

Dana Community Plan Supplemental Materials



March 16, 2011

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PUBLIC INPUT FROM THE COMMUNITY

Public Input Meeting 1

The County held an initial public input session for the Dana Community Plan on November 9, 2009 at 6:30 P.M. at the Dana Elementary School. Approximately 60 Dana residents, including the Community Advisory Committee, attended the meeting. After reviewing meeting format and ground rules the residents were divided into six (6) 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 Dana Community?
2. What are your concerns for the Dana Community?
3. What do you hope to see/envision for the Dana Community in 15 years?

Following group discussion the facilitators posted the responses for residents to cast votes. Each of the 60 citizens in attendance had the opportunity to cast three (3) votes for the issue or issues of highest importance. Of the 60 residents and committee members, it appears 42 voted, casting 136 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 Online Survey

The County solicited additional public input for the Plan by online survey from October 1, 2009 through December 15, 2009. Twenty-two (22) individuals who lived, worked or owned property in the Planning Area participated in the online survey. The citizens responded to a series of questions. Tables 2A through 2N 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.

Mailed and Distributed Survey

The County solicited additional public input for the Plan by mailed survey on October 15, 2009. The County mailed 1000 surveys of which 270 were returned on or before October 30, 2009. An additional 52 surveys were filled out during Public Input Meeting 1. A total of 322 surveys were collected and analyzed. The responses are available in the "Dana Area Citizen Survey Report", on file at the Henderson County Planning Department.

Public Input Meeting 2

The Planning Area Committee and Henderson County Planning Department held a second public input session on November 8, 2010 at 4:30 p.m. at the Dana Community Center. At this meeting the public had the opportunity to review and provide input on the Draft Dana Community Plan prepared by the Dana Community Plan Advisory Committee. Approximately 75 Planning Area residents, including the Community Plan Advisory Committee, attended the drop in session. The Community Plan Advisory Committee considered the comments provided by the public on November 15, 2010, before sending forward its Draft Plan to the Planning Board and Board of Commissioners for their consideration.

Table 1. Public Input Meeting 1 Comments Receiving Votes ¹			
Topic	Strengths	Concerns	15-Year Vision
Natural & Cultural Resources	Natural Beauty (6)	Access to scenic/natural areas (1)	Old Stepp Mill be restored and open to the public (8)
	Recreation (1)	Better watershed management (1)	
		Loss of natural beauty/natural areas (1)	
		Not restrictive enough on steep slope management (1)	
Agriculture	Agricultural/Apples (10)	Loss of farmland and orchards (1)	Maintain/preserve farms/rural community (21)
			Keep farmers farming (15)
			Keep agriculture without restrictions (1)
Housing		Abandoned/dilapidated homes (including manufactured/mobile homes) (4)	Fewer manufactured homes (5)
		Limit number and growth of manufactured home parks (1)	Increase housing cost mix (1)
Community Facilities & Public Services	Emergency Services (1)	Post Office location and size (4)	
		Incorporation: Not ready for incorporation (including annexation by City of Hendersonville) (2)	
		Taxes (increasing) (1)	
Transportation	Accessibility/Convenience (to I-26, County, municipalities) (1)	Dana/Upward/Ridge/Oleta Roads: Improvements needed, possibly signalization (3)	
		Stop sign needed at hill at Refuge Baptist Church because of a lack of visibility (2)	
		Upward Road traffic (2)	
Economic Development			Important to keep small-family owned businesses (1)
Land Use & Development	Freedom on my own land (4)	Preservation of private property rights/Government should not tell property owners what to do with land/Too much governmental control (15)	Keep big businesses out (1)
		No big box developments (5)	Slow growth (1)
		Growth Management (1)	
		Too dense (1)	
Community Character & Design	Rural (2)		
The Community	Family (1)		

¹ (#) Indicates the number of votes this item received. Items in **bold** capture received the highest votes (a total of 4 or more votes).

Table 1A. Public Input Meeting 1 All Comments Received regarding Natural & Cultural Resources ¹	
Strengths	Natural beauty* (6)
	Recreational areas and waterfalls (1)
	Heritage/historical legacy*
	Recreation (Fishing, Camping, Hunting)
	Rivers and streams
	Scenic/wooded/forested areas and wildlife*
	Timber harvest creates greenspace
	Views of mountains/scenery*
	Water quality (including well water quality)*
	Watershed (undeveloped)
Concerns	Access to scenic/natural areas (1)
	Better watershed management (1)
	Loss of natural beauty/natural areas (1)
	Not restrictive enough on steep slope management (1)
	Need more wildlife habitat area
15-Year Vision	Old Stepp Mill be restored and open to the public (8)
	Preservation
	Re-open filled in lake's - allow water to naturally flow again

¹ (#) 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 ¹	
Strengths	Agricultural/apples* (10)
Concerns	Loss of farmland and orchards (1)
15-Year Vision	Maintain/preserve farms/rural community* (21)
	Keep farmers farming (15)
	Keep agriculture without restrictions (1)
	Keeping agriculture/other uses separate
	Need farm animals/husbandry protected

¹ (#) 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 ¹	
Concerns	Abandoned/dilapidated homes (including manufactured/mobile homes)* (4)
	Limit number and growth of manufactured home parks (1)
	Need for affordable medium-density housing
15-Year Vision	Fewer manufactured homes (5)
	Increase housing cost mix (1)

¹ (#) Indicates the number of votes this item received.

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Table 1D. Public Input Meeting 1 All Comments Received regarding Community Facilities & Public Services¹	
Strengths	Emergency Services (1)
	Adjacent to BRCC
	Fire Departments
	Only county taxes
	Post office
	Schools*
Concerns	Post Office location and size (4)
	Incorporation: Not ready for incorporation (including annexation by City of Hendersonville)* (2)
	Taxes (increasing)* (1)
	Crime and drugs
	Degradation of the Dana Community Center
	Lack of parks/recreation
	Water/sewer issues
15-Year Vision	Post office needs to remain in the community, be expanded, and provide additional/safer parking*
	Increase law enforcement
	More parks and trails for children and everyone
	Parks management
	Parks and recreation for the elderly
	Sewer system for Dana School to post office

¹ (#) 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 1E. Public Input Meeting 1 All Comments Received regarding Transportation¹	
Strengths	Accessibility/Convenience (to I-26, County, municipalities)* (1)
Concerns	Dana/Upward/Ridge/Oleta Roads: improvements needed, possibly signalization* (3)
	Stop sign needed at hill at Refuge Baptist Church because of a lack of visibility (2)
	Upward Road traffic (2)
	Blue House Road/Sugarloaf Road intesection
	Dana Road and Tracy Grove Road need turning lanes
	Howard Gap Road traffic
	Howard Gap Road/Tracy Grove Road interesection need for signalization (stop light/blinking light)
	Oleta Road needs widening
	Road maintenance needs improvement
	Speed limit enforcement
	Traffic volume*
	Upward Road congestion at I-26 bridge
	Upward Road safety concerns with tractor trailors and speed
	Upward Road/South Allen Road intersection light syncrolization
15-Year Vision	Howard Gap Road: do not widen
	Improve transportation (roads)
	Improve public transportation service (Apple Country Transit)

¹ (#) 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 Development¹	
Strengths	Connection to the economy
	Education level of population
	Last area [of the County] that large tracts of property can be passed on to next generations
Concerns	Depreciation of land values
15-Year Vision	Important to keep small-family owned business (1)

¹(#) 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 & Development¹	
Strengths	Freedom on my own land (4)
	Maintain/preserve way of life: farming/family community
	Sustainability
Concerns	Preservation of private property rights/Government should not tell property owners what to do with land/Too much governmental control* (15)
	No big box developments (5)
	Growth management (1)
	Too dense (1)
	Expansion of commercial development into residential areas
	Low density
	Low density (5 or more acres for subdivision lots)
	Low density (larger lot sizes)
	Low density (minimum lot sizes larger than 1/4 acre)
	Need stronger restrictions on commercial development
	No gated communities
	No industrial development
	Overdevelopment
	Potential for high density housing
	Prevent lots with failed septic permits from being re-sold
Too much residential development	
15-Year Vision	Keep big businesses out (1)
	Slow growth (1)
	Neighborhood store at intersection of Dana Road/Upward Road
	No large industries

¹(#) Indicates the number of votes this item received.

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Table 1H. Public Input Meeting 1 All Comments Received regarding Community Character & Design¹	
Strengths	Rural* (2)
	Quaintness
	Desire for the area to stay like it is
Concerns	Leave community the way it is
	Maintain frontage and street views of property
15-Year Vision	Look like it did 30 years ago (local family-owned businesses)*
	Keep rustic forested look

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Table 1I. Public Input Meeting 1 All Comments Received regarding The Community¹	
Strengths	Family (1)
	Community: traditions, pride, closeness, friendliness*
	Churches
	Diversity
	Family atmosphere
	Neighborliness
	People
Concerns	Overpopulation/population increase*

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Table 2A. Online Survey Responses Regarding Strengths, Concerns and 15-Year Vision Related to Natural and Cultural Resources¹

Strengths	Beauty of land
	Lots of land, beauty

Table 2B. Online Survey Responses Regarding Strengths, Concerns and 15-Year Vision Related to Agriculture¹

Strengths	Agriculture
	Closeness, farming, strong sense of community
	Family and farming
	It is an agricultural community and private property rights are respected
15-Year Vision	A continuation of strong agrarian roots... Stay a farming community with limited development that would damage the community and families that live with in it
	Agricultural activities are emphasized and promoted to the rest of Henderson County
	Continued agricultural growth... We have a lot of apple orchards [and] I would like to see them flourish... By the same token if they choose to sell their land it is their right
	Preservation of the apple farms

Table 2C. Online Survey Responses Regarding Strengths, Concerns and 15-Year Vision Related to Housing¹

Concerns	Too many mobile home parks are allowed... Substandard housing needs to be addressed
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Table 2D. Online Survey Responses Regarding Strengths, Concerns and 15-Year Vision Related to Community Facilities & Public Services¹

Concerns	Being annexed by larger towns, encroachment/growth of other towns/communities overcoming our community and forcing their taxes upon us
	Crime prevention
15-Year Vision	A new community center for the Upward Community.
	Certainly within that timeframe a larger Upward School will be built.
	More services such as water and sewer, less fancy development and more neighborhoods.
	Need for increased law enforcement
	There are more things for everyone one to do not just certain types of people

Table 2E. Online Survey Responses Regarding Strengths, Concerns and 15-Year Vision Related to Transportation¹

Strengths	Good highway access to I-26
Concerns	Heavier traffic through the area on Upward Road raises safety issues
	[Need] better roads
	Roads are becoming heavily traveled
15-Year Vision	Better roads and less traffic (populous)
	Hopefully new road construction will be done well enough that the area will not out grow the road system in 15 years
	[Limit] influx of traffic from the interstate

Table 2F. Online Survey Responses Regarding Strengths, Concerns and 15-Year Vision Related to Economic Development¹	
Concerns	Lower economic growth and disadvantaged population

Table 2G. Online Survey Responses Regarding Strengths, Concerns and 15-Year Vision Related to Land Use & Development¹	
Concerns	Development and sprawl without services, junky neighborhoods with overcrowded trailers and apartments, fancy developments with residents that want to restrict long term property owner rights.....
	Growth that will not retain the beauty that we have.
	Growth, development
	I don't think that county government should be telling people what they can and cannot do with their land. We live in a free society and private property rights are a central part of that society. I have no right to tell my neighbor what he or she can do with their property.
	Keeping development down to preserve the country feel
	Large commercial growth
	Mobile homes, more mobile homes, clearing of land, loss of agriculture
	Overbuilding in the area without the proper roads and facilities.
	Overdevelopment
	Overdevelopment
	That we are growing but it seems like it is too fast
	Too much development
	15-Year Vision
Building codes that meet the needs of families that have lived here for a century	
I would like to see my property annexed into the City of Hendersonville where there are greater protections of the resources.	
Limited growth, and continued agriculture use	
More good restaurants, more activities to lure tourists to the area to spend their money	
New development should monitored, especially manufactured housing and undesirable industries.	
Slow, controlled growth is okay... but keep the views and the land intact	
Well thought out growth and easy access to Hendersonville	

Table 2H. Online Survey Responses Regarding Strengths, Concerns and 15-Year Vision Related to Community Character & Design¹	
Strengths	Quiet, rural character with emphasis on agriculture
	Rural area, dependable neighbors, family ties
	Rural Community, which needs to remain rural-family oriented
	Rural nature of area with quiet neighborhoods
	Semi rural, quiet, non-bustling
	Still somewhat rural
15-Year Vision	Remaining a rural area
	The area has been cleaned up but not over developed so it retains a rural feel

Table 2I. Online Survey Responses Regarding Strengths, Concerns and 15-Year Vision Related to The Community¹	
Strengths	Beauty of people
	Being a small town, we all feel like we know and trust one another. Strengths are being able to call on a neighbor if you need them.
	Hardworking people with strong moral values that have a sense of community...tight knit and friendly
	Strong values community pride
	Upward Community, although in a country setting, still has that comforting feeling you get from knowing that neighbors still help neighbors.

Table 2J. Online Survey Responses Regarding Planning Area Uniqueness	
How is your part of Henderson County unique from other parts of the County?	
Apple Farming	
Beautiful views of the mountains from my home, quiet neighborhood and good neighbors. Very few developments and factories. Would like to keep it this way.	
Eastern continental divide/eastern edge of plateau	
It is still a rural farming community that is not overrun with housing developments and wide commercial entities...Target, Wal-Mart, Ingles on every street corner, etc.	
Less industrialized, more rural, open	
Much less developed, which is attractive.	
Quiet area. Very near the city but with the feel of the country. We like it this way but we also need to continue progress in the area.	
Rural and protected at this point in time.	
So far we have been able to preserve two thirds of our farmland	
The agricultural activities make this area valuable and unique to Henderson County.	
The sense of community remains.	
Upward is at the primary entrance from Polk County/I-26 East, gateway to the rest of the County.	
We are a close knit community where everybody knows one another.	
Where I live is actually all still dirt road. That is few & far between in Henderson County now.	

Table 2K. Online Survey Responses Regarding County Policies and Regulations	
The County's policies and regulations should...	Average
...work to preserve the County's rural character.	6.18
...work to preserve mountain views/ridge tops.	5.89
...encourage preservation of agriculture.	5.71
...require developers to provide more open space.	5.6
...strive to make affordable housing.	4.29
...allow more employment opportunities.	3.8
...allow more single family neighborhoods in the Planning Area.	3.44
...allow more commercial businesses in the Planning Area.	3.08
...allow more apartment neighborhoods in the Planning Area.	2.3
...allow more industrial centers.	1.5
...allow more manufactured home parks.	1.5

7 = Strongly Agree, 4 = Neither Strongly Agree nor Strongly Disagree, 1 = Strongly Disagree

Table 2L. Online Survey Responses Regarding Provision of County Funds	
The County should provide funds to ...	Average
...improve roads in the Planning Area.	5.3
...provide funds to protect farmland in the Planning Area.	4.8
...provide funds to protect open space in the Planning Area.	4.78
...extend County sewer service in the Planning Area.	4.6
...extend County water service in the Planning Area.	4.45
...extend Apple Country Transit bus routes in the Planning Area.	3.89
...build more walking trails in the Planning Area.	3.67
...build more multi-purpose ball fields (soccer, baseball, football) in the Planning Area.	3.23
...build more ball fields dedicated to a specific sport in the Planning Area.	2

7 = Strongly Agree, 4 = Neither Strongly Agree nor Strongly Disagree, 1 = Strongly Disagree

Table 2M. Online Survey Responses Regarding Payment for New School Construction Costs	
Sometimes when new homes are built, public schools become overcrowded resulting in the need for new schools. How should this school construction be funded?	Percent
By the developers, building contractors, and residents of the new homes	52.6%
By all of the taxpayers of Henderson County	47.4%

Table 2N. Online Survey Responses Regarding Howard Gap Road Widening	
Should Howard Gap Road be widened to four (4) lanes?	Percent
Yes	45.0%
No	55.0%

Structures Identified as Built Over 100 Years Ago*







14



18



15



19



16



20



17



21



22



26



23



27



24



28












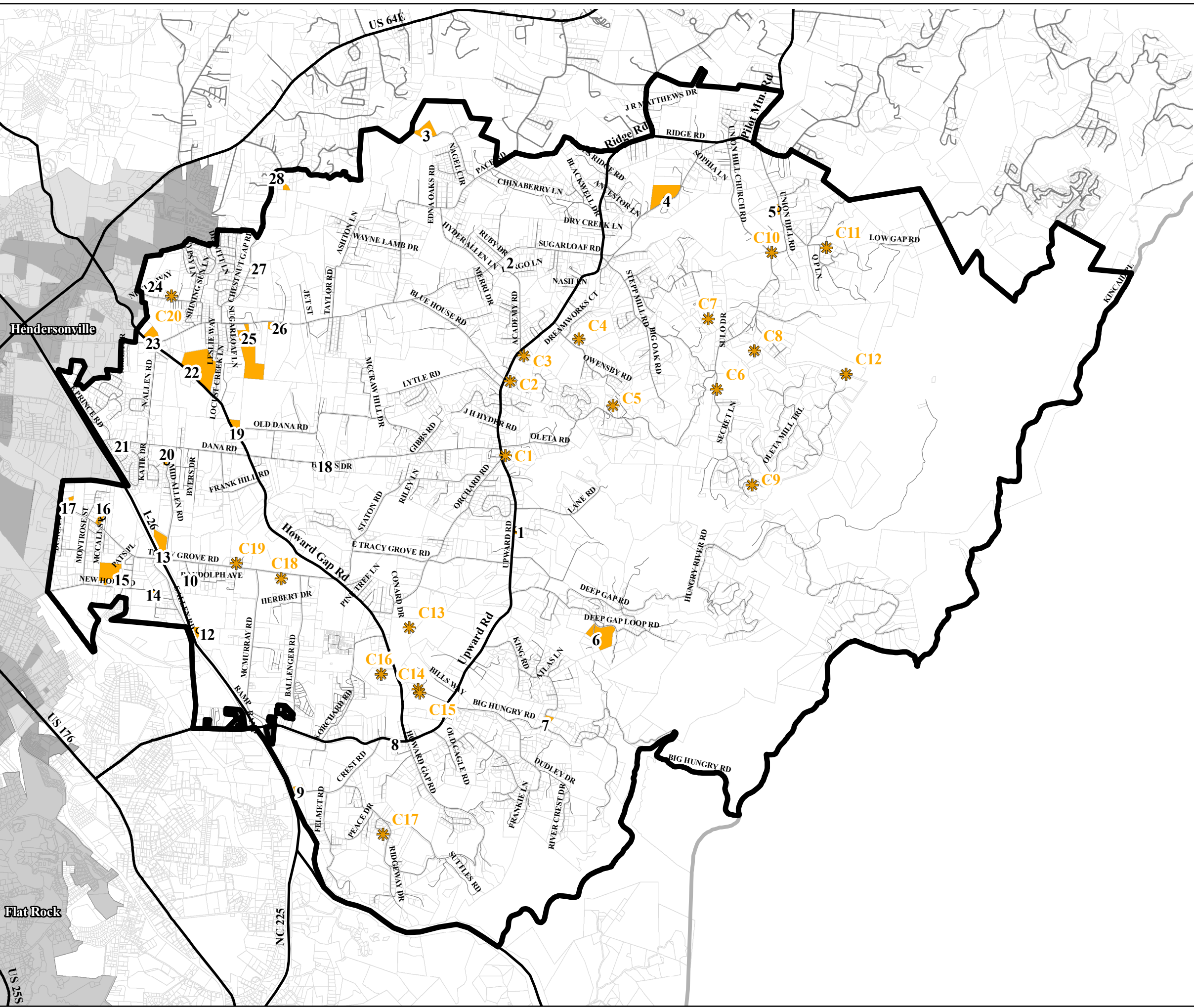
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Table A3.1. Cultural and Historical Sites Map Cemetery Identifiers	
Map ID	Cemetery
C1	Refuge Baptist Church Cemetery
C2	Dana Methodist Church Cemetery
C3	Dana Baptist Church Cemetery
C4	JB Hill Family Cemetery at Owensby Road
C5	Basiewicz Family Cemetery (Single marker "Billy, July 14, 1965")
C6	Stepp-Hyder Cemetery at Round Hill
C7	Stepp Family Cemetery
C8	Stepp Family Cemetery at Golden Hill
C9	Stepp Family Cemetery at Red Hill
C10	Union Hill Baptist Church Cemetery
C11	David Family Cemetery
C12	Reece-Bradley Cemetery
C13	Hammett Family Cemetery
C14	Jones Family Cemetery at Upward Road
C15	Upward Kelley Holiness Baptist Cemetery
C16	Ronald Livesay Cemetery
C17	Gilbert-Justus Family Cemetery
C18	Tracy Grove Baptist Church Cemetery
C19	Bethel Wesleyan Church Cemetery
C20	Fair Haven Independent Baptist Church Cemetery

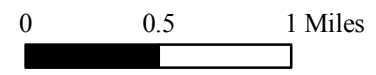
Dana Community Planning Area

Cultural and Historic Sites

-  Major Roads
-  Streets
-  Dana_Community_Boundary
-  Cemetery
-  Properties with Structures 100 Years+
-  City of Hendersonville
-  Village of Flat Rock
-  Municipal ETJ
-  Parcels



1 inch = 0.72 miles



This map is prepared from the inventory of real property found within this jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map, are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The County and mapping company assume no legal responsibility for the information contained on this map.

COMMERCIAL, INDUSTRIAL & WAREHOUSE LAND USE AND PHOTO INVENTORY

Table 7. Commercial, Industrial & Warehouse Land Use Inventory

Site	Name	Description	Heated Sq. Feet	Current Zoning
A01	1. Family Christian Center 2. Country Bear Daycare	1. Office (Religious) 2. Childcare Facility	16,000	RC
A02	1. Flat Rock Signs and Graphics 2. McCraw Insurance 3. Curves 4. Anew-Salon and Spa 5. Family Heritage 6. Eternal Sun 7. NC Vocational Rehabilitation 8. Champion Service Experts 9. Scuba 10. Study Hall	1. Retail Sales & Services 2. Office (Insurance) 3. Physical Fitness Center 4. Retail Sales & Services 5. Office 6. Retail Sales & Services 7. Office 8. Office 9. Retail Sales & Services 10. Office	20,000	RC
A03	1. Warehouse 2. Point the Way Health Consultants 3. Goodman Computer Technologies 4. Mountain Tek 5. Bodyshop Fitness Center	1. Warehousing and Storage 2. Office (Medical) 3. Office (Information) 4. Retail Sales & Services 5. Physical Fitness Center	46,294	RC
A04	Scot King Auto Sales	Motor Vehicle Sales or Leasing	0	RC
A05	Four Seasons Paint and Body	Automobile and Equipment Service	4,916	RC
A06	Game Room	Vacant	0	RC
A07	Waffle House	Retail Sales & Services (Restaurant)	1,706	RC
A08	Mountain Inn and Suites	Motel/Hotel	33,942	RC
A09	Bloomfields of Flat Rock	Retail Sales & Services	11,460	RC
A10	1. Morning's Glory Creations 2. McAbee's Fruit Stand	1. Retail Sales & Services(Gift Shop) 2. Produce Stand	6,504	I
A11	Vacant	Construction in Progress	0	I
A12	Pro Fit Golf	Retail Sales & Services	2,488	R1
A13	Matrac	Manufacturing and Production Operations	96,551	RC/I
A14	Twin Ponds RV Park	Recreational Vehicle Park	9,435	R1
A15	1. Richard D. Hatch and Associates 2. Antiques and Estate Auctioneers 3. Professional Appraisers and Liquidators	1. Office 2. Retail Sales & Services 3. Office	8,000	CC
A16	Country Marble	Retail Sales & Services (Tubs, Spas, & Vanities)	12,000	CC
A17	Western Carolina Produce Inc.	Warehousing and Storage	11,584	R1
A18	Leisure Craft Inc	Manufacturing and Production Operations	48,366	CC
A19	Asheville Packing Co.	Product Processing and Storage Facilities	28,840	CC
A20	Animals "R" Us	Office (Veterinarian)	6,204	R2R
A21	Blue Ridge Septic Inc	Vacant	1,942	CC
A22	Vacant	Vacant	2,250	CC
A23	Warehouse	Warehousing and Storage	19,580	R2R
A24	L & R and Sons	Warehousing and Storage	20,350	R2R
A25	DIBOCO Fire Sprinklers Inc	Office	21,900	R2R
A26	Paw Pleasers	Kennel	800	R2R

Table 7. Commercial, Industrial & Warehouse Land Use Inventory

Site	Name	Description	Heated Sq. Feet	Current Zoning
B01	Holberts Plumbing Inc	Retail Sales & Services(Plumbing)	3,486	I
B02	John Ross Inc	Office (Landscape Construction & Design)	3,684	I
B03	Cooper Construction Company	Office (Construction)	10,274	I
B04	Christian World Adoption	Office	4,396	I
B05	1. Zack's Automotive 2. Vintage Motorgarage Co.	1. Automobile and Equipment Service 2. Automobile and Equipment Service	2,400	I
B06	1. Beemer Clinic Inc 2. Grandpa's Olde Cars	1. Automobile and Equipment Service 2. Automobile and Equipment Service	9,450	I
B07	1. STJ's Inflation Station 2. Petals Distribution Co. 3. American Parcel Service	1. Indoor Recreation Facilities 2. Retail Sales & Services 3. Retail Sales & Services	26,800	I
B08	M.T. Industries	Manufacturing and Production Operations (Telecommunications Plastic and Film Printing0)	16,000	I
B09	Tracy Grove Business Center- Direct Line Parts	Retail Sales & Services	19,200	I
B10	Affordable Mini-Storage	Self-Storage Warehousing	75,900	I
B11	Warehouse	Warehousing and Storage	12,440	R1
B12	Henderson Farms	Warehousing and Storage	15,265	R1
B13	Red Barn Pet Care Center	Kennel	2,824	R1
B14	IDAG LLC	Office	8,470	R1
B15	Terminix Service Inc	Retail Sales & Services	4,040	R1
B16	1. Harding 2. Martial Arts	1. Retail Sales & Services 2. Retail Sales & Services	6,000	R1
B17	Club Cheer & Dance Inc	Retail Sales & Services	5,600	R1
B18	Warehouse	Warehousing and Storage	3,600	R1
C01	Red Hill Inc Apples	Warehousing and Storage	17,450	R2R
C02	Red Hill Inc Apples	Food Manufacturing (Packing House)	13,824	R2R
C03	Warehouse	Warehousing and Storage	3,897	R2R
C04	Warehouse	Warehousing and Storage	3,422	R2R
C05	Warehouse	Warehousing and Storage	14,000	R2R
C06	Hideaway Hill Pet Center	Kennel	8,880	R2R
D01	Byers Precision Fabrication Inc	Manufacturing and Production Operations	55,310	LC
E01	Henderson Best	Warehousing and Storage	95,724	LC/ R2R
F01	Vacant	Vacant	600	LC
F02	Junkyard Dawg Properties	Junkyard	0	R2R
F03	Junkyard Dawg Properties	Junkyard	1,500	R2R
F04	1. New Beginnings Thrift Store 2. El Charrito	1. Retail Sales & Services 2. Convenience Store	23,211	LC
F05	1. Dana Post Office 2. Balance Reparation	1. Governmental 2. Automobile and Equipment Service	5,040	LC
F06	Dana Food Center/Marathon	Convenience Store/Fuel Pumps	3,500	LC
F07	Rolling Ridge Inc	Vacant	2,440	LC
F08	Fabrex Company	Retail Sales & Services	13,200	LC
F09	Rolling Ridge Inc	Office	6,050	LC
F10	Bryant Heating and Cooling Systems	Retail Sales & Services	4,720	R2R
F11	Garage/Shop	Automobile and Equipment Service	1,530	R2R
F12	Ron's Auto Repair & Restoration Services	Automobile and Equipment Service	6,218	R2R

Table 7. Commercial, Industrial & Warehouse Land Use Inventory

Site	Name	Description	Heated Sq. Feet	Current Zoning
F13	Dana Mini-Storage	Self-Storage Warehousing	7,500	R2R
E14	Warehouse	Warehousing and Storage	3,750	R2R
F15	Warehouse	Warehousing and Storage	3,898	R2R
F16	Apple Ridge Farm-Warehouse	Warehousing and Storage	19,692	R2R
G01	GB Enterprises (Sysco-American Truck Repair)	Automobile and Equipment Service	6,200	R1
G02	The Manual Woodworkers and Weavers Inc Distribution	Warehousing and Storage	15,360	LC
G03	Automated Designs Inc	Office	1,800	LC
G04	Automated Designs Inc- Custom Machinery and Equipment	Manufacturing and Production Operations	6,600	LC
G05	Southland Distributors	Warehousing and Storage	193,280	I
G06	The Warm Company	Warehousing and Storage	90,000	I
G07	Lazy Boy Travel Park	Recreational Vehicle Park	7,810	I
G08	Crop Production Services	Manufacturing and Production Operations	19,468	R2R
G09	Mountainscape Inc.	Office (Custom Homes)	1,792	LC
G10	Warehouse	Warehousing and Storage	8,000	R2R
G11	Coastal Agro Business	Warehousing and Storage	35,850	I
G12	AllJuice (Food and Beverage Corp.)	Food Manufacturing	44,888	I
G13	Storage Units	Self-Storage Warehousing	3,000	R2R
H01	La Montana	Retail Sales and Services	3,478	R2R
H02	Warehouse	Warehousing and Storage	7,774	R2R
H03	Vacant	Vacant	5,500	R2R
H04	Woodhaven Cottages	Motel/Hotel (Cottage Rentals)	2,165	R2R
I01	Hardin MFG Country Air	Retail Sales and Services	23,760	R2R
I02	1. Five Points Grocery 2. Welding and Auto Repair	1. Convenience Store/Fuel Pumps 2. Automobile and Equipment Service	5,246	LC
I03	Warehouse	Warehousing and Storage	14,400	LC
I04	Custom Part Inc	Manufacturing and Production Operations	118,958	LC
I05	Kings Warehouse	Warehousing and Storage	2,500	R2R
J01	McGraw's Garage	Automobile and Equipment Service	2,820	R2R
J02	J and Jake Auto Repair	Automobile and Equipment Service	2,000	R2R





A8



A11



A9



A12



A10



A13



A10



A14



A15



A19



A16



A20



A17



A21



A18



A22











F3



F7



F4



F8



F5



F9



F6



F10



F11



F15



F12



F16



F13



G1



F14



G2



G3



G7



G4



G8



G5



G9



G6



G10



G11



H2



G12



H3



G13



H4



H1



I1



I2



I5



I3



J1



I4

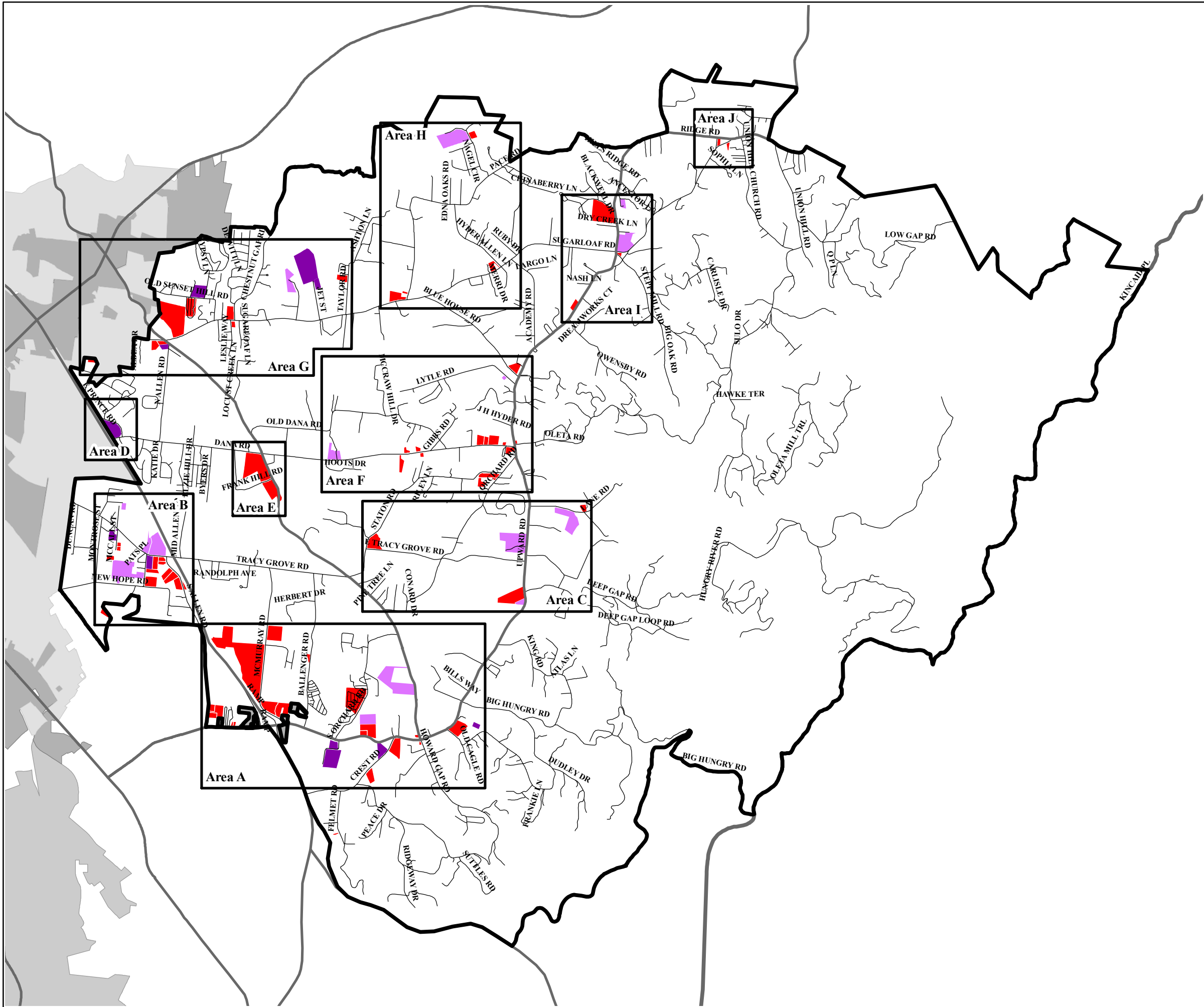


J2


Dana Community Planning Area

Commercial, Industrial & Warehouse Land Use Inventory

-  Major Roads
-  Streets
-  Community Plan Boundary
- Nonresidential Land Uses**
-  Commercial
-  Commercial Vacant
-  Commercial - Light Industrial
-  Industrial
-  Warehouse
-  City of Hendersonville
-  Village of Flat Rock
-  Municipal ETJ



1 inch = 0.73 miles
 0 0.45 0.9 Miles



This map is prepared from the inventory of real property found within this jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map, are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The County and mapping company assume no legal responsibility for the information contained on this map.

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