

## **PUBLIC INPUT FROM THE COMMUNITY**

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### ***Public Input Meeting 1***

The County held an initial public input session for the Green River, Tuxedo and Zirconia (GRTZ) Community Plan on September 11, 2012 at 6:30 P.M. at the Tuxedo First Baptist Church. Approximately 80 GRTZ residents, including the Community Advisory Committee, attended the meeting. After reviewing meeting format and ground rules the residents were divided into eight (8) facilitated groups of 9 to 10 people. The facilitators asked and recorded responses to the following three questions:

1. What are the strengths of the GRTZ Community?
2. What are your concerns for the GRTZ Community?
3. What do you hope to see/envision for the GRTZ Community in 15 years?

Following group discussion the facilitators posted the responses for residents to cast votes. Each of the 80 citizens in attendance had the opportunity to cast three (3) votes for the issue or issues of highest importance. Of the 80 residents and committee members, it appears 70 voted, casting 208 votes. Table 1 indicates those comments which received votes and the number of votes received. The comments are organized into the following broader categories: Natural and Cultural Resources, Agriculture, Affordable Housing, Community Facilities and Public Services, Recreation, Transportation, Economic Development, Land Use and Development, Community Character and Design, and The Community. Tables 1A through 1I include all comments made at the public input meeting, presented by individual category.

### ***Public Input Mailed Survey***

The County solicited additional public input for the Plan by mailed survey on July 13, 2012. The County mailed 2850 surveys and a total of 1,020 surveys were collected and analyzed. The citizens responded to a series of questions. Tables 2A through 2J include the responses received. Where appropriate, the comments are organized into the following broader categories: Natural and Cultural Resources, Agriculture, Affordable Housing, Community Facilities and Public Services, Recreation, Transportation, Economic Development, Land Use and Development, Community Character and Design, and The Community.

### ***Public Input Meeting 2***

**To be completed.**

**Table 1. Public Input Meeting 1 Comments Receiving Votes<sup>1</sup>**

Topic	Strengths	Concerns	15-Year Vision
Natural & Cultural Resources	Natural Beauty/Forested (10)	Loss of Forests/Clear-cutting/Ridgeline (8)	Tuxedo Elementary Put to Use/Convert into Community Building (3)
	Water Resources (8)	Lack of Public Access to Lake Summit (8)	Clean Up Abandoned Areas/Trash Pickup (1)
		Lack of Zoning to Protect Nature/Water Quality (8)	
		Pollution/Sediment/Erosion (2)	
Agriculture	Farm Land/Agriculture (2)	Loss of Farms (8)	Farms/Agriculture Still Present (1)
Housing		No Large Residential Developments	
Community Facilities & Public Services	Public Volunteer Services (2)	Community Park/Library (4)	New Park (22)
	Library (1)	Infrastructure and Resource Disbursement (3)	New Library/Enlarge Library (6)
		Higher Taxes (3)	Fire Protection (2)
Transportation	Great Accessibility/Close Airport/Proximity to Large Metro Areas (2)	Pedestrian Safety on Roads/Cyclist Not Following Rules (1)	Bicycle Lane on 225 (5)
		Poor Road Conditions (1)	Public Transit Routes (1)
Economic Development	Camp Industry/Green River Preserve (8)	Lack of Central/Primary Commercial Area (3)	Medical Facility (4)
	Power Producing Lake Summit (2)	Lack of DSL/Cable Services (3)	High Speed Internet (2)
Land Use & Development	Open Spaces/Low Density (10)	Too Many Regulations (6)	Planned and Controlled Growth/ Limited Commercial Growth (4)
		No big box developments (3)	Tougher Zoning (4)
		Too Much Development/Change (3)	No Zoning (4)
Community Character & Design	Rural/Peaceful (17)	Danger/Noise (3)	Attractive Tuxedo Gateway (Like Flat Rock)/ Architecture that Maintains Character of Area (6)
		Lack of Law Enforcement/Response Time (3)	
			Preserve History/Remembering the Mill (4)
The Community	Independent People/Honest People/Long Term Residents (3)	Lack of Community Involvement of Young People (1)	Programs to Encourage Health (1)
	Supportive/Close Community (2)		

<sup>1</sup> (#) Indicates the number of votes this item received. Items in bold capture received the highest votes.

Table 1A. Public Input Meeting 1 All Comments Received regarding Natural & Cultural Resources <sup>1</sup>	
<b>Strengths</b>	Natural Beauty/Forested (10)*
	Water Resources (8)*
	Wildlife (1)*
	Clean*
	Climate
	Lake Summit for Recreation*
	Natural Resources*
<b>Concerns</b>	Loss of Forests/Clear Cutting/Ridgeline (8)*
	Lack of Public Access to Lake Summit (8)*
	Lack of Zoning to Protect Nature/Water Quality (8)*
	Pollution/Sediment/Erosion (2)*
	Overcrowding*
<b>15-Year Vision</b>	Tuxedo Elementary Put to Use/Convert into Community Building (3)*
	Clean Up Abandoned Areas/Trash Pickup (1)*
	Public Access to Lake Summit (1)

<sup>1</sup> (#) Indicates the number of votes this item received.

\* Indicates the item appeared on more than one list but may or may not have received votes.

Table 1B. Public Input Meeting 1 All Comments Received regarding Agriculture <sup>1</sup>	
<b>Strengths</b>	Farm Land/Agriculture (2)*
<b>Concerns</b>	Loss of Farms (8)*
<b>15-Year Vision</b>	Farms/Agriculture Still Present (1)*
	Keeping agriculture/other uses separate

<sup>1</sup> (#) Indicates the number of votes this item received.

\* Indicates the item appeared on more than one list but may or may not have received votes.

Table 1C. Public Input Meeting 1 All Comments Received regarding Housing <sup>1</sup>	
<b>Concerns</b>	No Large Residential Developments

<sup>1</sup> (#) Indicates the number of votes this item received.

\* Indicates the item appeared on more than one list but may or may not have received votes.

<b>Table 1D. Public Input Meeting 1 All Comments Received regarding Community Facilities &amp; Public Services<sup>1</sup></b>	
<b>Strengths</b>	Public Volunteer Services (2)*
	Library (1)*
	Churches (1)*
	Low Taxes
	Post Office
<b>Concerns</b>	Community Park/Library (4)*
	Infrastructure and Resource Disbursement (3)*
	Higher Taxes (3)*
	Lack of Community Meeting Place (2)*
	Larger Library/Needs More Support (2)*
	Need New Fire Department up Bob's Creek (2)
	Old Tuxedo Elementary School (1)
Community Use of Fire Department	
<b>15-Year Vision</b>	New Park (22)*
	New Library/Enlarge Library (6)*
	Fire Protection (2)*
	New School/BRCC Extension (1)*
	Community Building

<sup>1</sup> (#) Indicates the number of votes this item received.

\* Indicates the item appeared on more than one list but may or may not have received votes.

<b>Table 1E. Public Input Meeting 1 All Comments Received regarding Transportation<sup>1</sup></b>	
<b>Strengths</b>	Accessibility/Close to Airport/Proximity to Large Metro Areas (2)*
	Good Roads/Low Traffic*
<b>Concerns</b>	Pedestrian Safety on Roads/Cyclists Not Following Rules (1)*
	Poor Road Conditions (1)*
	Inappropriate Uses of S. Lake Summit Bridge (1)
<b>15-Year Vision</b>	Bicycle Lane of 225 (5)*
	Public Transit Routes (1)
	Lake Falls Road Paved

<sup>1</sup> (#) Indicates the number of votes this item received.

\* Indicates the item appeared on more than one list but may or may not have received votes.

Table 1F. Public Input Meeting 1 All Comments Received regarding Economic Development <sup>1</sup>	
<b>Strengths</b>	Camp Industry/Green River Preserve (8)*
	Power Producing Lake Summit (2)*
	No Industrial*
	Paper Tube Plant
<b>Concerns</b>	Medical Professionals
	Lack of Central/Primary Commercial Area (3)*
	Lack of DSL/Cable Services (3)*
	Lack of Jobs (1)
<b>15-Year Vision</b>	More Attractive Growth*
	Medical Facility (4)*
	High Speed Internet (2)
	More Jobs*
	Locally Owned Business

<sup>1</sup> (#) Indicates the number of votes this item received.

\* Indicates the item appeared on more than one list but may or may not have received votes.

Table 1G. Public Input Meeting 1 All Comments Received regarding Land Use & Development <sup>1</sup>	
<b>Strengths</b>	Open Spaces/Low Density (10)*
	Limited Zoning Regulations
	Low Population
<b>Concerns</b>	Too Many Regulations (6)*
	No Big Box Developments (3)*
	Too Much Development/Change (3)*
	Overcrowding*
<b>15-Year Vision</b>	Planned and Controlled Growth/Limited Commercial Growth (4)*
	Tougher Zoning (4)*
	No Zoning/Less Government Involvement (4)*
	Keep It the Way It Is (2)*

<sup>1</sup> (#) Indicates the number of votes this item received.

\* Indicates the item appeared on more than one list but may or may not have received votes.

Table 1H. Public Input Meeting 1 All Comments Received regarding Community Character & Design <sup>1</sup>	
<b>Strengths</b>	Rural/Peaceful (17)*
	Heritage/History/Diversity (1)*
	Safety
<b>Concerns</b>	More Danger/Noise (3)*
	Lack of Law Enforcement/Length of Emergency Response Time (3)*
<b>15-Year Vision</b>	Attractive Tuxedo Gateway(Like Flat Rock)/Architecture that Maintains Character of Area (6)*
	Preserve History/Remembering the Mill (4)*
	More Activities for Young People

<sup>1</sup> (#) Indicates the number of votes this item received.

\* Indicates the item appeared on more than one list but may or may not have received votes.

Table 1I. Public Input Meeting 1 All Comments Received regarding The Community <sup>1</sup>	
<b>Strengths</b>	Independent People/Honest People/Long Term Residents (3)*
	Supportive/Close Community (2)*
	Great Place to Raise Children*
	Family atmosphere
<b>Concerns</b>	Lack of Community Involvement of Young People (1)
<b>15-Year Vision</b>	Programs to Encourage Health (1)
	Strong Sense of Community/Involvement*
	Involve Community in County Decisions/Address Community Concerns*

<sup>1</sup> (#) Indicates the number of votes this item received.

\* Indicates the item appeared on more than one list but may or may not have received votes.

Table 2A. Mailed Survey Responses Regarding County Policies and Regulations								
The County's Policies and Regulations Should....	1	2	3	4	5	6	7	No
...encourage preservation of agriculture.	1%	1%	1%	8%	9%	12%	<b>66%</b>	1%
...allow more commercial businesses in the GRTZ area (grocery, shopping, etc.).	<b>25%</b>	9%	10%	19%	13%	7%	15%	2%
...allow more single family neighborhoods in the GRTZ area.	18%	6%	8%	<b>25%</b>	15%	11%	15%	2%
...allow more apartment neighborhoods in the GRTZ area	<b>56%</b>	14%	10%	9%	4%	2%	3%	2%
...work to preserve the County's rural character.	2%	0%	1%	6%	7%	14%	<b>68%</b>	2%
...work to preserve/protect mountain views/ridge tops.	3%	1%	1%	4%	2%	8%	<b>80%</b>	1%
...strive to make housing affordable.	15%	7%	9%	<b>26%</b>	11%	9%	20%	3%
...allow more industrial centers.	<b>53%</b>	13%	8%	10%	5%	2%	7%	2%
...allow/support/encourage more employment opportunities	11%	4%	8%	<b>27%</b>	14%	10%	23%	3%
...allow more manufactured home parks.	<b>67%</b>	11%	6%	8%	3%	1%	3%	1%
...require developers to provide open space	5%	1%	2%	8%	7%	16%	<b>58%</b>	3%

7 = Strongly Agree, 4 = Neither Strongly Agree nor Strongly Disagree, 1 = Strongly Disagree, No = No Response

Table 2B. Mailed Survey Responses Regarding Provision of County Funds								
The County Should Provide Funds to....	1	2	3	4	5	6	7	No
...build more walking trails.	15%	5%	4%	14%	12%	11%	<b>38%</b>	1%
...protect farmland in the GRTZ area.	3%	1%	2%	9%	10%	12%	<b>62%</b>	1%
...protect open space in the GRTZ area.	3%	1%	1%	9%	8%	13%	<b>63%</b>	2%

7 = Strongly Agree, 4 = Neither Strongly Agree nor Strongly Disagree, 1 = Strongly Disagree, No = No Response

<b>Table 2C. Mailed Survey Responses Regarding Community Understanding of GRTZ</b>					
<b>Growth, Preservation, and Transportation</b>	<b>Not at All</b>	<b>Not Much</b>	<b>Some</b>	<b>A Lot</b>	<b>No Response</b>
How should your area of Henderson County grow in the Future?	11%	34%	<b>47%</b>	5%	3%
	<b>Not Enough</b>	<b>About Right</b>	<b>Too Much</b>	<b>No Response</b>	
How would you describe the population growth in your area in recent decades?	7%	<b>66%</b>	23%	14%	
	<b>Yes</b>	<b>No</b>	<b>Don't Know</b>	<b>No Response</b>	
Are there any important structures or historic sites in the GRTZ area that you think need to be preserved?	23%	14%	<b>57%</b>	6%	
Are there any important water or land features in the GRTZ area that you think need to be preserved?	<b>51%</b>	6%	35%	8%	

<b>Table 2D. Mailed Survey Responses Regarding Residents of GRTZ</b>					
<b>About You</b>	<b>Rent</b>	<b>Own</b>	<b>No Response</b>		
Do you currently rent or own property at this address?	0.30%	<b>98.02%</b>	1.69%		
	<b>Under 5 Yrs.</b>	<b>5-9 Yrs.</b>	<b>10-19 Yrs.</b>	<b>20+ Yrs.</b>	<b>No Response</b>
How long have you lived or owned property in Henderson County?	11%	17%	19%	<b>51%</b>	2%
	<b>Yes</b>	<b>No</b>	<b>No Response</b>		
Do you see yourself staying in this area of Henderson County for at least the next 10 years?	<b>91%</b>	6%	3%		

<b>Table 2E. Mailed Survey Responses Regarding Important Structures and Historic Sites</b>
<b>Important Structures or Historic Sites in the GRTZ that Need to be Preserved</b>
Old Tuxedo Elementary School
Old Mill Site in Tuxedo
Old Tuxedo Post Office
All Camps
Tuxedo Community Store
Green River Preserve
Lake Summit
Kingdom of the Happy Land
War Memorials

<b>Table 2F. Mailed Survey Responses Regarding Important Water and Land Features</b>
<b>Important Water or Land Features in the GRTZ that Need to be Preserved</b>
Green River
Lake Summit
All Trees
Views
Ridge Lines
Kingdom of the Happy Land
Rock Creek
Pastures
Rural Character
Green Space
Broad River
Bob's Creek
Corbin Mountain Fire Tower
Jones Creek Falls
DuPont State Forest
Natural Flora and Fauna
Watersheds

<b>Table 2G. Mailed Survey Responses Regarding Transportation Hazards</b>
<b>Roads or Intersections that Contain Hazards</b>
Hwy 25 South
Hwy 176
Smyre Road
Hwy 64
Pace Mtn Road
Mtn Page Road
Hwy 225
Green River Road
Mtn Page Road at Pace Mtn Road
Cabin Creek Road
Macedonia Road at Hwy 176 Intersection
South and North Lake Summit Road
Mount Olivet Road
Mount Olivet Road at Pinnacle Mtn. Road



**Table 2H. Mailed Survey Responses Regarding Sidewalks and Trails**

<b>Areas that Need Trails or Sidewalks</b>
North and South Lake Summit Road
Bell Mtn
Green River
Green River Park
Old US 25
Mtn Page Bike Lanes
Mount Olivet Road
Turn Railroad Track into Bike Path
Macedonia Road from 176
Lake Summit Walking Trail
Orchard lake to Lake Shelia to South Carolina State Line
US 25 South
All Over Tuxedo
Lake Street to South Carolina State Line
Greenville Hwy
Bike Trail on 225
Little River Road
Around New Park
Hiking Trails Near Green River Bridge
DuPont Road
Pinnacle Mountain/Pinnacle Mountain Road

<b>Table 2I. Mailed Survey Responses Regarding GRTZ Unique Characteristics</b>	
<b>What Makes Green River, Tuxedo, and Zirconia Unique?</b>	
Far Away	
Open and Rural	
Remote	
Native Animals	
Plants/Wildlife	
Streams/Rivers/Lakes	
Natural Resources	
Private	
Beautiful/Scenic	
Close to Large Metropolitan Areas	
Fair Taxes	
Reasonable Cost of Living	
Spaced Out from Neighbors	
Watersheds	
Wilderness	
Low Crime Rate	
Lake Summit	
Mountains	
Small Population	
Not Many Tourists	
Friendly	
Calmness/Peaceful/Quiet	
Clean	
Affordable Housing	
Minimum Development	
Not Much Commercial Development	
Lots of Generational Property Owners	
No Traffic	
Prestigious Camps	
Minimal Zoning	

**Table 2J. Mailed Survey Responses Regarding Additional Comments**

<b>Other Comments or Suggestions</b>
We Like it the Way it is
Encouraging Commercial Industry
Keep Hwy 25 Clean
Clean Junk on Properties
Close to Metropolitan Areas
Strengthen Zoning and Guidelines to Reduce Trailer Parks/Development/Unsightly New Buildings
Support Single Family Housing
Locally Owned Businesses Only
Allow Space Between New Homes
Need Facility for Recycling
Can't Improve Perfect
Don't Want to Become Property of Flat Rock
Promote Farming
Less Regulations on Mountain Hillside
Bike Lane on Roads
Green Conservation with Responsible Growth
Keep Rural
Preservation
Preserve Historical Structures
Buy Community Store to make New Library
Preserve Water Resources from Consumption
Don't Want Developers like Kenmure
Keep Close Sense of Community
Desperate needs of Safe Water System
Extend Water Lines to Residents
More Walking Trails/Biking Trails
Agriculture Erosion Issues/Ponds Silting
Alternative Transportation/Public Transit
Build Access to Lake Summit at Old Auto Repair Shop
Preserve Green River
Preserve Agricultural Resources
Try to Lower Taxes
Community Park in Tuxedo
Should have More Services for Amount of Taxes Being Paid
Keep Un-commercialized/Peaceful/Beautiful
Keep Unique Charm
Ensure Deed Restrictions
New School
Develop Old Harris Teeter Area
Thank You for Allowing Us to Voice Our Opinions