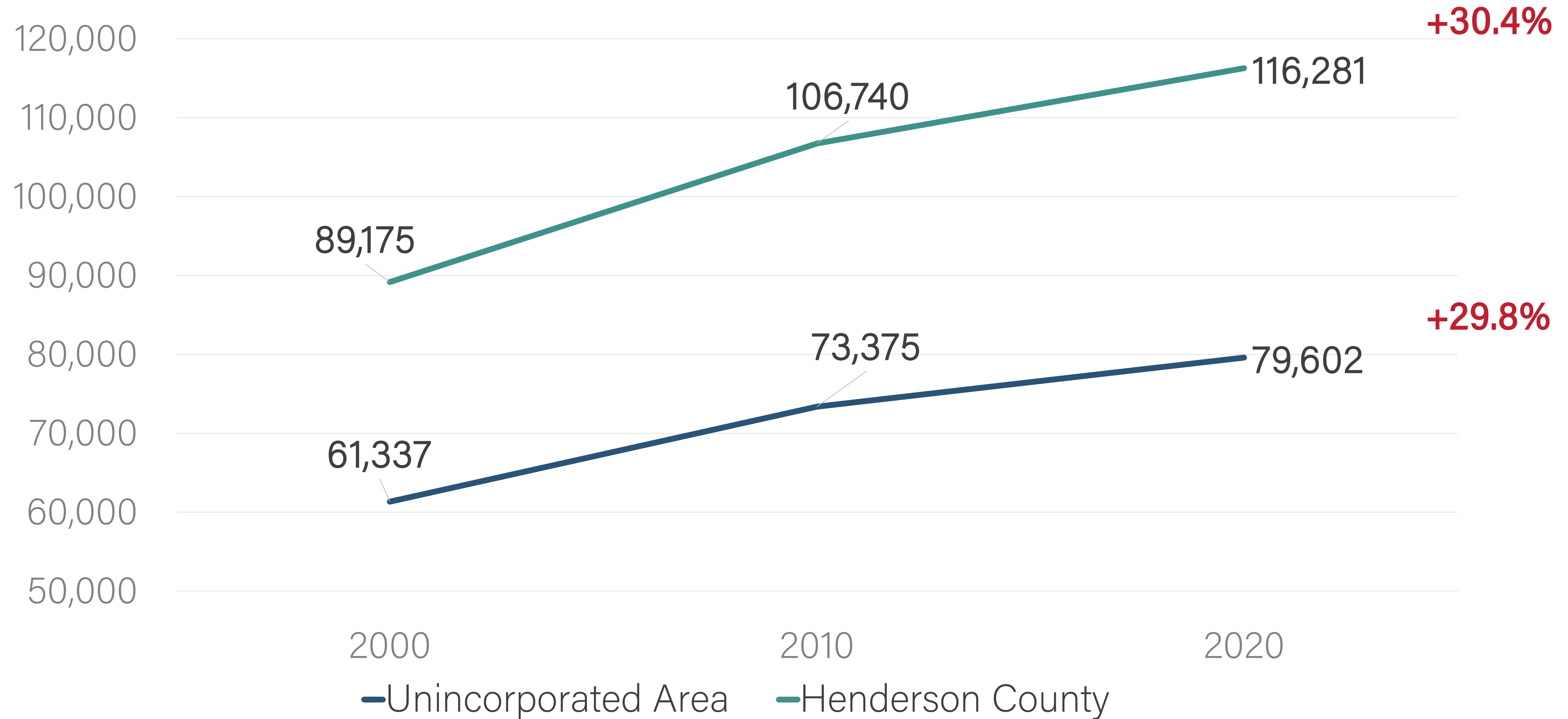




# Trends and Issues



# POPULATION



Source: US Census Decennial Census 2000, 2010, 2020



# BIG TOPICS



Agriculture



Housing



Economic Development



Natural Resources

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





**POLL #2: Rank your support for  
protection of agricultural lands  
and operations?**

**Access the polling window** and enter  
your answer.





# HOUSING GROWTH



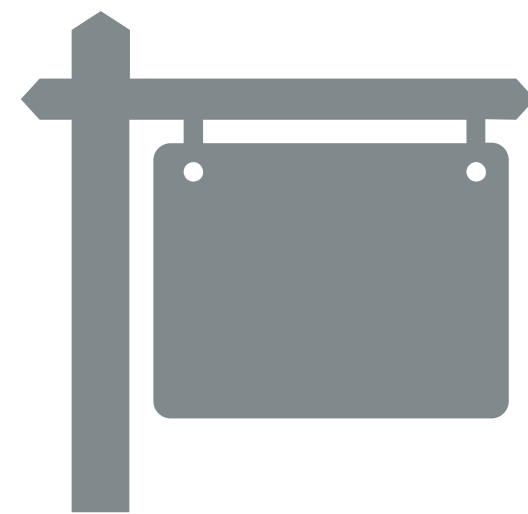
**62,113**

Housing Units  
Countywide



**+7,399**

Housing units added  
since 2010



**\$290,850**

Median Home  
Sale Price (2020)



**2,600**

Approved but not  
yet built

**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



# HOUSING AFFORDABILITY

Using Bureau of Labor Statistics Mean Annual Earning for Asheville MSA

Housing costs are outpacing what is affordable for people who work in essential jobs



Source: 2021 NLIHC Out of Reach Report, Bureau of Labor Statistics for Asheville MSA



**POLL #3: Have you or someone you know had a hard time finding or retaining housing in Henderson County due to cost or availability?**

**Access the polling window** and enter your answer.





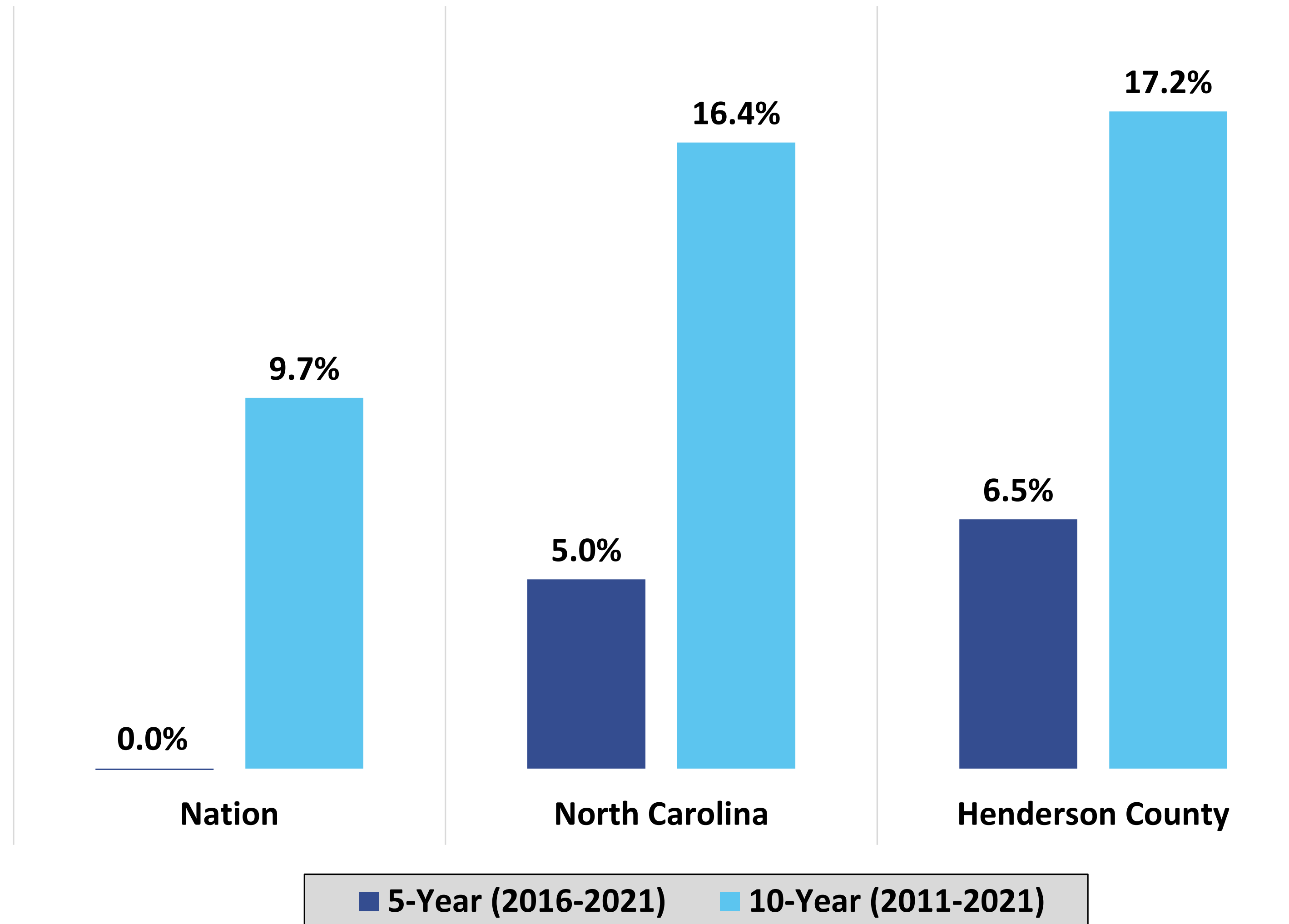
# Economic Development





# EMPLOYMENT GROWTH

Comparison



Henderson County's employment growth rate has outpaced the nation and state.

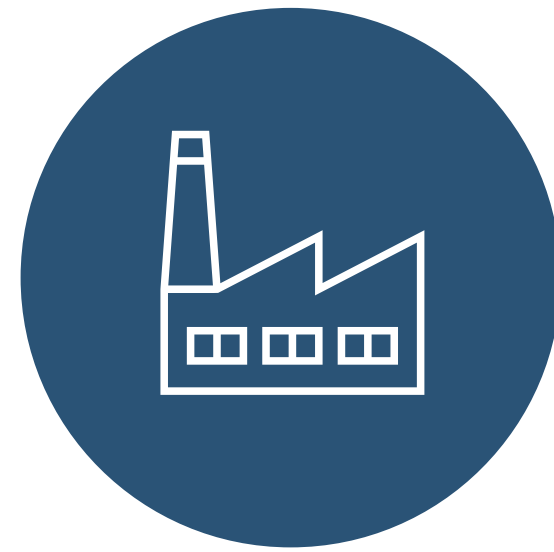
Sources: NC Department of Commerce, US Bureau Labor Statistics, SYNEVA Economics, 1<sup>st</sup> Quarters

Source: xx

# EMPLOYMENT

Top Industries

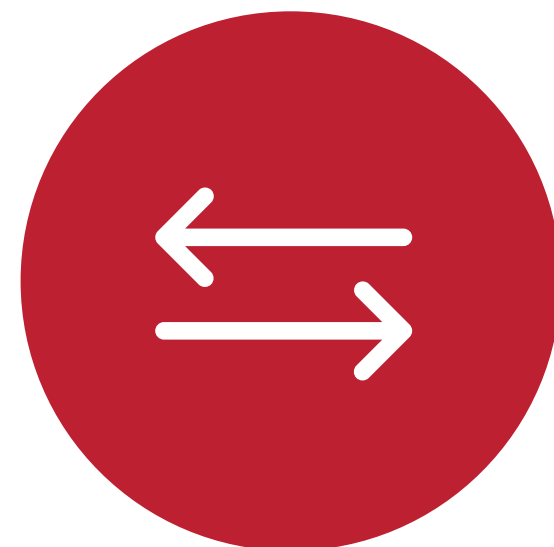
## Growing Sectors



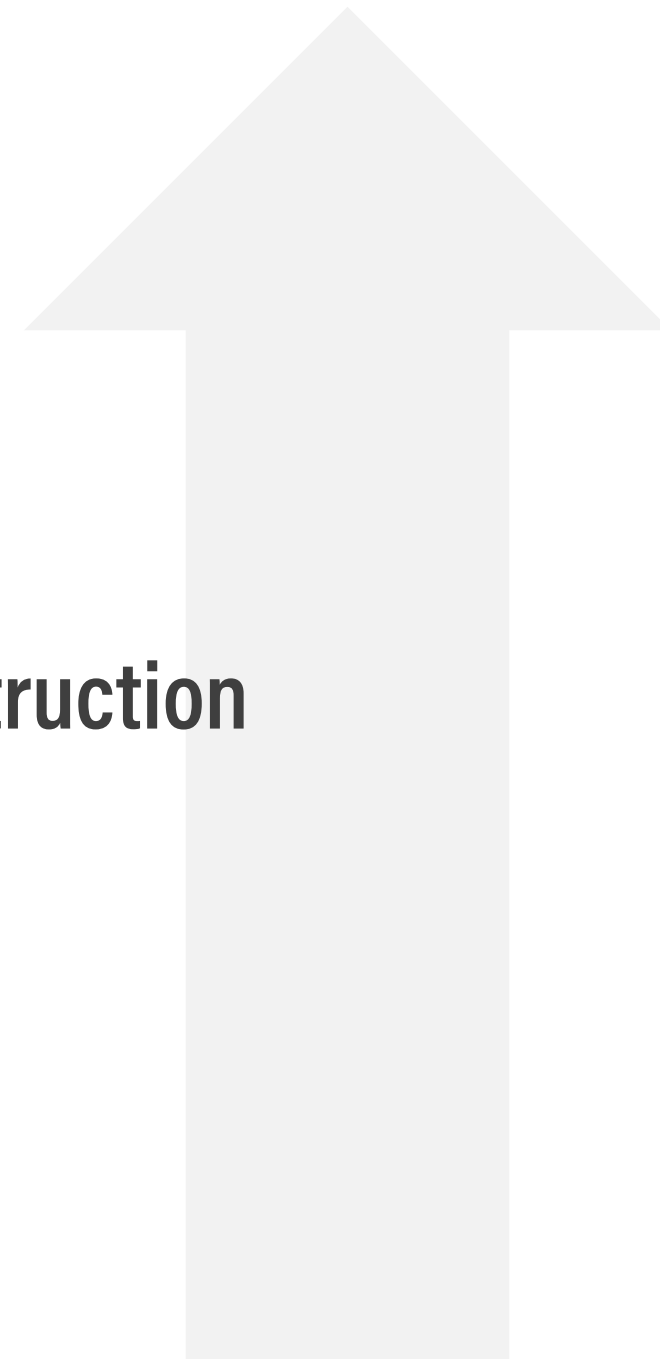
Manufacturing



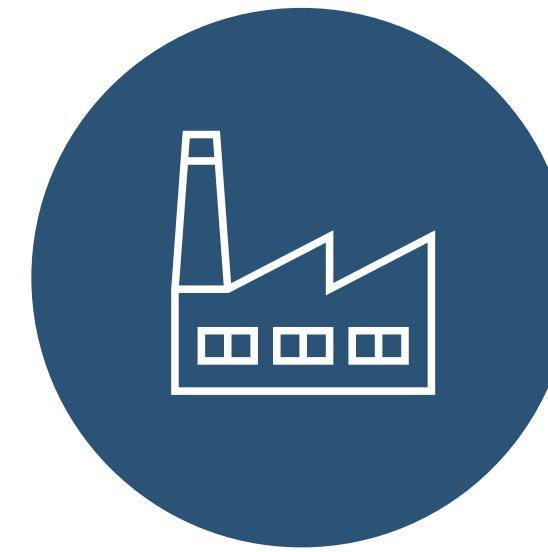
Construction



Wholesale Trade



## Top Sectors



Manufacturing



Agriculture



Professional services  
(Engineering, Financial, Tech)

*Source: Henderson County Relocation Guide and US census*



# BENEFITS OF LOCAL JOBS

And a Balanced Tax Base

- Reduces traffic → Good for the environment
- Help to keep taxes low
- Strengthens local economy and community ties
- Provides opportunities to shop close to home
- Gives young people job options to allow them to stay in the county



# Parks & Natural Resources





# PARKS AND GREENWAYS

Oklawaha Greenway



Tuxedo Park



Edneyville Community Park

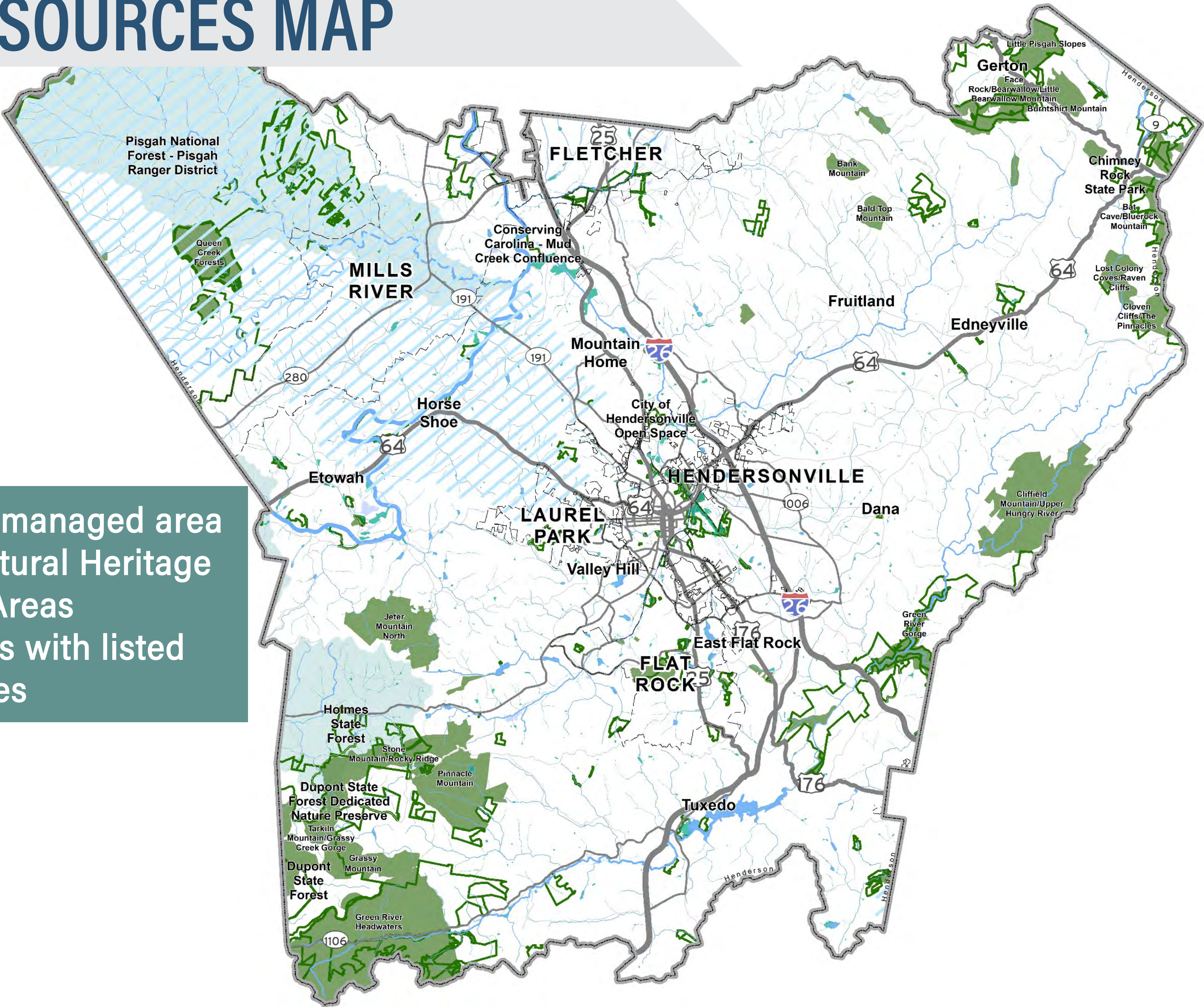


**Did you know?** There are 7 miles of greenway existing in Henderson County, 12 miles funded and more planned!

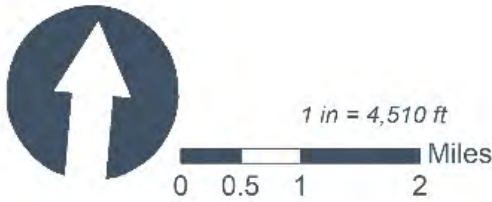


# NATURAL RESOURCES MAP

39,000 of acres in managed area  
64 designated Natural Heritage  
Natural Areas  
3 subwatersheds with listed  
species



- Municipal Limits
- Study Area
- Water Supply Watersheds
- Managed Areas
- Natural Heritage Natural Area
- Subwatersheds with Federally Listed Species





# RARE SPECIES

Flying Squirrel



Hellbender



Green Salamander



**Did you know?** Henderson County is home to 25 rare species?



# Public Engagement



Stakeholder  
Interviews



Community Survey



Steering  
Committee



Public Meetings



Website



CK



# SURVEY

- Addresses land use, recreation, housing, vision
- Included with tax bill
- Online option
- Responses so far:

**5,000+**



Visit the project website at  
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to take the survey!





# DRAFT SURVEY RESULTS

## 1. Traffic



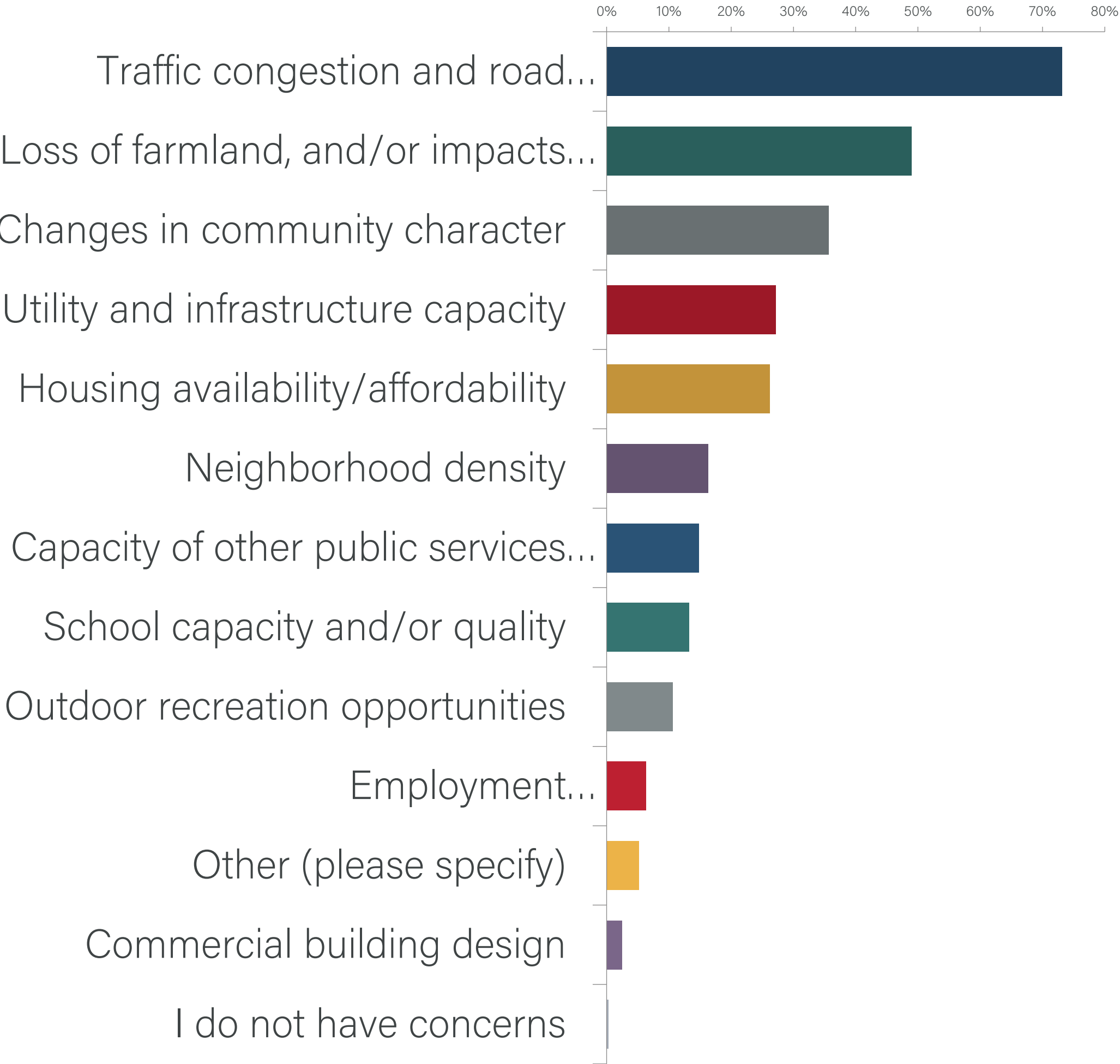
## 2. Loss of Farmland



## 3. Changes in community character



## Growth Concerns





# TRANSPORTATION PLANNING

And Road Maintenance

**Under North Carolina general statutes, Henderson County does not maintain any roads for public purpose.**

The North Carolina Department of Transportation (NCDOT) maintains the majority of public roads in the State. **Cities and towns maintain many local roads in their jurisdictions.**

**Henderson County is part of the French Broad River Metropolitan Planning Organization (MPO) and helps to plan for and prioritize future transportation projects that are funded through the State Transportation Improvement Program (STIP).**



# POLL #4: Transportation Priorities

**Access the polling window** and enter  
your answer.





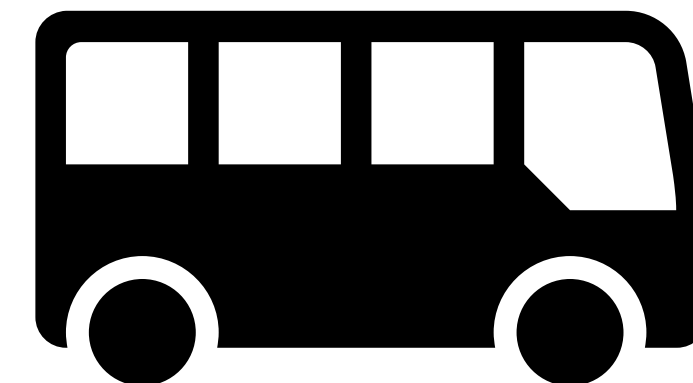
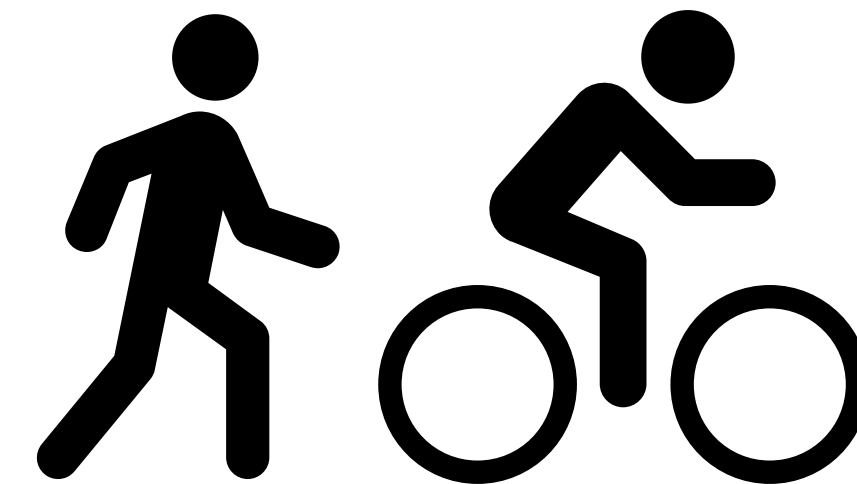
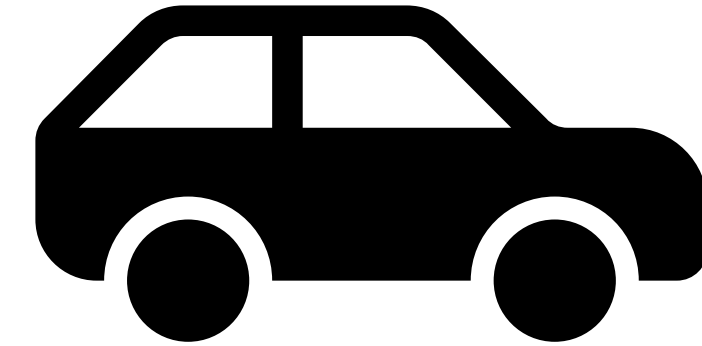
Is there a transportation project that you would like to see prioritized?

**Access the chat window** and enter your answer to the question.





Is there a transportation project that you would like to see prioritized?



**Access the chat window** and enter your answer to the question.



# TRANSPORTATION CONTACTS

County, Municipalities and NCDOT

Henderson County: Janna Bianculli, [jbianculli@hendersoncountync.gov](mailto:jbianculli@hendersoncountync.gov)

City of Hendersonville: <https://www.hendersonvillenc.gov/>

- Customer Service (Utilities): 828-697-3052
- Community Development: (828) 697-3010

Town of Fletcher: <https://www.fletchernc.org/>, (828) 687-3985

Town of Mills River: <https://www.millsriver.org/>, (828) 890-2901

Town of Laurel Park: <https://www.laurelpark.org/>, (828) 693-4840

Village of Flat Rock: [www.villageofflatrock.org](http://www.villageofflatrock.org), 828-697-8100

North Carolina Department of Transportation, Division 14:

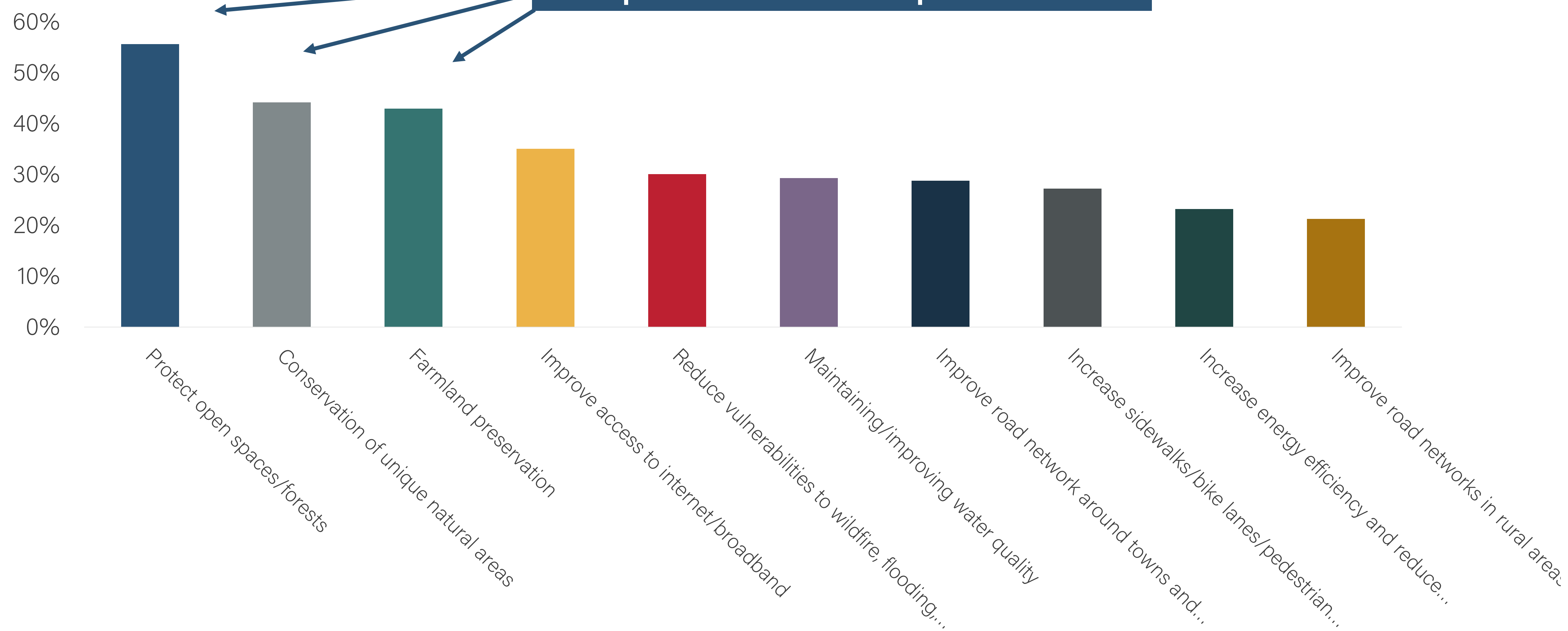
- Pothole Reporting:  
[www.ncdot.gov/contact/Pages/form.aspx?UnitName=pothole&sourceUrl=/contact/](http://www.ncdot.gov/contact/Pages/form.aspx?UnitName=pothole&sourceUrl=/contact/)
- District Engineer Lonnie Watkins: 828-891-7911, [lrwatkins@ncdot.gov](mailto:lrwatkins@ncdot.gov)



# DRAFT SURVEY RESULTS

Which factors should this 25 year Comprehensive Plan prioritize?? *(Top 10 answers)*

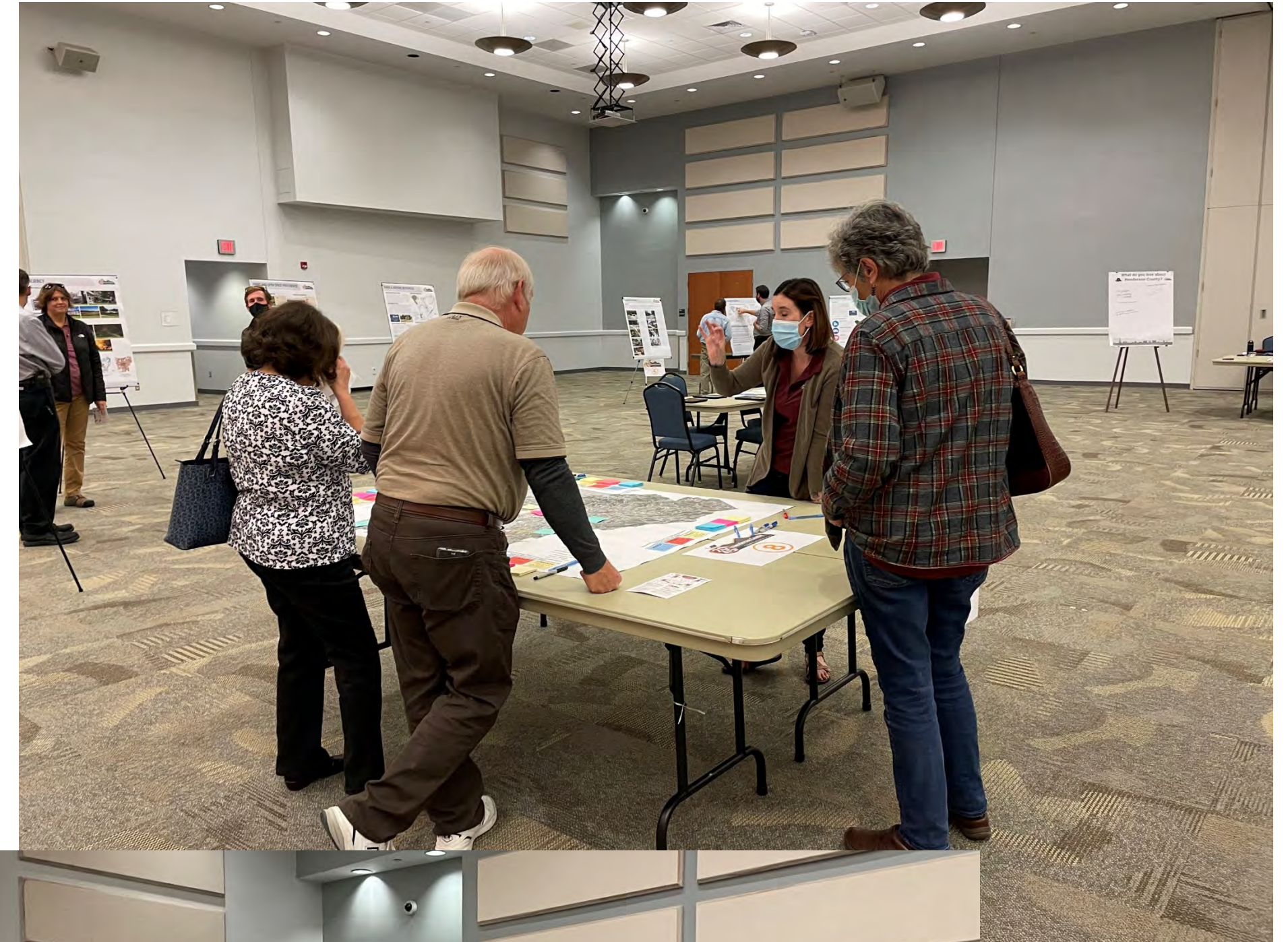
Top 3 answers relate to preservation





# PUBLIC MEETINGS

- 10 Open Houses around the County during the Fall
- Public Workshop at BRCC on November 10<sup>th</sup>
- Variety of feedback opportunities





# WORKSHOP FEEDBACK

## Parks and Open Space Preference

- Top answers showed support for greenways and trails, natural areas
- Protection of water quality, forests and agricultural lands also priorities





# POLL #5: What are your parks and recreation facility priorities?

**Access the polling window** and enter your answer.





# WORKSHOP FEEDBACK

## Small Group Discussion Themes

- Protect County's natural features
- Housing affordability
- Resiliency
- Greenway and sidewalk connections
- Tourism community





# WORKSHOP FEEDBACK

## 2020 Plan Goals Review

1. Support for directing development away from sensitive natural areas
2. Water quality protection
3. Infrastructure planning





# LAND USE AND DEVELOPMENT

Policy and Design Tools

- Regulatory changes (i.e. approval processes, density maximums or open space requirements)
- Incentivizing growth in certain areas (i.e. by defining utility service areas)
- Policies that encourage appropriate development design in certain areas

Conventional Subdivisions



Large Lot Subdivisions



Conservation Design



Farmhouse Cluster





**POLL #6: How should county encourage the protection of natural features (i.e. sensitive habitat, forests, water quality)?**

**Access the polling window** and enter your answer.





Is there anything from the survey or workshop results that you agree with or that surprised you?

**Access the chat window** and enter your answer to the question.





# Ways to Stay Involved

- Take the survey!
- Talk to your friends, family and neighbors and get them involved.
- Meeting in the Box
- Stay tuned for upcoming events



Visit the project website at  
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**THANK YOU!**





A group of people are gathered outdoors for a Q&A session. In the foreground, several people are seated in folding chairs, facing towards the center. A man in a dark suit jacket is standing and speaking to the group. The background features a calm pond reflecting the surrounding greenery and trees. The scene is set in a park-like area with lush vegetation and a clear sky. The text "Question and Answer Session" is overlaid in the center of the image.

# Question and Answer Session

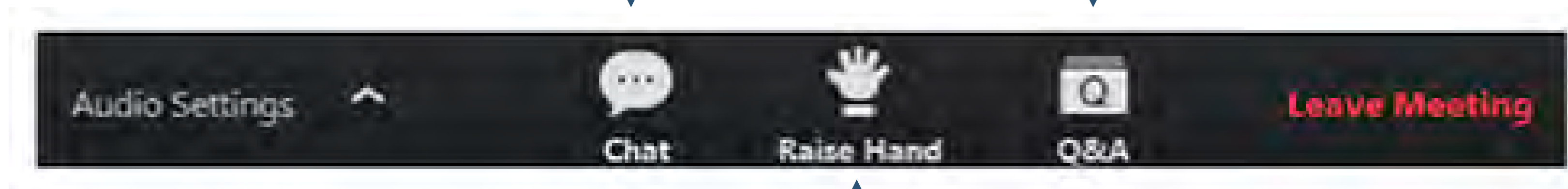
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Use this one to speak during discussion

Or press "Alt" + "Y"





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**THANK YOU!**

