

COMMUNITY PLANNING FRAMEWORK

This element summarizes the current land use planning framework and establishes a new planning framework for Henderson County.

The Current Planning System

Sub-county level or “small area” planning in Henderson County has traditionally occurred in response to a specific need and generally at the request of the residents of a given area. Most small area planning has occurred through the rezoning process of the Henderson County Zoning Ordinance whereby a property owner or grouping of property owners or citizens presents the County with an application requesting a change in zoning on a particular property or within a given community.

Such requests were difficult to arrange prior to the application of county-wide zoning with the adoption of Open Use Zoning in 2001. First-time zonings could occur only if they were geographically contiguous to an existing zoned area. Otherwise, according to North Carolina State law the subject area of the rezoning had to be at least 640 acres in size and contain at least 10 separate tracts of land under separate ownership (NCGS 153A-342). This size requirement made it very difficult for citizen groups to organize a legally sufficient request. With the adoption of countywide zoning the requirements under state law were relaxed, allowing for citizen-initiated rezonings of any size. This made it easier for citizens to organize community-planning studies. However, other problems with the rezoning process persist. These will be discussed below.

In July of 1999, the Henderson County Board of Commissioners adopted the *Countywide Land Use Regulation Guide* (hereafter, “LURG”) as a policy guide for the implementation of the land use management initiatives envisioned in the *1993 Comprehensive Land Use Plan* and other planning documents and discussions.

The LURG set forth 3 key strategies for implementation:

1. Adopt Open Use Zoning and complete a Zoning Ordinance Rewrite. Open Use Zoning was adopted in 2001. A Zoning Ordinance Rewrite was begun in 2000, but was put aside until the completion of this Comprehensive Plan. The *Growth Management Strategy* element of this Comprehensive Plan calls for the County to resume the Zoning Ordinance Rewrite via the development of a Land Development Code.
2. Study of Areas Adjacent to Municipal / ETJ Boundaries.

3. Study of major corridor and high growth areas.

The LURG also encouraged the continuation of citizen-initiated rezonings.

Overall, the rezoning process and the LURG, in combination with the *1993 Future Land Use Plan*, have effectively shaped land use planning in Henderson County. However, the current planning framework has certain limitations:

- a) There is no established schedule for the studies envisioned by strategies 2 and 3 of the LURG. Additionally, the County does not proactively approach communities to engage in planning in advance of a citizen-initiated rezoning request. Rather, plans are often developed in response to a crisis or some emerging situation, often in response to public outcry. This generally reactionary approach minimizes the County's leadership role and occasionally leads to a rather hostile planning environment.
- b) Because no formal small area planning schedule exists, the County is generally unable to conduct long-term strategic and budgetary planning to prepare for planning projects that do arise. Rather, the County is legally obligated to respond to formal rezoning requests which can be quite costly and time consuming for the Planning Board, Staff, and applicants alike.
- c) While small area planning projects such as corridor plans are useful at the local level their scope is sometimes too small for the plan authors to take into consideration important influencing factors immediately outside of the corridor. Such studies are sometimes based upon study areas that are isolated or without clear logic. Gaps are created and it can be difficult to integrate such planning areas into a broader geographic context.
- d) Plans developed in this manner tend to focus upon regulatory issues to the exclusion of broader community planning issues such as utilities, roads, schools, parks, etc.

In summary the lack of a methodical, county-wide planning schedule creates gaps between planning areas, can facilitate the development of disjointed plans that do not always adequately relate to the surrounding geographic area and the county at large, and offers no long-term predictability in terms of when and where planning will occur.

Additional planning remains to be done. Most major growth areas and corridors lack specific plans. Furthermore, while the implementation of Open Use Zoning has halted involuntary ETJ extensions, it will prove beneficial to both the County and its

municipalities to improve coordination and to continue refining land use management along municipal / county boundaries.

Figure CP.1 lists the major planning initiatives that have been conducted since 1993.

Figure CP.1 Major Planning Initiatives			
Study / Plan	LURG Guide Strategy		Citizen Initiated Zoning Changes
	(2) Municipal / ETJ Boundaries	(3) Major Corridors / High Growth Areas	
Hoopers Creek Zoning Study			
Bearwallow Zoning			
East Flat Rock Zoning Study			
Howard Gap Road / Brookside Camp Road Zoning Study			
Mills River / Fletcher Area Land Use Study	Fletcher Mills River		
Hebron Road / Davis Mountain Road Zoning Study	Laurel Park		
US 25 South Corridor Study	Hendersonville Flat Rock		
US 25 North Area Zoning Study	Fletcher Hendersonville Mills River		

Shading correlates study to column heading.

Community Based Planning Framework

The next step in the County’s approach to planning at the sub-county level is the establishment of a community based planning process. This process builds upon the LURG by establishing a series of defined planning areas that will be the subject of detailed *community plans*. Such a process allows for advance project planning and budgeting, avoids geographic gaps, and allows for a scope of study that is more comprehensive in nature. Each community plan should address, at a minimum, the following issues:

- Schools & Other Public Facilities
- Recreation & Greenways
- Sewer & Water
- Agriculture, Open Space, & Natural Resources
- Historic / Cultural Resources
- Housing
- Detailed Future Land Use Plan
- Detailed Zoning Plan
- Transportation

The adoption of each community plan shall constitute an amendment to this Comprehensive Plan. Each community plan shall be informed by the various detailed studies envisioned in Section 3 of this Comprehensive Plan (i.e., sewer and water master plan, long-range public school facilities master plan, and others.). Furthermore, community plans may identify needed improvements to these studies and so revisions to such should be made as necessary.

Each community plan shall be developed with extensive and ongoing public involvement and shall enlist the participation of all relevant local, regional, state and federal government agencies (i.e., NCDOT, French Broad MPO, Henderson County Parks and Recreation), as well as relevant private and non-profit entities (i.e., the Affordable Housing Coalition, Chambers of Commerce, and others.). Cooperative planning with the municipalities is crucial to the effectiveness of this process. Therefore, there should be direct involvement from each relevant municipality. At minimum municipal staff should work with County Staff to ensure good transitions from municipal to County planning areas. Ideally, studies covering areas of key importance to municipalities should be jointly funded and staffed with joint municipal / county study committees made up of planning board members from each jurisdiction and joint adoption by all involved jurisdictions.

Figure CP. 2 divides the county into a series of community planning areas. Generally these community planning areas follow township boundaries. However, within the Urban Services Area of the Growth Management Strategy community planning areas focus upon transportation corridors rather than Townships and follow natural breaks (generally streams or ridge lines) between such transportation corridors, wherever possible.

Figure CP. 4 prioritizes and assigns a schedule to the study of each planning area identified in Figure CP. 2. The highest priority is assigned to areas within the Urban Services Area of the Growth Management Strategy where it is anticipated that extensive growth will occur. Within the Urban Services Area priority is based upon road improvement schedules as envisioned within the 2004 – 2010 Transportation Improvement Plan. Outside of the Urban Services Area, Townships are prioritized according to their rate of growth as identified in Section 2, *Population Trends*.

The schedule for the development of Community Plans that is shown on Figure CP.3 assumes current Planning Staff levels and assumes a fairly conservative planning budget. Work and cost sharing with municipalities, where appropriate, coupled with additional County planning funds as well as an increase in Planning Staff and / or the greater utilization of outside firms could shorten the planning timeframe.

Modifications to this Comprehensive Plan and Community Plans

This Comprehensive Plan and the community plans are intended to be living, dynamic documents rather than static documents that are pulled off the shelf every 10 years for an update. As such, it is inevitable that policy decisions will arise that are either not contemplated within, or are inconsistent with the established policies of, this Comprehensive Plan and future community plans. Also, from time to time it will become apparent that this Comprehensive Plan and community plans are outdated or in error with regard to a particular issue and an update and re-adoption may be necessary. Economic development incentives, rezonings, transportation projects, etc., are likely to give rise to such situations. The following is a summary of the County's policy regarding revisions and updates to this plan:

- a) The County will continue to accept rezoning applications from within the Community Planning Area both *prior* to and *after* the development of community plans, although the County will refrain from accepting rezoning application *during* the development of such plans.
- b) In considering a rezoning application strong deference will be given to the recommendations of this Comprehensive Plan and subsequent community plans. Prior to the adoption of a community plan rezonings will be denied if they are inconsistent with the text of Map 24: *Future Land Use Map* (Appendix I) of this Comprehensive Plan. Where a proposed rezoning is inconsistent with either the text or the map, the applicant shall be required to justify the deviation and the County – should it choose to adopt the rezoning – shall also make its reasons for deviation clear and shall modify and readopt it prior to adopting the proposed rezoning.
- c) After the adoption of a community plan the County will, as a general rule, deny all rezonings that are not consistent with such plan. Where a proposed rezoning is inconsistent with either the text or the map the applicant shall be required to justify the deviation and the County – should it choose to adopt the rezoning – shall also make clear its reasons for deviation and modify and readopt the relevant community plan prior to adopting the proposed rezoning. An additional public input period will be built into the rezoning process to allow for public input from residents of the community plan.
- d) All other major decisions of the County should be evaluated for their consistency with this Comprehensive Plan and relevant community plans. Alternative choices should be explored when those decisions appear to be inconsistent with such. Where this Comprehensive Plan and relevant community plans appear to be outdated or inaccurate, they should be modified and readopted as appropriate.

- e) This Comprehensive Plan will undergo a thorough revision in the years 2010, 2015, and 2020 (see Figure CP.4). The County will conduct annual reviews of this Comprehensive Plan, in order to make any necessary adjustments in terms of policy or to the implementation schedule. Any necessary re-adoptions should coincide with the adoption of community plans whenever possible.
- f) Community plans should be reviewed every 5 years, with significant updates every 10 years.
- g) The rezoning process of the Henderson County Zoning Ordinance (or Land Development Code...also see Section 3, *Growth Management Strategy Action Strategies* GMS-01.B and C) will be modified to incorporate the aforementioned modifications to the County's rezoning procedures.
- h) Finally, it is recognized that additional issues may be identified that are not currently considered within this Comprehensive Plan. Examples may include issues regarding library facilities, emergency services, solid waste, and others. It is intended that this Comprehensive Plan be amended and readopted as necessary to account for such issues.

IMPLEMENTATION SCHEDULE

The following pages set forth a schedule for the implementation of this Comprehensive Plan. The implementation schedule is intended to be consistent with the implementation schedule of the *Strategic Plan*. The implementation schedules of both documents should be reviewed frequently and modified as necessary for consistency.

Implementation of this Comprehensive Plan is broken into four phases, the duration of which is indicated on Figure CP.2, below. Each Action Strategy of Section 3 is assigned a phase within which implementation should take place. Certain Action Strategies that require continual implementation are assigned to an “Ongoing” category.

Figure CP.2 CCP Implementation Timeline

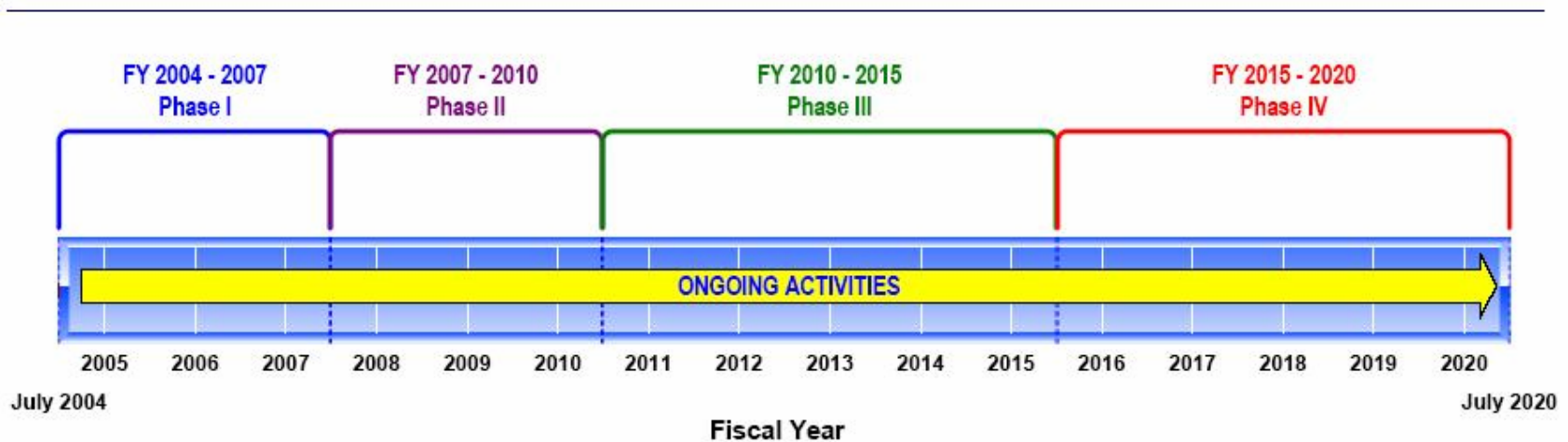


Figure CP. 3, below, summarizes each Recommendation and Action step set forth by this Comprehensive Plan. The implementation phase to which each Action Strategy is assigned is indicated. Also, target resources and responsible parties are identified. Where possible target dates are assigned and are typically indicated by a reference to a given fiscal year.

Figure CP.3 Implementation Schedule Master Summary

Recommendation & Action Strategies	Phase & Target Date	Resources	Responsibility
Economic Development Summary			
<i>Recommendation E-01: Support the development of the industrial sector of the economy by implementing the recommendations of the Lockwood Greene Study.</i>			
A. Work with the Chamber of Commerce and other entities to implement the Lockwood Greene Study.	Ongoing ¹	Current Staff, Chamber / etc. Resources, Annual Budget Allocations to Chamber	BOC / Manager, Chamber et al.
B. Conduct a <i>Countywide Industrial / Commercial Zoning Study</i> .	Phase I FY 2007-2008 Ongoing	Current Staff Resources, Possible Consultant Funding from FY04-05 Budget	Planning, Consultant, Chamber et al.
<i>Recommendation E-02: Support the development of the commercial sector.</i>			
C. Explore ways to support & expand programs & policies that promote local businesses & locally produced products.	Ongoing	Current Resources	BOC / Manager, Chamber et al, Travel & Tourism, Cooperative Extension
<i>Recommendation E-03: Promote appropriate, compatible tourism.</i>			
D. Participate in the development of a <i>Heritage Tourism Plan</i> .	Phase I FY 2004-2005	Current Staff Resources	Travel & Tourism
<i>Recommendation E-04: Pursue innovative approaches to regional economic development initiatives.</i>			
E. Identify and act upon opportunities for joint economic development projects with municipalities, neighboring jurisdictions, and area economic development entities.	Ongoing	Current Staff Resources	BOC / Manager, Chamber et al.
F. Take a leadership role in developing the Asheville Regional Airport and its vicinity as a regional center of economic activity.	Phase I Draft FY 2004-2005 Ongoing		
<i>Other Action Strategies</i>			
G. Identify any economically distressed areas of the county and explore revitalization measures.	Ongoing (During Community Planning Process)	Refer <i>Other Steps</i> , below	Planning
H. Pursue legislation and solicit regional and statewide support to further economic development initiatives.	Ongoing	Current Resources	BOC / Manager, Chamber et al.
I. Continue to budget funds annually for economic development initiatives.	Ongoing	Annual Budget Allocations	BOC / Manager
Agriculture Element Summary			
<i>Recommendation A-01: Reduce Farmland Loss.</i>			

¹ Implementation of this element will require the prioritization of the specific recommendations of the Lockwood Greene Study.

Recommendation & Action Strategies	Phase & Target Date	Resources	Responsibility
A. Consider the costs and practicality of establishing a farmland protection fund for Henderson County.	Phase II	Current Staff Resources, Possible Consulting Funding, Annual Budget Allocations	BOC / Manager
B. Promote and expand voluntary agricultural districts to minimize land use conflicts and to protect farmers' right to farm.	Ongoing	Current Staff Resources	Agricultural Advisory Committee, Soil & Water, Planning
C. Ensure that County-funded economic development programs and projects support farmland protection.	Ongoing	Current Staff Resources, Chamber Resources	BOC, Chamber
<i>Recommendation A-02: Expand access for agricultural enterprises to economic development and tourism promotion programs and support services.</i>			
D. Explore ways to make County economic development incentives more readily available to agriculture-related businesses.	Ongoing	Current Staff Resources, Chamber Resources	BOC / Manager, Chamber
E. Provide maximum benefits under Present Use Valuation Taxation program.	Phase I	Current Staff Resources	BOC / Manager
F. Provide ongoing training and technical assistance to farmers.	Ongoing	Current Staff Resources, Annual Budgetary Allocations	Cooperative Extension
G. Promote agricultural products that are produced in Henderson County.	Ongoing	Current Staff Resources, Chamber Resources	BOC / Manager, Chamber, Travel / Tourism, Cooperative Extension
<i>Other Action Strategies</i>			
H. Identify an agricultural proponent or facilitator.	Phase I FY 2005-2006	Additional Staff Resources	BOC / Manager
Natural Resource Element Summary			
<i>Recommendation N-01: Minimize the potential for damage to personal property, infrastructure, and life due to flooding.</i>			
A. Adopt a Flood Hazard Prevention Ordinance.	Phase I Draft FY 2004-2005 ² Begin Enforcement FY 2005-2006	Current & Additional Staff Resources, Consulting Funding	BOC / Manager, Planning, NC Emergency Management, FEMA
B. Investigate measures to maintain the open and free flow of all perennial streams in the county.	Ongoing	Current Staff Resources	NC DOT, Planning, DENR, US Army Corps Engineers
<i>Recommendation N-02: Protect Water Quality.</i>			

² If a Land Development Code (GMS-01.B) is created, then a Flood Hazard Prevention Ordinance should be incorporated into such, which would require amending the Land Development Code. If the County chooses not to develop a Land Development Code, then a Flood Hazard Prevention Ordinance would exist as a stand-alone ordinance or as part of the existing Zoning Ordinance.

Recommendation & Action Strategies	Phase & Target Date	Resources	Responsibility
C. Support water quality protection and restoration programs in Henderson County.	Ongoing	Current Staff Resources, Intermittent Budget Allocations, Ongoing Funding for VWIN Program, Possible Outside Funding	Soil & Water, Cooperative Extension, DENR, Planning
D. Identify and incorporate Sedimentation and Erosion Control standards and requirements into County land development ordinances.	Phase I Draft FY 2006-2007 ³ Begin Enforcement FY 2007-2008	Current Staff Resources & Consulting Funding for development. Additional Staff Resources for Enforcement.	BOC / Manager, Co. Engineer, Planning
E. Identify and incorporate Stormwater Management standards and requirements into County land development ordinances.	Phase I Draft FY 2008-2009 ⁴ Implement FY 2008-2009	Current Staff Resources & Consulting Funding for development. Additional Staff Resources for Enforcement.	BOC / Manager, Co. Engineer, Planning
<i>Recommendation N-03: Promote development patterns that respect sensitive mountainous areas.</i>			
<i>Recommendation N-04: Identify and implement measures to protect the region's air quality.</i>			
A. Implement Early Action Compact plan elements for Henderson County	Ongoing	Current Staff Resources	Environmental Advisory Committee
<i>Recommendation N-05: Protect key sites of historical and cultural significance from development.</i>			
A. Conduct an inventory of historic / culturally significant sites / structures.	Phase II FY 2008-2009 ⁵	Current Staff Resources, State Staff Resources	Planning, Historical Society, NCDRCR Historic Preservation Office
Recreation Summary			
<i>Recommendation R-01: Meet recreation needs through 2020.</i>			

³ If a Land Development Code (GMS-01.B) is created, then a Sedimentation and Erosion Control Ordinance should be incorporated into such, which would require amending the Land Development Code. If the County chooses not to develop a Land Development Code, then a Sedimentation and Erosion Control Ordinance would exist as a stand-alone ordinance.

⁴ If a Land Development Code (GMS-01.B) is created, then stormwater management requirements should be incorporated into such, which would require amending the Land Development Code. If the County chooses not to develop a Land Development Code, then stormwater management requirements would need to be incorporated into existing Zoning, Water Supply Water Shed, Manufactured Home Park, and Subdivision Ordinances. Alternatively, storm water management requirements could exist as a stand-alone ordinance, or as a component of the aforementioned Sedimentation and Erosion Control Ordinance.

⁵ Should the County identify substantial outside resources and funding.

Recommendation & Action Strategies	Phase & Target Date	Resources	Responsibility
A. Create a countywide recreation master plan.	Phase II	Current Staff Resources, Consulting Funding, Possible Outside Funding	Parks & Recreation, Planning, NC Div. Parks & Recreation, Other Federal & State Agencies
B. Utilize “Level of Service” analysis in recreation planning	Ongoing	Current Staff Resources	Parks & Recreation Planning
C. Enhance recreational space requirements within land development ordinances.	Phase I FY 2006-2007 ⁶ Ongoing (Refer to GMS-01.C7)	Refer to GMS-01.C7	Planning Parks & Recreation
D. Integrate public schools and recreation planning.	Ongoing (Via Master Plans)	Refer to R-01.A & PS.01.A	Parks & Recreation, Public Schools Planning
<i>Recommendation R-02: Form a community and regional greenway network.</i>			
E. Integrate recreation and transportation planning.	Ongoing (Via Master Plans)	Refer to R-01.A & T-01.A	Parks & Recreation, TAC, MPO, NCDOT, Planning
F. Develop a strategy for the reuse of rail lines in Henderson County.	Phase II	Current Staff Resources, Consulting Funding	BOC / Manager, Planning, TAC, MPO
<i>Recommendation R-03: Identify and act upon practical options for inter-local cooperation and consolidation in recreation planning, funding, and management.</i>			
<i>Other Action Strategies</i>			
G. Identify Staff responsible for grant acquisition.	Phase I	Additional Resources	BOC / Manager
H. Promote the county’s recreation infrastructure as an economic asset.	Ongoing	Current Staff & Chamber Resources	Travel & Tourism, Chamber Parks & Recreation
Housing Summary			
<i>Recommendation H-01: Promote a diverse range of home ownership and rental opportunities.</i>			
A. Revise County ordinances to allow the private sector to develop a broad range of housing choices.	Phase I FY 2006-2007 ⁷ (Refer to GMS-01.B) Ongoing	Refer to GMS-01.B	Planning

6 This Action should be completed as part of the development of the Land Development Code (GMS-01.B) or the rewrite of the Zoning Ordinance.

7 This Action should be completed as part of the development of the Land Development Code (GMS-01.B) or the rewrite of the Zoning Ordinance.

Recommendation & Action Strategies	Phase & Target Date	Resources	Responsibility
B. Maintain an adequate supply of land zoned to allow the placement of manufactured housing in appropriate areas, and improve the appearance, quality, design, and maintenance of manufactured homes and the lots and manufactured home parks in which they are located.	Phase I FY 2006-2007 ⁸ (Refer to GMS-01.B) Ongoing	Refer to GMS-01.B	Planning
C. Develop a countywide affordable housing plan.	Phase I FY 2005-2006 ⁹	Current Staff Resources, Outside Funding	BOC / Manager, Housing Organizations, Planning
D. Develop a formal fair housing complaint procedure.	Phase I FY 2004-FY2005	Current Staff Resources & Consulting Funding to Develop, Additional Staff Resources to Implement	BOC / Manager, Legal, Outside Assistance
E. Adopt and implement a Minimum Housing Code.	Phase I Draft FY 2007- FY2008 ¹⁰ Begin Enforcement FY 2008-2009	Current Staff Resources & Consulting Funding to Develop, Additional Staff Resources to Implement	BOC / Manager, Planning, Fire Marshal, Inspections, Asheville / Buncombe Fair Housing Consortium
F. Continue participation in the scattered site rehabilitation program and other similar federally and state-funded programs.	Ongoing, Staff FY 2005-2006	Current & Additional Staff Resources, Outside Funding	BOC / Manager
G. Develop a, or support an existing, housing information center.	Phase II	Possible Annual Budgetary Allocation	BOC / Manager, Alliance, Housing Organizations
H. Lead the establishment of an affordable housing trust fund.	Phase II	Current Staff Resources, Possible Consulting Funding, Annual Budget Allocations	BOC / Manager
Transportation Summary			
<i>Recommendation T-01: Develop and maintain a high-quality transportation network, and continue to provide leadership at every level in transportation planning.</i>			
A. Adopt and implement a multi-modal transportation plan.	Phase I FY 2005-2006	Current Staff Resources, MPO & NCDOT Resources	MPO, NCDOT, TAC

8 This Action should be completed as part of the development of the Land Development Code (GMS-01.B) or the rewrite of the Zoning Ordinance.

9 Staff anticipates the acquisition of outside funding for this project.

10 If a Land Development Code is created, then a Minimum Housing Code should be incorporated into such, which would require amending the Land Development Code. If the County chooses not to develop a Land Development Code, then a Minimum Housing Code would exist as a stand-alone ordinance.

Recommendation & Action Strategies	Phase & Target Date	Resources	Responsibility
B. Identify and incorporate access management standards and requirements into County land development ordinances.	Phase I FY 2006-2007 ¹¹	Refer to GMS-01.B	Planning, NCDOT
C. Continue to support public transportation in Henderson County.	Ongoing	Current Staff Resources, MPO & NCDOT Resources	BOC / Manager, MPO, NCDOT
D. Integrate recreation and transportation planning.	Ongoing (R-01.A, T-01.A)	Refer to R-01.A & T-01.A	Parks & Recreation, TAC, MPO, NCDOT, Planning
E. Continue active leadership of, and participation in, the French Broad River Metropolitan Planning Organization (FBRMPO).	Ongoing	Current Staff Resources	BOC / Manager, TAC
Water and Sewer Summary			
<i>Recommendation SW-01: Henderson County should take a leadership role in sewer and water planning and work towards the regionalization of water and sewer policy-making and operations.</i>			
A. Support the development of a countywide sewer and water master plan.	Phase I FY 2004-2005	Current Staff Resources, Possible Consulting Funding	BOC / Manager, LGCCA, Engineer, Planning
B. Formalize and solidify the role of the LGCCA Joint Sewer & Water Advisory Council.	Phase I	Current Staff Resources	BOC / Manager, LGCCA
C. Consider forming an inter-local sewer and water agreement.	Phase III	Current Staff Resources	BOC / Manager, Municipalities, LGCCA
D. Consider expanding the scope of the inter-local agreement to provide for the creation of a sewer and water joint management agency (JMA).	Phase IV	Current Staff Resources	BOC / Manager, Municipalities, LGCCA
E. Integrate schools and sewer / water planning.	Ongoing (SW-01.A, PS-01.A)	Refer to SW-01.A & PS-01.A	Engineer, Public Schools Planning
F. Prioritize extensions to economic development sites.	Phase I	Current Staff & Chamber Resources	Chamber, Engineer
G. Establish and fund a 10-year capital improvement program and capital reserve fund which is adequate to implement planned investments in sewer and water infrastructure.	Phase II	Annual Budget Allocations	BOC / Manager, Municipalities, LGCCA
<i>Recommendation SW-02: Maintain existing policies and programs, and explore further measures, to protect and enhance the quality of public drinking water sources.</i>			

¹¹ Access management principles should be incorporated into the Zoning Ordinance or a Land Development Code (GMS-01.B), which would require amending whichever ordinance is in effect at the time.

Recommendation & Action Strategies	Phase & Target Date	Resources	Responsibility
H. Continue to identify areas of septic failure and addressing these through existing remediation programs and through the countywide sewer and water master plan.	Ongoing	Current Staff & State Resources	Environmental Health, Engineer, DENR
I. Update the current sewer and water master plan to reflect service areas or create a sewer and water service area boundary plan.	Phase II	Current Staff & State Resources	BOC / Manager, Municipalities, LGCCA, Engineer, Planning
J. The County should study the feasibility of establishing a public sewer service in the Etowah area and other areas in the County, especially those with private package plants, should be considered for public sewer service in light of the growth management plan strategy plan.	Phase II	Current Staff & State Resources	BOC / Manager, Engineer, Planning
Public Schools Summary			
<i>Recommendation PS-01: Take a leadership role in school facilities planning.</i>			
<i>Recommendation PS-02: Schools should function as focal points for communities.</i>			
A. Develop a long-range public school facilities master plan.	Phase II ¹²	Current Staff Resources, Consulting Funding	BOC / Manager, Public Schools, Planning
B. Consider incorporating mechanisms that link public school capacity and long-range public schools master plans to the land development permitting process into County land development ordinances.	Phase II	Current Staff Resources, Consulting Funding	BOC / Manager, Planning, Public Schools
C. Establish site selection criteria for new schools and site design criteria for all schools.	Phase II ¹³	Current Staff Resources, Consulting Funding, Possible Outside Funding	BOC / Manager, Public Schools, Planning
Growth Management Strategy Summary			
<i>Recommendation GMS-01: Direct growth to areas where essential services and infrastructure are present, and protect sensitive natural areas and key historic / cultural resources from extensive development.</i>			
A. Manage land uses according to the Growth Management Strategy and the Future Land Use Map.	Ongoing	Current Staff Resources	BOC / Manager, Planning

12 Partial outside funding may be available to implement this action step.

13 It may be possible to satisfy this action step in FY 2005-2006 as part of PS-01.A. Completion of this Action Strategy will require amending the Land Development Code or Zoning Ordinance.

Recommendation & Action Strategies	Phase & Target Date	Resources	Responsibility
B. Consolidate existing land development ordinances into a single <i>Land Development Code</i> .	Phase I Begin FY 2004-2005 Complete & Adopt FY 2007-2008	Current Staff Resources, Consulting Funding	Planning, Legal
C. Revise County land development regulations as per the following..... [See text].	Phase I Begin FY 2004-2005 Complete & Adopt FY 2006-2007 Ongoing Refer to GMS-01.B	Refer to GMS-01.B	Planning
<i>Recommendation GMS-02: Coordinate planning with the county's municipalities and other governments within the region.</i>			
D. Present the Henderson County 2020 Comprehensive Plan to the county's municipalities, and obtain their support and suggestions for improvement.	Phase I FY 2004-2005 through FY 2005-2006	Current Staff Resources	BOC / Manager, Municipalities, LGCCA
E. Develop a Joint Land Use Planning Program with the municipalities, administered through the LGCCA.	Phase II	Current Staff Resources	BOC / Manager, Municipalities, LGCCA
F. Study the use and application of impact fees and other alternative revenue sources in order to support service provision and to reduce the impacts of growth upon the property tax rate.	Phase II	Current Staff Resources	BOC / Manager, Legal, Planning, Finance
Section 04 Implementation Steps			
Community Plan 1 Etowah and Horse Shoe ^{*14}	Phase II FY 2009	Current Staff Resources, Consulting Resources	Planning, Other Dept. as needed
Community Plan 2 Edneyville [*]	Phase II FY 2010	Current Staff Resources, Consulting Resources	Planning, Other Dept. as needed
Community Plan 3 Dana/East Flat Rock [*]	Phase III FY 2011	Current Staff Resources, Consulting Resources	Planning, Other Dept. as needed
Community Plan 4 Hoopers Creek [*]	Phase III FY 2011	Current Staff Resources, Consulting Resources	Planning, Other Dept. as needed
Community Plan 5 North-Central [*]	Phase III FY 2012	Current Staff Resources, Consulting Resources	Planning, Other Dept. as needed
Community Plan 6 Crab Creek ^{^15}	Phase III FY 2013	Current Staff Resources, Consulting Resources	Planning, Other Dept. as needed

14 Symbol [*] indicates that study will require considerable involvement with one or more municipalities.

15 Symbol [^] indicates that study will require considerable involvement with various Federal or State land management agencies.

Recommendation & Action Strategies	Phase & Target Date	Resources	Responsibility
Community Plan 7 Green River/Tuxedo/Zirconia [^]	Phase III FY 2014	Current Staff Resources, Consulting Resources	Planning, Other Dept. as needed
Community Plan 8 Gerton/Bat Cave	Phase IV FY 2015	Current Staff Resources, Consulting Resources	Planning, Other Dept. as needed
Community Plan 9 Pisgah Area [^]	Phase IV FY 2015	Current Staff Resources, Consulting Resources	Planning, Other Dept. as needed
Revise Comprehensive Plan	Phase II FY 2009-2010	Current Staff Resources, Consulting Resources	Planning, Other Dept. as needed
Revise Comprehensive Plan	Phase III FY 2014-2015	Current Staff Resources, Consulting Resources	Planning, Other Dept. as needed
Revise Comprehensive Plan	Phase IV FY 2019-2020	Current Staff Resources, Consulting Resources	Planning, Other Dept. as needed

Figure CP.4 estimates costs for selected Action Strategies within Phases I and II of the Implementation Schedule. Estimates for Phases III and IV are not included because it is presumed that Action Strategies scheduled for implementation within these phases will change over time. Note that Figure CP.4 only includes cost estimates for Action Strategies requiring additional resources.

(Table Needs To Be Updated)
Figure CP.4 Phases I & II Estimated Implementation Resources / Funding
Plan only includes action steps requiring additional resources.¹⁶

FY 2004-2005	REFERENCE	ESTIMATE ¹⁷	NOTES
Complete 1 Small Area Plan (Budgeted)	Fig. CP.2	2,000	US 25 North Plan Completion
Begin the Zoning Ordinance Rewrite (Budgeted)	GMS-01.B, C	35,000	Administered in FY 05-06
Complete a Countywide Industrial/Commercial Zoning Study (Budgeted)	E-01.B	10,000	Consultant assistance
Develop a Flood Hazard Prevention Ordinance (Budgeted)	N-01.A	20,000	Administered in FY 05-06
Develop a countywide sewer and water master plan (Budgeted)	SW-01.A	5,000	Miscellaneous supplies from Enterprise Fund

FY 2005-2006	REFERENCE	ESTIMATE	NOTES
Complete 2 Small Area Plans	Fig. CP.2	20,000	NC 191 South/Mills River East Plan; Etowah/Horseshoe/Mills River South Plan
Develop a Sedimentation & Erosion Control Ordinance	N-02.D	10,000	Administered in FY 06-07
Incorporate storm water management requirements into land development codes	N-02.E	20,000	Administered in FY 06-07
Add an Ordinance Enforcement Position	N-01.A	70,000	Includes salaries, equipment, and vehicle; Flood Hazard Prevention Ordinance administration
Complete Zoning Ordinance Rewrite	GMS-01.B, C	10,000	

¹⁶ This funding plan does not include recurring funding for personnel expenses and other resources that will, once initially funded, continue throughout future fiscal years.

¹⁷ Additional staffing and other resources may be necessary should the Board of Commissioners revise the action steps contained within the CCP.

FY 2005-2006	REFERENCE	ESTIMATE	NOTES
Add a Zoning Ordinance Enforcement Position	GMS-01.B, C	70,000	Includes salaries, equipment, and vehicle; Zoning Ordinance administration
Identify resources responsible for grant acquisition	R-03.G	TBD	Additional resources to be determined
Add staff or enter contract for Scattered Site Rehabilitation grant	H-01.F	40,000	Resources to be determined
Establish site selection criteria and site design criteria for schools.	PS-01.A, B, C	10,000	County match for consultant assistance
Identification of an agricultural proponent or facilitator	A-02.H	TBD	Additional resources dependent upon Board direction

FY 2006-2007	REFERENCE	ESTIMATE	NOTES
Complete 2 Small Area Plans	Fig. CP.2	20,000	East Flat Rock/Upward Road Plan; Howard Gap Road Plan
Complete a Countywide Recreation Master Plan	R-01.A	10,000	Consultant assistance
Create a Housing Information Center	H-01.G	5,000	Funding for outside non-profit agencies
Add 3 Ordinance Enforcement Positions	N-02.D, E	210,000	2 positions for Sedimentation & Erosion Control administration; 1 position for Stormwater Ordinance Administration; includes salaries, equipment, and vehicles
Develop a long-range School Facilities Master Plan	PS-01.A	10,000	County match for consultant assistance

FY 2007-2008	REFERENCE	ESTIMATE	NOTES
Complete 2 Small Area Plans	Fig. CP.2	20,000	Kanuga Road Plan; Hoopers Creek/Clear Creek Plan
Develop a Minimum Housing Code	H-01.E	5,000	Consultant assistance

FY 2008-2009	REFERENCE	ESTIMATE	NOTES
Complete 2 Small Area Plans	Fig. CP.2	20,000	Dana Plan; Crab Creek Plan
Add 2 Minimum Housing Code Enforcement positions	H-01.E	120,000	Includes salaries, equipment, and vehicles

FY 2009-2010	REFERENCE	ESTIMATE	NOTES
Complete 3 Small Area Plans	Fig. CP.2	30,000	Edneyville/Gerton/Bat Cave Plan; Green River Plan; Mills River West Plan
Periodic Review / Revision of CCP		20,000 ¹⁸	Miscellaneous expenses

¹⁸ This funding plan does not necessarily include full funding for a comprehensive review/revision of the CCP.

