

SECTION 3. EDNEYVILLE COMMUNITY PLAN

3.1. NATURAL AND CULTURAL RESOURCES

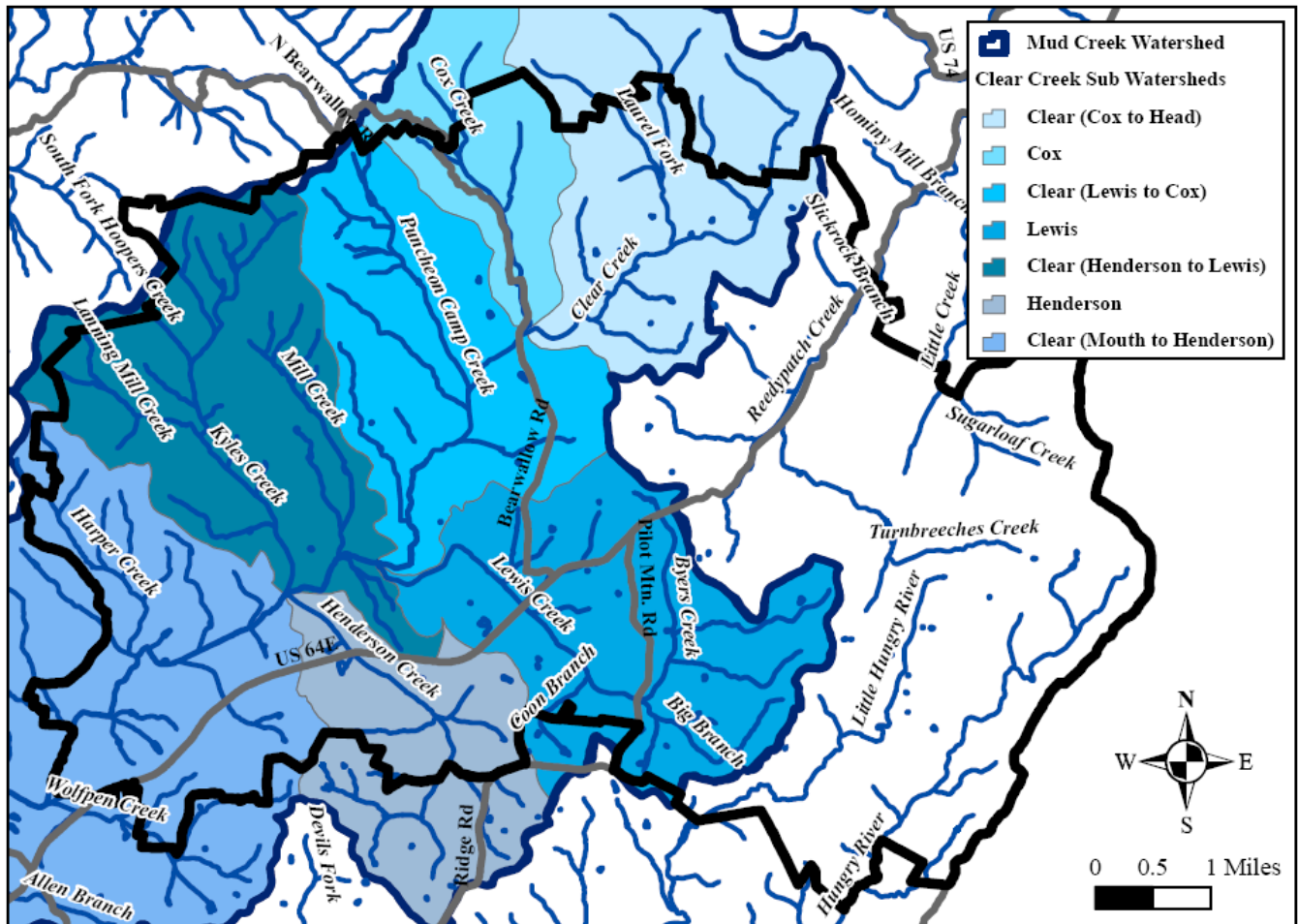
Sensitive Water Resources

Broad and French Broad River Basins. The Eastern Continental Divide (ECD) is the boundary which separates the Gulf of Mexico and Gulf of St. Lawrence drainage basins from the drainage basins that flow directly into the Atlantic Ocean. Until 1763, the official end of the Seven Years' War (French and Indian War), the ECD represented the boundary between British and French colonial possessions. Those lands to the west of the ECD, claimed by the French, were lost to the British in the war.

The ECD passes through the County and Planning Area (See Map 2, Sensitive Natural Areas (p. 62)). This boundary separates two river basins (the land surface drained by streams and creeks flowing into one another, eventually into a single large river). The consists of 19,673 acres (67.12%) in the French Broad River Basin and 9,639 acres (32.88%) in the Broad River Basin.

Mud Creek Watershed. The Mud Creek Watershed is part of the French Broad River Basin. This is the largest watershed located entirely within Henderson County (See Figure 3.1.1). The watershed does contain degraded streams with reduced water quality. Currently underway is the Mud Creek Watershed Restoration Project whose purposes it is to restore degraded streams and improve water quality. Some 19,550 acres (66.7%) of the Planning Area are in this watershed.

Figure 3.1.1. Planning Area Mud Creek Watershed



Stream Classifications. The US Clean Water Act (specifically Section 303(d)) requires states list waters that do not meet established quality standards. Clear Creek appears on the North Carolina Division of Water Quality's (NCDWQ) 2006 list of North Carolina Impaired Waters (Published June 19, 2007). Streams are degraded by altering the stream and surrounding area (removal of riparian vegetation, channelization, dikes, and other alterations); and adding contaminants to the stream including sediment (from disturbed stream banks, unpaved roads, and others), polluted stormwater runoff (primarily in more urbanized areas), wastewater discharges, potential hazardous spills, pesticides, and stream access by livestock.



View of Clear Creek, looking south from Bearwallow Road. Clear Creek is classified as a Trout Water but is also impaired.

Clear Creek is considered impaired because of the poor health of its biological communities. The Volunteer Water Information Network (VWIN) has monitored the water quality of Clear Creek for several years. According to VWIN, the Clear Creek watershed and subwatersheds are more heavily agricultural and developed than other County watersheds, resulting in increased surface runoff. Turbidity, total suspended solids, and nutrient concentrations are generally higher in Clear Creek than other creeks because of increased runoff. Data show Clear Creek's water quality continuing to decline.

NCDWQ also classifies streams based on their ability to support: (1) trout on a year-round basis and, (2) trout propagation. These streams are classified "Trout Waters." There are 107.7 miles of perennial streams in the Planning Area and 49.2 miles are classified as trout waters (46.68% of streams). These streams include all or portions of the following: Big Branch, Bold Branch, Byers Creek, Camp Judaea Lake, Clear Creek, Coon Branch, Cox Creek, Harper Creek, Henderson Creek, Hungry River, Kyles Creek, Laurel Fork, Lewis Creek, Little Creek, Little Hungry River, Puncheon Camp

Creek, Reedypatch Creek, Slickrock Branch, Sugarloaf Creek, Turnbreeches Creek and other unnamed tributaries. The Trout Waters classification protects these streams by applying more stringent water quality standards.

The Soil Erosion and Sedimentation Control Regulations of Chapter 200A, Land Development Code (hereinafter "LDC"), limit land-disturbing activities within 25 feet of classified trout waters. Certain exclusions to these restrictions apply including agriculture, foresting/timbering, and any land disturbing activity over which the State has exclusive regulatory jurisdiction.

Even with protective measures, sedimentation and the resulting increased turbidity (the measurement of the visual clarity of a water sample) remain a particular concern in trout waters. Clear Creek's turbidity is generally higher than other creeks. Trout eggs can withstand only small amounts of silt before the likelihood of hatching is greatly reduced. Clear Creek shows turbidity levels increasing over time which could threaten trout waters viability.

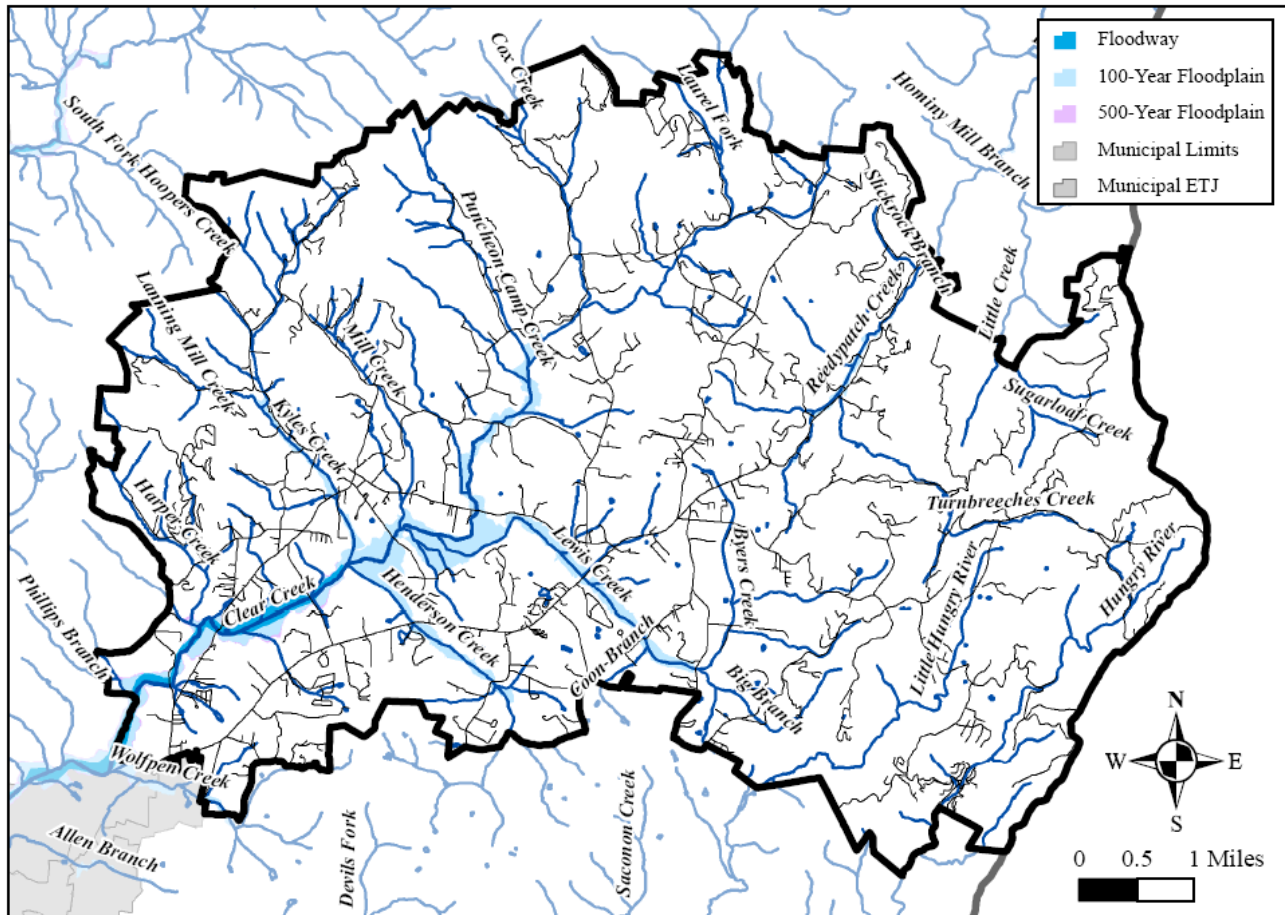
Flood Lands. Planning Area floodplains and floodway are principally located around Clear Creek (in the western portion of the Planning Area (including its tributaries of Kyles, Henderson, and Lewis Creeks) and Reedypatch Creek (in the eastern portion of the Planning Area). A floodway includes the

stream channel and the adjacent areas that carry the deepest and fastest waters associated with a flood event. A 100-year floodplain is defined as having a 1% chance of flooding in a given year while the 500-year floodplain is defined as having a 0.2% chance of flooding in a given year. Approximately 3.62% of the Planning Area falls within flood lands (See Table 3.1.1 and Figure 3.1.2).

Table 3.1.1. Planning Area Flood Lands			
Flood Designation	Total Acreage	Percent of	
		Planning Area (%)	County Flood Lands (%)
Floodway	147.00	0.50	3.80
100-Year Floodplain	886.72	3.02	15.80
500-Year Floodplain	29.48	0.10	4.30
Total	1,063.20	3.62	23.90

Source: Henderson County Flood Damage Prevention data (2008).

Figure 3.1.2. Planning Area Flood Lands



The Flood Damage Prevention regulations of the LDC: (1) do not restrict development in the 500-year floodplain, (2) limit development in the 100-year floodplain (in terms of fill and structure elevation), and (3) prohibit fill or placement of structures in the floodway.

Wetlands. Wetlands are defined by soil saturation and plant and animal life. Wetlands include swamps, marshes, and bogs. The Planning Area contains approximately 60.95 acres of palustrine wetlands (dominated by trees, shrubs, persistent emergents (species that remain standing during the period between growing seasons), emergent mosses, or lichens). These wetlands contain a number of

grasslike plants (cattails, bulrushes, saw grass, sedges) and true grasses (reed, manna grasses, slough grass, and whitetop) (See Map 2, Sensitive Natural Areas (p.62)).

Trends. The Planning Area contains significant water resources but water quality is threatened. Fertilizers/pesticides, livestock waste, sediment, stormwater, and wastewater are increasingly entering streams because of standard land development and use practices. Each of these substances degrades water quality. Fertilizers and pesticides cause algae overgrowth, increased cloudiness, and fish kills. Livestock wastes introduces additional nutrients, bacteria, and pathogens. Sediment, the principal pollutant of North Carolina streams, buries aquatic organisms, clogs fish gills, reduces water clarity, and blocks light to aquatic plants. Stormwater and wastewater introduce additional nutrients, bacteria, pathogens, and chemicals.

Developing land can also substantially degrade water quality. Development typically increases impervious surfaces which increases the amount of stormwater entering streams and increases the number of flood events. Development that alters stream courses, reduces or removes vegetation, and fills or modifies flood lands can: (1) reduce the ability of a stream to accommodate the increased velocity and force of floodwaters, (2) damage streambanks, (3) result in scouring or sediment loading of the stream; and (4) result in flooding events that last longer and cover larger areas of bottomland

The cumulative impact of existing practices and new development pressure will continue to degrade Planning Area water quality. As development continues, monitoring and protecting the quality and quantity of water resources in the Planning Area will be essential to prevent further degradation or depletion of water resources.

Sensitive Land Resources and Protected Species

Protected Mountain Ridges and Steep Slopes. Protected mountain ridges and steeply sloping lands are primarily located in the northern and eastern portions of the Planning Area. The North Carolina General Assembly authorized the Protected Mountain Ridge regulations of the LDC. These regulations apply to all mountain ridges whose elevation is 500 or more feet above the elevation of an adjacent valley floor (See Map 2, Sensitive Natural Areas (p. 62)). Structures located on a protected mountain ridge cannot have a vertical height of more than 40 feet (measured from the top of the foundation) and cannot protrude at its uppermost point above the crest of the ridge by more than 35 feet.

The Planning Area also contains steep slopes (See Figure 3.1.3 and Table 3.1.2). The LDC reduces density by one-half ($\frac{1}{2}$) for those portions of a tract with a slope of 60% or greater (where such slope areas of the tract account for 10% or more of the tract).



View of mountain ridges, looking north toward US Highway 64 East and Whiteside, Piney and Bald Top Mountains. Bald Top and Piney Mountain contain Protected Mountain Ridges.

Figure 3.1.3. Planning Area Slope

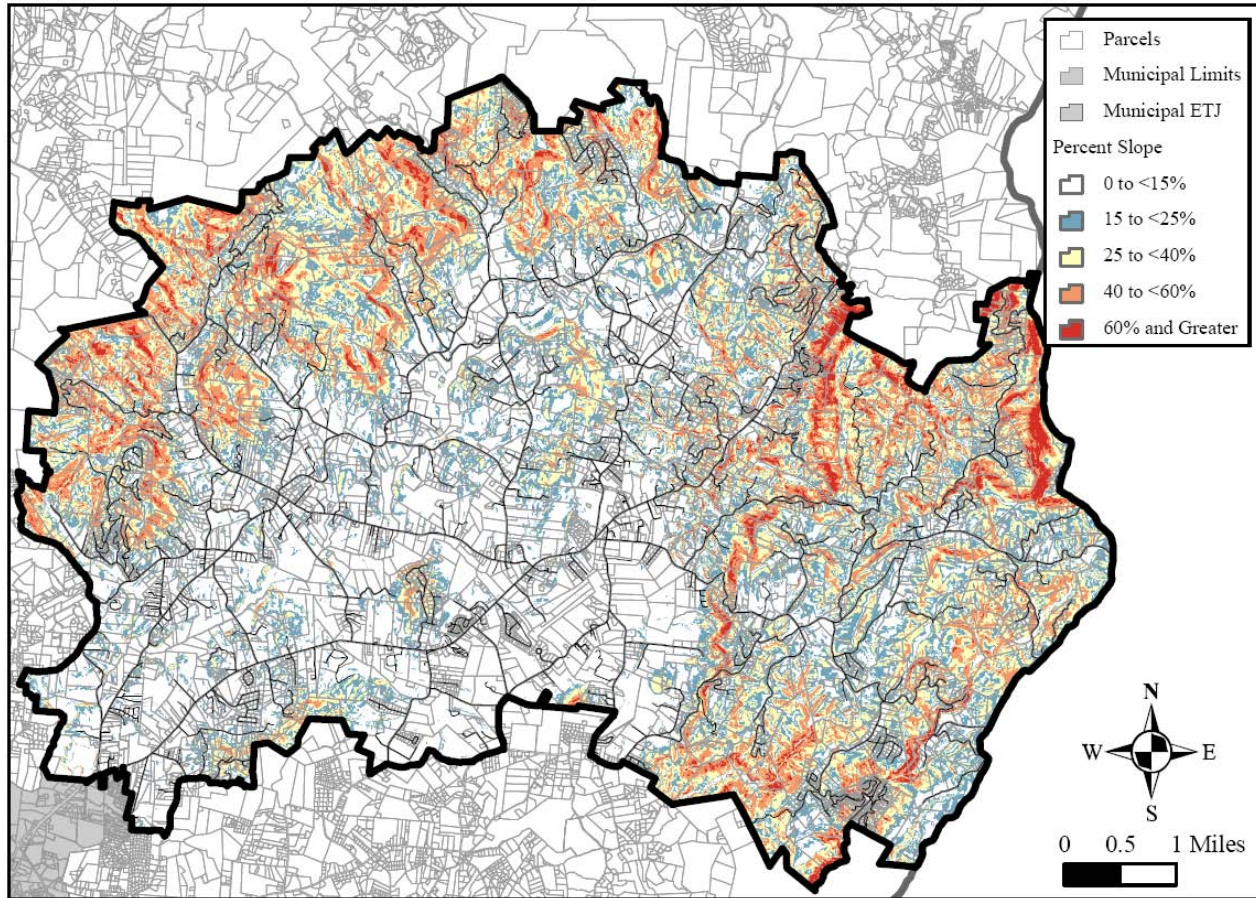


Table 3.1.2. Planning Area Slope		
Percent Slope (%)	Total Acreage	Percent of Planning Area Lands (%)
0 to <15	12,511.68	42.49
15 to <25	5,725.60	19.44
25 to <40	6,179.53	20.98
40 to <60	4,100.97	13.93
60 and Greater*	931.21	3.16

*These slopes are regulated by the County through LDC density reduction standards.

Source: Henderson County slope data (2008).

Environmentally Sensitive Sites. The Planning Area contains many environmentally sensitive sites, with four (4) designated as Significant Natural Heritage Areas by North Carolina Natural Heritage Program (See Map 2, Sensitive Natural Areas (p. 62)). These four (4) privately owned sites include:

Bald Top Mountain. Significant due to its high quality Chestnut Oak Forest, High Elevation Red Oak Forest, and unusually diverse High Elevation Granitic Dome.

Bead and Lace Falls. Significant due to its high quality Spray Cliff community along one of the most scenic falls in the County. The falls are surrounded by good quality Rich Cove Forest and Chestnut Oak Forest. The rare Wood Sedge (See Table 3.1.3) occurs here.

Cloven Cliffs/The Pinnacles. Significant due to its high quality Montane Acidic Cliff, Carolina Hemlock Bluff, and Boulderfield Forest communities., and good quality Pine-Oak/Heath. The rare Biltmore Sedge occurs at this site.

Lost Colony Coves/Raven Cliffs. Significant series of coves, cliffs, and waterfalls which support good quality Rich Cove Forest, Montane Acidic Cliff, Spray Cliff, Carolina Hemlock Forest, and Pine-Oak/Health communities. Longstalk Sedge is found here.

Protected Species. Using the Natural Heritage Inventories occurrence data, several protected state and federal plant and animal species have been noted, historically observed, or have habitat in or near the Planning Area (see Table 3.1.3).

Table 3.1.3. State and Federal Protected Species Located within the Planning Area				
Common Name	Scientific Name	Kingdom	Protection Status	
			State*	Federal
Broadleaf Coreopsis	Coreopsis Latifolia	Plant	SR	-
Lobed Spleenwort	Asplenium pinnatifidum	Plant	SR	-
Northern Peatmoss	Sphagnum capillifolium	Plant	SR	-
Prickly Ground Pine	Dendrolycopodium dendroideum	Plant	SR	-
Smooth Blue Aster	Symphyotrichum laeve var. laeve	Plant	SR	-
Swamp Bluegrass	Poa palustris	Plant	SR	-
Virginia Mountain Mint	Pycnanthemum virginianum	Plant	SR	-
Virginia Stickseed	Hackelia virginiana	Plant	SR	-
Wood Sedge	Carex leptonervia	Plant	SR	-
Black-billed Cuckoo	Coccyzus erythrophthalmus	Animal	SR	-
Lampshade Spider	Hypochilus coylei	Animal	SR	-
Least Weasel	Mustela nivalis	Animal	SR	-
Mountain Heartleaf	Hexastylis contracta	Plant	Endangered	Of Concern
Mountain Sweet Pitcher Plant	Sarracenia jonesii	Plant	Endangered	Endangered
White Fringeless Orchid	Platanthera integrilabia	Plant	Endangered	Candidate

*SR: Significantly Rare.

Source: North Carolina Natural Heritage Program (2007).

Conservation Easements. The Planning Area contains conservation easements held by Carolina Mountain Land Conservancy (CMLC) and the North Carolina Division of Parks and Recreation. CMLC holds a conservation easement for a 312.36 acre portion of the Planning Area, in and around Wethero Mountain. The Planning Area also includes 37.68 acres of a 1,568 acre conservation easement, now held by the State, located in/around World’s Edge. World’s Edge contains waterfalls, sheer cliffs, forests and views that make its protection a priority (See Map 2, Sensitive Natural Areas (p. 62)).

Trends. Land resources in the Planning Area are limited. Approximately 11,920 of the Planning Area’s 29,300 acres (40%) are vacant. Development trends and future pressures, if not properly managed, could negatively affect these limited resources.

Cultural and Historical Resources

Colonial settlers arrived in the Planning Area shortly after the American Revolutionary War. Many of these early colonial families still make their home in the area. A number of important cultural and historical resources from over 200 years of colonized history are within the Planning Area. The Planning Area contained 24 sites with structures estimated as being 100 years old or older (A photographic inventory of these structures is provided in the document, *Edneyville Community Plan Supplemental Materials*, on file at the Henderson County Planning Department). During the drafting of this Plan, one of the identified structures has been demolished as noted in the *Edneyville Community Plan Supplemental Materials*. Among the identified structures and cemeteries are the following (See Map 3, Cultural and Historic Sites (p. 63)):



Unknown Confederate Soldier Gravestone. Cemetery contains the burial site of an unknown confederate soldier along with a story plaque (See Map 3 (C1) and photos left).

William Mills Cemetery. The cemetery contains a large number of fieldstones. The first individual buried with a marked grave in the cemetery appears to be Baila Lewis (d. 1809). William Mills (d. 1837), one of the original colonial settlers of the County, is buried here (See Map 3 (C23)).

Coston Family Cemetery. The burial site of several members of the Edney family, including Eleanor Edney, who appears to be the first buried with a marked grave in the cemetery (b. 1768, d. 1842)).

Samuel Edney (b. 1765, d. 1844), one of the original settlers of the County, is also buried here (See Map 3 (C6)).

Rhodes/Lyda Cemetery. This is the burial site of a number of World War II and Civil War veterans (See Map 3 (C19)).

St. Paul’s Episcopal Church. The church is an historical landmark in the area established in the 1800’s (See Map 3 (17) and photo right).



St. Paul’s Cemetery. The St. Paul’s Cemetery contains many Civil War veteran burial sites. Many of the Civil War veterans buried here were members of the Confederate Soldiers of America’s North Carolina 25th Infantry Regimen. An infant, S.A. Lyda (b. 1840, d. 1841), appears to be the first buried with a marked grave in the cemetery (See Map 3 (C20)).

Trends. Historical and cultural sites important to the Edneyville Community and County are being lost due to decay, lack of knowledge of the site or its historical significance, and development pressures. Many historic structures are also in close proximity to major roads and expansion and widening of these roads may pose a threat to the preservation of these structures.

Natural and Cultural Resources Goals and Objectives

Goal N1. Protect Water Quality within the Edneyville Planning Area.

N1.1 Restore impaired streams (303d list) and support water quality protection and restoration programs. Public and private groups should work together to restore and protect the water quality of Clear Creek (an impaired stream). Landowner consent would be necessary for projects. The County should consider:

1. Using wetlands/bioretenion areas to address non-point source water contaminants, and
2. Educating developers/landowners about on-site stormwater management techniques.

N1.2 Consider implementing stream buffer incentives. The County should consider offering significant incentives (including density bonuses) where new developments voluntarily provide undisturbed stream buffers of significant width.

N1.3 Consider identifying and incorporating stormwater management standards and requirements. The County should consider:

1. Requiring or offering incentives for using low impact development (LID) techniques in new developments/uses of land;
2. Offering incentives for applying LID techniques to existing developments/uses of land;
3. Tailoring regulations for stormwater management based on percent slope; and
4. Establishing specific principles and practices for managing stormwater runoff associated with open uses of land.

Note: It may be appropriate to implement stormwater standards on a countywide basis rather than within one or several communities.

N1.4 Adopt an open space plan. The Comprehensive Plan sets forth a Future Land Use Map that should be the starting point for developing an open space plan. The plan should identify areas preferred to be left as open space and encourage voluntary protection of those lands. To encourage voluntary protection the County should:

1. Establish a fiscally sustainable land conservation fund and purchase property through fee simple or bargain sale acquisition,
2. Encourage dedicating identified lands to conservation agencies or the County, and
3. Seek development agreements for new developments on lands identified by the plan.

Goal N2. Protect Land Quality within the Edneyville Planning Area.

N2.1 Consider only permitting conservation subdivisions within the Edneyville Planning Area.

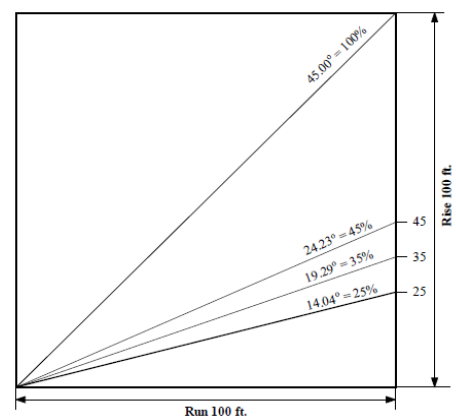
N2.2 Limit cutting on ridges and slopes. The County should discourage cutting on ridges and slopes related to developments to prevent destabilization and preserve scenic natural beauty. The County should consider limiting cutting on lots containing ridges and slopes by applying building envelope regulations. Any limits should allow cutting associated with proper forestry management.

N2.3 Consider providing incentives for reforestation cleared areas of land, especially those on ridges and slopes.

N2.4 Minimize development on designated steep slopes. See Figure 3.1.4 for measurement of slope (not to scale).

N2.5 Promote ecotourism. Ecotourism focuses on the natural environment as a means of attracting tourists. The Planning Area's designated National Heritage Areas and proposed open space plan (See Objective N1.4) will allow for ecotourism promotion.

Figure 3.1.4. Slope Measurement



Goal N3. Create incentives/opportunities for preservation of historic and cultural sites within Edneyville the Planning Area. Incentives and opportunities should be made available to owners of historic and cultural sites willing to participate in preservation efforts. The County should support preservation efforts by: helping secure public or private funding, identifying incentives for the protection of properties and structures, educating property/structure owners about these incentives, and encouraging, whenever possible, the use of these historic and cultural sites for educational purposes.

3.2. AGRICULTURE

Agricultural Lands. Approximately 18,689 acres (63.76%) of the Planning Area is agricultural land (horticultural and forestlands are included in this category) (See Map 4, Agriculture (p. 64))¹. Data used to identify the amount of land in agriculture include: (1) United States Department of Agriculture data (2004 Farm Services Agency and 2008 Census of Agriculture data); and (2) Henderson County data (2008 tax parcel and voluntary agricultural district data).²

Table 3.2.1. Planning Area Agricultural Lands			
Place	Acreage		Percent of Total Acreage in Agricultural Lands
	Agricultural Lands	Total	
Henderson County	87,929.90	240,099.79	36.62%
Planning Area	18,689.00	29,311.87	63.76%

Source: USDA FSA data (2004) and Henderson County data (tax parcel and voluntary agricultural district (2008)).

The Planning Area contains a significant portion of the County's agricultural lands; containing 12.21% of the County's land but approximately 21.25% of its agricultural land (See Table 3.2.2).

Table 3.2.2. Planning Area Percentage of Agricultural Lands		
Acreage in Agricultural Lands	Planning Area	18,689.00
	Henderson County	87,929.90
Percent of County Agricultural Lands in Planning Area		21.25%

Source: USDA FSA data (2004) and Henderson County data (tax parcel and voluntary agricultural district (2008)).

Agricultural Production. The Planning Area contributes to the County's agricultural prominence. Agricultural operations within the Planning Area produce apples, cattle, corn, sod, strawberries, and tomatoes. The Planning Area also includes vineyards and nurseries. Recent trends also indicate farmers are diversifying crops and products to remain competitive. County production ranks as follows:

Apple Production. First in the State annually, and a leading producer of apples in the southeast;

Vegetable Production. Second or third in the State annually;

Corn for Silage. Seventh in the State in tons produced (2006); and

Cattle. Fifth in Western North Carolina (2006).

In terms of cash receipts, the County was the second most lucrative in the State in terms of cash receipts for crops (2005) and the 21st most lucrative in the State in terms of total cash receipts from agriculture (2005). The largest County commodity is ornamentals with over 55 acres of greenhouse-grown crops, 2,000 acres of sod, and 3,000 acres of landscape trees/shrubs, producing over 100 million dollars in gross sales annually.

The County is active in preserving its agricultural prominence. In 1991, the County adopted a Farmland Preservation Ordinance to: (1) encourage voluntary preservation and protection of farmland from nonfarm development; (2) increase awareness of local farm locations; (3) educate the public

¹ Actual acreage in agricultural land may be higher than data indicates.

² United States Department of Agriculture (USDA) data include Farm Services Agency (FSA) program (conservation, loan, credit and disaster) data and Census of Agriculture data (conducted each five (5) years). Henderson County data include tax parcel data (all land classified as "agriculture-horticulture" and "forestland") and voluntary agricultural districts (all active participants in the program).

about local farms; and (4) recognize the importance of agriculture to the economic and cultural life of the County. The ordinance established the voluntary agricultural district program requiring purchasers of subdivided properties (within a specified distance of district lands) be notified of nearby district designations. The ordinance does not regulate the conversion of farms into developed lands.

The County also participates in a present use value taxation program where it taxes eligible lands on the present use value instead of the market value. Present use value (the value of the land in its current use) is only applied to agricultural, horticultural, or forestland. Not all agricultural land is eligible and must meet requirements related to: (1) time of application, (2) ownership, (3) size, (4) income, (5) management, and (6) any other requirement established by North Carolina General Statutes. This program reduces property tax burden, ultimately reducing development pressure.



Finally, the County has provided in the LDC a 5% density bonus for those conservation subdivisions preserving active agricultural lands.

Apples. The Planning Area has long been associated with and identified by its apple growing industry. William Mills, the first colonial settler of Henderson County, planted the first fruit trees (among them apple) in the Planning Area in 1787. Mills earned the nickname “Billy Apple Seed” because, by planting these first trees, he began the apple growing industry in the County. The Edneyville, and Fruitland communities offer ideal apple growing conditions given their climate and terrain.

The apple growing industry developed slowly in the 1800’s primarily due to poor means of transporting apples for long distances outside of the County. In the late 1800’s, the first railroad in the County was built, with the first steam engine arriving in the original Hendersonville Depot in 1879. After the arrival of the railroad, apple growers began expanding their markets, hauling apples and other produce into nearby South Carolina counties and beyond. The apple growing industry was booming, becoming the most prominent County crop by the early 1900’s. By the mid-1930’s apple sales amounted to approximately 200,000 dollars in revenue annually. The apple industry grew slowly but steadily until it saw a second period of rapid growth in the late 1950’s and 1960’s.

In 1952, the County contained approximately 180,000 apple trees. These trees were almost exclusively located in the Planning Area and the immediately surrounding communities. Apple growers with many trees were looking for new technologies to increase productivity including speed sprayers and automatic pruners. Andy Lyda is credited as being the first apple grower to purchase a large speed sprayer in the 1950’s.

In 1958, Gerber Products Company selected Skyland, North Carolina as a location for a processing plant. Gerber changed Henderson County apples harvesting with its arrival. The company introduced harvesting apples in bins and the 20 bushel bin box. Over the next decade, the apple market in the County would shift largely from a fresh fruit market to an apple processing market. Although the plant closed in 1998, apple growers continue to use the 20-bushel bin box introduced by the company.

In 1959, several apple growers organized the first apple-packing house and cold storage plant in the County owned by growers, the Western North Carolina Apple Growers Cooperative. At its height, the cooperative had approximately 50 members and within a given year could pack and store more than 100,000 and 150,000 bushels respectively. Apple growers now primarily use the cooperative for cold storage.



Apple growers also began modifying their growing practices, including changes in tree spacing. Reductions in tree spacing allowed for industry expansion. Since the 1930's per acre tree planting rates increased tenfold (See Table 3.2.3). Apple production per acre also increased dramatically as a result.

The apple growing industry remains an important aspect of the Planning Area's agriculture, heritage and economy. Within the Planning Area

alone, over 150 commercial and 30 hobby farmers participate in the apple growing industry. Family farming remains prominent with names like Barnwell, Coston, Creasman, Dalton, Edney, Enloe, Freeman, Gilbert, Henderson, Hill,

Jackson, Justice, Justus, Lamb, Lancaster, Laughter, Liese, Lively, Lyda, Merrill, Moore, Moss, Nix, Rhodes, Staton, and Stepp continuing to be associated with Henderson County apples.

The County in 2007 contained an identified 6,146 apple bearing acres, 1,167,740 apple-bearing trees, and a potential full crop yield of 4,299,127 bushels (average of 700 bushels per acre). The County produced 80% of NC apples in 2006, pulling in a total of 17.5 million dollars in income (within the average 15-20 million dollars seen annually). The County's apple market is once again largely a fresh fruit market.

Table 3.2.3. Henderson County Apple Tree Spacing		
Apple Trees	1930's	Today
Spacing Within Rows	30-35 feet	10-15 feet
Separation Between Rows	30-35 feet	16-20 feet
Planting Rate Per Acre	40-50 trees	400-500 trees

Source: Blue Ridge Farm Direct Market Association, www.ncapples.com

Trends. Despite the prominence of agricultural lands in the Planning Area, trends show declining agricultural lands in the County. According to the USDA Census of Agriculture, the County has seen an estimated 35.93% decline in total agricultural acreage during the 20-year period between 1987 and 2007 (See Table 3.2.4). Agricultural lands are declining because of: (1) parcelization, (2) scattered development pattern, (3) farmers' inability to compete successfully for land because of increased land value, (4) the loss of farmers due to age and lack of heirs interested in continuing farming, and (5) the economic hardships of farming.



Agricultural lands within the Planning Area and County are on the decline.

Once agricultural land is developed, its agricultural value is reduced significantly if not permanently lost. Agricultural lands are lost piece by piece to development because of parcelization (when a farm is divided multiple times into smaller tracts that are more easily sold and developed). Parcelization is part of the problems created by scattered development (occurring adjacent to existing agricultural lands). Scattered development makes farming more difficult in that farming practices and effects (dust, smells, sprays, noise, etc.) may be difficult to mitigate and can cause tension between neighboring residential uses and the farm. Individuals associated with the development may also negatively affect the farm through their own activities including

trespassing, vandalism and theft. Adjacent development may result in increased property values making it more difficult for farmers to compete successfully for valuable agricultural land.

Table 3.2.4. Henderson County Agricultural Census Data

Place	Acreage by Census Year*					Percent Change	
	1987	1992	1997	2002	2007	Total (%)	Average Annual (%)
Henderson County	59,232	52,281	44,511	48,619	37,947	-35.93	-1.80

*The acreage included herein may not include all land actively involved in agriculture as the USDA Census of Agriculture is a survey and is based on individual responses. Information available from the USDA FSA indicates additional acreage clearly not included by the USDA Census of Agriculture.

Source: USDA Census of Agriculture (1987, 1992, 1997, 2002 and 2007).

The overall decline in agricultural land is also the result of selling farms to developers. A farmer’s age and lack of heirs combined with the economic hardships of farming often results in the sale of farms. In 2007, the average age of a Henderson County farmer was 57.2 (USDA Census of Agriculture). Given the aging population, this issue will likely remain a cause of agricultural land loss.

Development trends and future pressures, if not properly managed, may negatively affect agriculture.

Agricultural Goals and Objectives

Goal A1. Reduce farmland loss within the Edneyville Planning Area.

A1.1. Consider establishing a farmland protection fund. The County should consider establishing a farmland protection fund dedicated to protecting agricultural land in the County (including its municipalities). The fund should be used to preserve farmland and acquire easements from property owners on a voluntary basis. This fund should be supported by donations/grants from Federal, State, County, municipal, non-profit, and private sources.

A1.2. Consider establishing and supporting a local land link program. Land link programs function to match retiring farmers without heirs to beginning farmers without land. Beginning farmers often lack financial resources to farm because they cannot afford to purchase farmland.

A land link program would identify farmland available for lease-to-own or identify farmers willing to turn farmland over to a beginning farmer in order to avoid capital gains tax.

A1.3.Support an estate tax waiver or deferment for agricultural lands intended to remain in agriculture. The County should support any necessary changes in State law to permit waiver.

Goal A2. Promote development regulations sensitive to agriculture in the Edneyville Planning Area.

A2.1.Require subdivision applicants adjacent to voluntary agricultural districts obtain or review information regarding farming practices. This requirement may increase dialogue and cooperation between farmers and developers. This information gathered should be conveyed to subsequent landowners to increase their understanding of the potential impacts of ownership adjacent to a farm.

A2.2.Consider implementing a Transfer of Development Rights (TDR) Program. A TDR program allows a farmer in a “sending area” to sell development rights to a developer who uses them in a “receiving area”. The sending and receiving areas are designated by the County. For example, a developer in a receiving area may purchase the number of lots a farmer in a sending area could develop under applicable zoning. In this way a farmer is compensated for his ability to develop without having to develop the farmland itself. The County should support any necessary changes in State law to permit this program.

Goal A3. Expand and diversify agricultural markets within the Edneyville Planning Area.

A3.1.Create an agritourism plan and increase the promotion of agritourism in the Edneyville Planning Area. Agritourism focuses on agriculture as a way to attract tourists. Agritourism includes, but is not limited to, seasonal agricultural events (festivals, petting zoos, community fairs), self-guided tours (farm tours, barn tours), and “u-pick” farms.

The County Travel and Tourism Department should:

1. Increase its promotion of agriculture/agritourism, and
2. Devote a significant portion of its funding to this promotion.

The County should encourage farmers participating in agritourism to participate in NCDOT’s agritourism signage program. This program allows for the advertisement of agritourism farms (as defined by NCGS and that meet North Carolina Department of Agriculture and Consumer Services (NCDA and CS) requirements) along interstates and other roads provided the farm falls within 15 road miles of the exit/interchange.

A3.2.Establish an agricultural directional signage program. The County should seek NCDOT approval for the establishment of an agricultural directional signage program. This program would provide additional signage opportunities beyond those available through NCDOT for agritourism signage (See Objective A3.1). Permitted signs should:

1. Promote local agriculture only;
2. Include information only on the farm name(s), product(s) direction(s), and distance(s);
3. Be installed in the right-of-way provided NCDOT approval of the program; and
4. Be installed at the farmer’s expense.

A3.3.Consider establishing a local tailgate market or markets in the Edneyville Planning Area provided area farmers are interested. The establishment of a tailgate market should occur without County funds being used to construct or operate a facility.

A3.4.Promote local food campaigns. Local food campaigns promote local food products through restaurants, local grocery and other stores, and farmers markets.

A3.5.Consider establishing or supporting the establishment of an agricultural heritage museum in the County.

A3.6.Continue working with local farmers to identify high value crops and educate them on crop diversification.

A3.7.Support existing or proposed agricultural research operation centers. The County should support the expansion of the existing Mountain Horticultural Crops Research and Extension Center and encourage the development of additional research operation. Studying additional crops is recommended.

Goal A4. Link local farms to schools.

A4.1.Encourage agriculture/horticulture curriculums and programs in local schools. The County should promote programs that build relationships between local farms and schools. The County and School Board should:

1. Maintain or expand agriculture/horticulture curriculums in middle and high schools;
2. Maintain or increase support for organizations like Future Farmers of America (FFA) and FFA's Career Development Events or Supervised Agricultural Experience Programs;
3. Work with the Appalachian Sustainable Agriculture Project (ASAP) and other organizations to encourage farm to school programs;
4. Structure curriculums to permit farm internships for academic credit;
5. Expand nutritional education and school garden programs;
6. Increase agricultural field trips;
7. Encourage schools serve local food.

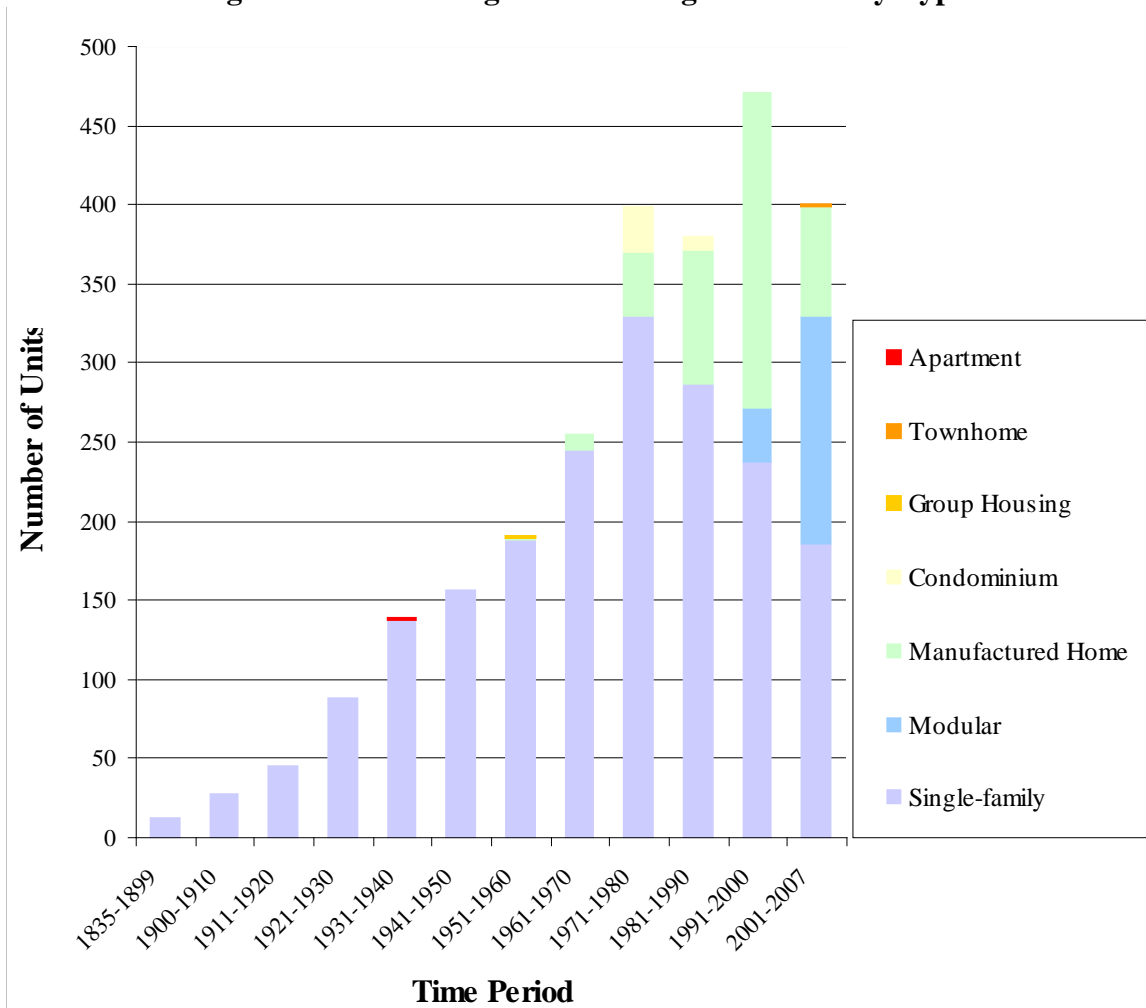
A4.2.Support educational opportunities. Blue Ridge Community College has existing programs and classes, for example, business and accounting, that may be beneficial to farmers. BRCC should expand programs/classes/training sessions and other educational opportunities for farmers. Topics may include farm business planning, law (tax and local), and computer skills training, among others. These programs should be properly advertised and marketed to farmers.

Goal A5. Expand agricultural enterprises' access to economic development and promotion programs and support services.

3.3. HOUSING

Existing Housing Stock. The Planning Area contains 2,566 residential units with the oldest existing residential unit built in 1835 (See Figure 3.3.1 and Map 5, Housing Stock 1930-2007 (p. 65)). Over half of these units were built in the past 27 years (1981 to the present) with the greatest amount of residential development occurring during the 10-year period from 1991 to 2000. During this 10-year period an average of 47 units were built/placed annually. From 2001 to 2007, an average of 57 residential units were built/placed each year. If this rate of building/placement continues, an estimated 571 units will have been built/placed from 2001 to 2010.

Figure 3.3.1. Planning Area Housing Year Built by Type



The Planning Area contains 6.12% of all residential structures in the County. The predominant residential structure type in both the Planning Area and County are traditional (stick built) and modular single-family residential structures. Data indicate traditional and modular single-family residential structures account for 80.33% of all County residential structures. These structures account for 82.54% of all Planning Area residential structures (See Tables 3.3.1 and 3.3.2).

The Planning Area contains a number of manufactured (singlewide and multi-section) single-family residential structures. Approximately 15.82% of all permanent residential structures in the Planning Area are manufactured compared to the County’s 9.18% (See Tables 3.3.1 and 3.3.2). The Planning Area contains 10.57% of all manufactured residential structures (real property) in the County (See Tables 3.3.1 and 3.3.2).

Table 3.3.1. Planning Area Residential Structures 2007			
Residential Structure Type		Number	Percent (%)
Single-Family	Traditional	1,940	75.60
	Modular	178	6.94
	Manufactured³	406	15.82
Condominium		38	1.48
Group Housing		2	0.08
Townhouse		1	0.04
Apartment		1	0.04
Duplex		0	0.00
Total		2,566	100

Source: Henderson County Building Services data (2007) with extrapolations by Henderson County Planning Staff.

Table 3.3.2. Henderson County Residential Structures 2007			
Residential Structure Type		Number	Percent (%)
Single-Family	Traditional	32,762	78.25
	Modular	871	2.08
	Manufactured³	3,842	9.18
Condominium		1,871	4.47
Group Housing		14	0.03
Townhouse		884	2.11
Apartment		1,524	3.64
Duplex		103	0.25
Total		41,871	100

Source: Henderson County Building Services data (2007) with extrapolations by Henderson County Planning Staff.

Manufactured Home Parks. Manufactured homes within manufactured home parks are not considered real property. The number of spaces within existing manufactured home parks may not reflect the status (occupied/vacant) of the spaces. The Planning Area contains 25.04% of all manufactured home park spaces in the County (See Table 3.3.3). In comparison the Planning Area contains only 12.21% of the County's land and only 5.86% of the County's population. It is possible that an additional 1,050 manufactured homes are located within the Planning Area not accounted for elsewhere in this section.

Table 3.3.3. Manufactured Home Parks			
Place	Manufactured Home Parks		
	Total Number	Spaces	Average Number of Spaces per Park
Henderson County	568	4,194	7
Planning Area	97	1,050	11

Source: Henderson County Tax Assessor data (2008) and Property Addressing data (2008).

³ Manufactured homes within manufactured home parks are not considered real property, are not identified by structure data, and are therefore not included in these calculations.

Residential Building Permits. From 2005 to 2007, 8.61% of all County residential building permits were issued in the Planning Area. The Planning Area and County have seen a decline in the percent of residential building permits issued for manufactured homes during the period (See Tables 3.3.4 and 3.3.5). In 2005, approximately 47.92% of Planning Area residential building permits were issued for manufactured homes (dropping to 24.73% by 2007).

Table 3.3.5. Planning Area Residential Building Permits Issued			
Year	Residential Building Permits Issued (Number and Percent)		
	Traditional, Modular and Multifamily*	Manufactured (Singlewide and Multi-section)**	Total
2005	50 (52.08%)	46 (47.92%)	96
2006	63 (62.38%)	38 (37.62%)	101
2007	70 (75.27%)	23 (24.73%)	93
2005-2007	183 (54.95%)	107 (32.13%)	290

* Excludes remodeling.

** New, replacement and relocation permits for manufactured homes.

Source: Henderson County Building Services data (2007) with extrapolations by Henderson County Planning Staff.

Table 3.3.4. Henderson County Residential Building Permits Issued			
Year	Residential Building Permits Issued (Number and Percent)		
	Traditional, Modular and Multifamily*	Manufactured (Singlewide and Multi-section)**	Total
2005	909 (76.64%)	277 (23.36%)	1,186
2006	939 (83.39%)	187 (16.61%)	1,126
2007	905 (85.78%)	150 (14.22%)	1,055
2005-2007	2,753 (74.40%)	614 (16.60%)	3,367

* Excludes remodeling.

** New, replacement and relocation permits for manufactured homes.

Source: Henderson County Building Services (2007) data with extrapolations by Henderson County Planning Staff.

Residential building permits for manufactured homes are issued at a higher rate in the Planning Area than countywide. From 2005 to 2007, 17.43% of all residential building permits for manufactured homes were issued for properties in the Planning Area.

Approved Residential Lots. The Planning Area contains 193 approved but unrecorded residential lots. These approved lots are within active major subdivisions (approved under Chapter 170 and revised Chapter 200A, LDC) and minor subdivisions (approved since the adoption of Chapter 200A, LDC). An additional 175 lots within these subdivisions are recorded, but only 38 of these lots currently contain a residential use. In total, approximately 330 lots within these subdivisions (including both recorded and unrecorded lots) could be developed with single-family residential structures. It is possible that these lots could contain accessory residential structures not accounted for in the projected 330 units.

Housing Tenure. Housing tenure in the Planning Area and County is comparable. Within the Planning Area, approximately 79.02% of occupied structures are owner occupied and 20.98% are renter occupied (See Table 3.3.6).

Table 3.3.6. Planning Area Occupied Residential Structures by Tenure Type 2000					
Place	Total Occupied Residential Structures	Owner Occupied Structures		Renter Occupied Structures	
		Percent (%)	Total	Percent (%)	Total
Henderson County	37,414	78.80	29,483	21.20	7,931
Planning Area	1,775	79.02	1,402	20.98	372

Source: Census data (2000 Block Group) with extrapolations by Henderson County Planning Staff.

Housing tenure by population indicates that, within both the Planning Area and County, approximately four (4) in five (5) individuals reside in owner occupied housing (See Table 3.3.7).

Table 3.3.7. Planning Area Population by Tenure Type 2000					
Place	Total Population	Reside in Owner Occupied Housing		Reside in Renter Occupied Housing	
		Percent (%)	Total Population	Percent (%)	Total Population
Henderson County	89,173	78.49	69,992	21.51	19,181
Planning Area	5,735	79.39	4,553	20.61	1,182

Source: Census data (2000 Block Group) with extrapolations by Henderson County Planning Staff.

Affordable Housing. The Department of Housing and Urban Development (HUD) is the agency responsible for federal housing programs. HUD defines housing as “affordable” when a household earning at or below 80% of the area median household income puts no more than 30% of its income toward a mortgage payment or rent. Within this group are those households with low income (income equivalent to between 51 and 80% of the area median household income), very low income (income equivalent to between 31 and 50% of the area median household income), and extremely low-income (income equivalent to less than 30% of the area median household income). A household paying more than 30% of its gross income for housing costs is “cost burdened”. A household paying more than 50% of its gross income for housing costs is “extremely cost burdened”.

Housing affordability determination by HUD typically accounts for mortgage payment, taxes, insurance, and utilities. Calculations included in this section do not take into account taxes, insurance and utility costs given the difficulty to determine these costs. Table 3.3.8 affordable housing price estimates reflect housing prices just beyond “affordable”.

Table 3.3.8. Henderson County Housing Affordability for Low and Median Income Households 2006				
Henderson County Household Income	Low Income Household			
	Income	Monthly Income	Affordable Monthly Housing Payment	Estimated Affordable Housing Price*
Median Income	\$41,573	\$3,464	\$1,039	\$164,972
Low Income	\$21,202 - 33,258	\$1,767 - 2,771	\$530 - 831	\$84,134 - \$131,976

* Assumes no money down, a 6.5% interest rate, and 30-year mortgage. Price determined based on HUD recommendations that no more than 30% of monthly income go toward a mortgage payment. Taxes, insurance and utility costs were not included in these calculations given difficulty in determining these costs. The affordable housing price does not account for or include private mortgage insurance (PMI) costs. Due to these exclusions, the estimated affordable housing price is likely just beyond “affordable”.

Source: Census data (2000 and 2006 County and 2000 Block Group) and Henderson County parcel data (2007) with extrapolations by Henderson County Planning Staff.

In 2006, a County household earning \$41,573 was a median income household. A median income household could afford a home with a maximum value of \$164,972. The average assessed housing value in the County (\$257,171) is 155.89% of the affordable cost. The Planning Area average assessed housing value (\$150,158) is affordable to a County median income household.

In 2006, a County household earning less than \$33,258 was a low-income household. A household earning at the top of this category (\$33,258) could afford a home with a maximum value of \$131,976. The average assessed housing value in the County (\$257,171) is 194.86% of the affordable cost. The Planning Area average assessed housing value (\$150,158) is beyond affordability to a County low income household (representing 113.78% of the affordable cost).

The Planning Area's median household income (\$34,357) is approximately 17.36% lower than the median household income for the County. Planning Area median income is lower therefore an affordable home for a Planning Area median income household is also lower (\$136,336). The Planning Area average assessed housing value (\$150,158) is beyond affordability to a median income Planning Area household (representing 110.14% of the affordable cost). Over 50% of the Planning Area's households cannot afford an average valued Planning Area home.

Trends. The Planning Area is experiencing an expansion of its housing stock with trends showing an increase in the number of houses built/placed each decade. Housing affordability will be an issue in the Planning Area and the County as housing costs continue to increase. Ensuring an adequate stock of affordable housing in the future depends largely on future incomes and housing costs.

Housing Goals and Objectives

Goal H1. The County should lead affordable housing efforts, and encourage the equitable distribution of affordable housing throughout the County and its municipalities.

H1.1. Establish locational criteria for accessing any County established or supported affordable housing trust fund. The CCP recommends the establishment of an affordable housing trust fund. Criteria should be provided to consider the location of the proposed affordable housing in relation to existing affordable housing. Funds should:

1. Be available to projects located in an effort to avoid undue concentration or clustering of affordable housing.
2. Not be available where an undue concentration or clustering of affordable housing would occur at any of the following scales: County, Planning Area, or limited area.

H1.2. Encourage incorporating energy efficiency standards in new residential development. Standards (building orientation, appliance efficiencies (water and energy), landscaping location, etc.) increase long term affordability by reducing operation, maintenance, and sustainability costs.

Goal H2. Improve development standards for manufactured homes and existing manufactured home parks within the Edneyville Planning Area.

H2.1. Prohibit new manufactured home parks within the Edneyville Planning Area.

H2.2. Consider requiring improvements to existing manufactured home parks within the Edneyville Planning Area. The County should develop an amortization schedule that would require existing manufactured home parks within the Planning Area:

1. Provide buffering consistent with the requirements for new manufactured home parks,

2. Provide additional landscaping, and
3. Pave any existing unpaved internal roads.

Establishing an amortization schedule allows the manufactured home park owner to recoup the value of the park over this specified period. At or before the scheduled end of the amortization, the owner may choose to come into compliance with these requirements or discontinue the manufactured home park use.

Note: This does not apply to individual manufactured/mobile homes not part of a manufactured home park.

H2.3.Consider establishing a County-funded voluntary removal program for abandoned or dilapidated manufactured homes. Financial assistance should cover a significant portion of the total demolition and disposal costs. The County should establish a fund to provide grants for the voluntary removal of dilapidate mobile homes and manufactured homes.

Goal H3. Expand and diversify housing options.

H3.1.Zone property with appropriate infrastructure (water and/or sewer) to allow “age in place” residential development. The Planning Area’s sense of community is the result of individual citizen’s lifelong investments in the community. Extended care facilities (nursing home, assisted living hospice residential care, etc.), when located within a community, provide individuals an opportunity to “age in place”. This benefits the community and citizen because invested residents can stay in their community and receive necessary services.

Office Institutional (OI) zoning should be applied in the Planning Area because special use permits are not required for extended care facilities in this district. The County should consider developing additional design standards for these developments to allow them to blend in with the surrounding less dense community.

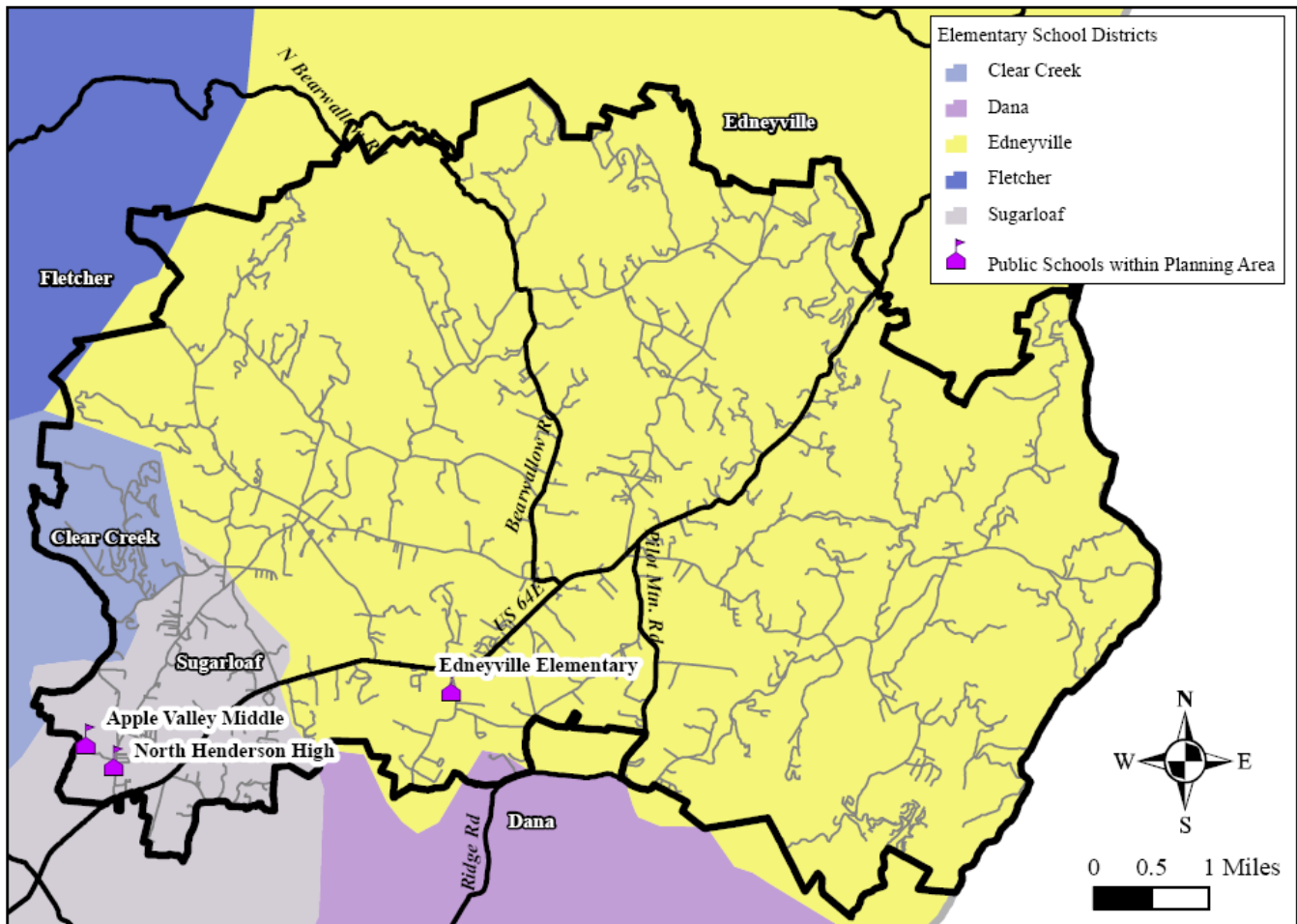
H3.2.Preserve housing stock and increase housing opportunities at major intersections and transit centers. The County should preserve the existing housing stock and increase housing opportunities near transit centers (transit-oriented development) and major intersections to increase public transportation options that are both convenient and affordable.

3.4. COMMUNITY FACILITIES AND PUBLIC SERVICES

Public Schools

The Planning Area falls completely within the Apple Valley Middle and North Henderson High School districts. The Planning Area contains portions of the following elementary school districts: Edneyville, Clear Creek, Dana, Fletcher, and Sugarloaf (See Figure 3.4.1).

Figure 3.4.1. Planning Area Elementary School Districts



Those schools located within the Planning Area currently serving the County include Edneyville Elementary, Apple Valley Middle, and North Henderson High Schools (hereinafter “Planning Area Schools”). These three (3) schools currently exceed state capacity. Of the other elementary schools serving the Planning Area, Fletcher Elementary will likely exceed state capacity during the 2010-2011 school year. All other elementary schools serving the Planning Area are projected to remain within state capacity through 2013-2014 (See Table 3.4.1).

Table 3.4.1. Current School Capacities and Projected Populations

Schools	Capacity		20 Day Membership		Projections* (2009-2014)				
	State	Core	07-08	08-09	09-10	10-11	11-12	12-13	13-14
Elementary Schools									
Clear Creek	648	723	683	505	510	524	546	574	588
Dana**	648	688	552	492	499	506	513	528	546
Edneyville	512	674	631	606	610	607	626	624	643
Fletcher***	648	696	663	568	641	719	742	770	808
Sugarloaf	648	723	N/A	468	495	509	524	532	540
Middle Schools									
Apple Valley***	654	847	815	828	900	990	1003	1023	1020
High Schools									
North Henderson***	895	1110	954	995	1049	948	945	1060	1092
Blue = Well within State Capacity		Yellow = Approaching Capacity				Purple = Over State Capacity			

* Projected growth is calculated by the kindergarten growth over the past eight (8) years.
 ** Completion of Phase II calculated into capacity.
 *** Numbers reflect additional growth projected from the Fox Glenn and Stone Crest Developments (2008-2011)
 Source: Henderson County Public Schools data (2008).

Planning Area Schools. The first school in the Planning Area, “Edneyville School”, was established in the early 1900’s as a “subscription school” (where a subscription was paid for each child that attended). The first accredited graduating class from the school consisted of eight (8) students and held its commencement in 1928. By 1938, the graduating class grew to include 39 students.

Edneyville Elementary School became established when, over the next 22 years, the surrounding schools of Barnwell, Bat Cave, Chestnut Grove, Ebenezer, Fruitland, Hickory, Liberty, and Middle Fork were consolidated. This consolidation resulted in the original Edneyville Elementary School. The current structure housing the Edneyville Elementary School was established in 1970 (a few miles west of the original siting of the school). Apple Valley Middle and North Henderson High Schools share a campus and were established in 1993.

All three (3) Planning Area Schools exceed the state average school size (see Table 3.4.2). The average students per class in Edneyville Elementary and Apple Valley Middle range from 19 to 23 (See Table 3.4.3).

In the 2006-2007 school year, the State Board of Education recognized both Edneyville Elementary and Apple Valley Middle Schools as North Carolina Schools of Distinction. The State Board of Education recognized North Henderson High as a School of Progress. Student academic achievement and the number of students performing at or above grade level determine the recognition received (See Table 3.4.4).



Table 3.4.2. School Size, Comparing Planning Area Schools to State Average

School Type	State Average	Planning Area Schools	
Elementary	510	Edneyville	606
Middle	666	Apple Valley	828
High	989	North Henderson	995

Source: Henderson County Public Schools data (2008).

North Carolina ABC Program end-of-grade tests (math and reading) results for Planning Area Schools show that pass rates for Planning Area Schools exceed State pass rates in both White and Hispanic categories. Edneyville Elementary and Apple Valley Middle pass rates for White students fall below district pass rates. North Henderson High Schools pass rates for Hispanic students also fall below district pass rates (See Table 3.4.5). Table 3.4.5 shows, in red, where Planning Area Schools' pass rates fall below that of either the district or State.

Table 3.4.3. Average Students per Class Edneyville Elementary and Apple Valley Middle

Grade	Students per Class
Kindergarten	19
First	20
Second	21
Third	22
Fourth	22
Fifth	20
Sixth	21
Seventh	21
Eighth	23

Source: Henderson County Public Schools data (2008).

Table 3.4.4. State Board of Education Recognition

School	State Board of Education Recognition	Students Performing at or Above Grade Level	Student Academic Achievement
Edneyville Elementary	NC School of Distinction	80-90%	Overall positive increase
Apple Valley Middle	NC School of Distinction	80-90%	Overall positive increase
North Henderson	School of Progress	60-80%	"High growth" amount of learning achieved

Source: Henderson County Public Schools data (2008).

Table 3.4.5 North Carolina ABC Program End-of-Grade Tests (Math and Reading) Planning Area Schools Passing Rate as Compared to District and State Passing Rates*

Percent of Students Passing by Race/Ethnicity	Elementary Schools			Middle Schools			High Schools		
	Edneyville	District	State	Apple Valley	District	State	North Henderson	District	State
White	76.9	81.3	75.9	76.3	81.3	75.9	80.5	80.2	77.0
Hispanic	71.2	62.6	52.5	66.9	62.6	52.5	56.9	58.5	55.0

Source: Henderson County Public Schools data (2008).

Recreation

Edneyville Park (Existing). The County currently operates one (1) park in the Planning Area. Edneyville Park is located at the corner of Firehouse Road and US Highway 64 East, behind the Edneyville Volunteer Fire and Rescue Department. According to the Henderson County Parks and Recreation Department, the County acquired the 3.41 acres of land for the Edneyville Park through donation by the



Edneyville Grange. The park currently includes a picnic area (available for rent), basketball courts, tennis courts, playgrounds, walking paths, and public restrooms (See Map 6, Recreation and Multimodal Transportation (p. 66)).

Edneyville Community Center and Park. The Edneyville Community Center and associated proposed park are located at the intersection of Ida Rogers Drive and US Highway 64 East. The center and park are the result of a cooperative effort between the Edneyville Community Center Association (which purchased and donated the land) and County. The center consists of a 5,335 square-foot structure with meeting rooms, restrooms and kitchen. Approximately 15.12 acres of land surround the center and are proposed to contain multipurpose fields, a walking trail and playground equipment. A baseball field and an enclosed gym with pool are included in future plans for the site (See Map 6, Recreation and Multimodal Transportation (p. 66)).



Greenways. The Comprehensive Plan identifies possible sites for greenways (which serve as an alternate link between residential communities, recreational areas, nonresidential centers and open spaces) in the Planning Area. These sites were initially identified by the Apple County Greenway Commission whose purposes are to promote and facilitate the planning, development, and maintenance of greenways in the County. There are currently no built greenways in the Planning Area.

The proposed greenways identified in the Comprehensive Plan are generally located along streams and railroad lines. The currently proposed greenways connect the Planning Area to the Town of Fletcher and City of Hendersonville. Proposed greenways follow: (1) Crab Creek (largely within its floodplain) into Hendersonville and (2) Kyles Creek to Terry’s Gap Road and into Fletcher (the Fletcher Community Park) (See Map 6, Recreation and Multimodal Transportation (p. 66)).

Libraries

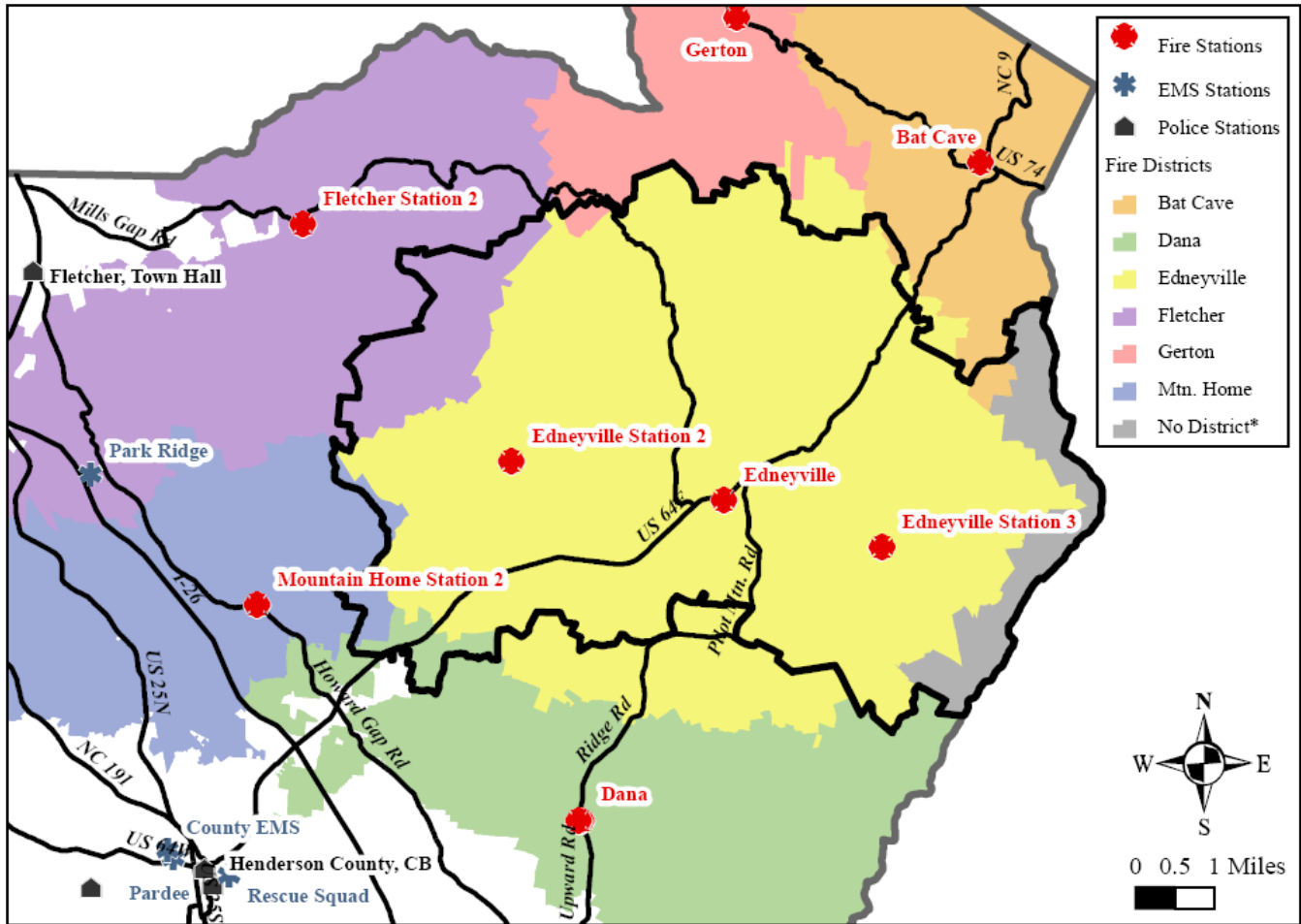
The Edneyville Branch Library first opened to the public in 1989 in a mobile classroom. In January 1999, the Edneyville Branch Library opened in its current building, located at the intersection of Firehouse Lane and US Highway 64 East. The new library consists of a main room (3,000 square feet) and “reading porch” (500 square feet which is screened). In 2007, the door count for the library was 16,552 people. The County currently has two (2) staff members operating the library.



Emergency Services

Fire Protection. The Planning Area contains the following fire districts: Bat Cave, Dana, Edneyville, Fletcher, Gerton, and Mountain Home (See Figure 3.4.2).

Figure 3.4.2. Planning Area Emergency Services



The Edneyville Volunteer Fire and Rescue Department serves most of the Planning Area. The department has one (1) main and two (2) substations within the Planning Area. Locations include: the main station (Firehouse Lane and US Highway 64 East); Substation 2 (Dried Apple Lane and Fruitland Road); and Substation 3 (Sugarloaf Mountain and Gilliam Mountain Roads). The main station is approximately 7,000 square feet and the two (2) substations are each approximately 3,000 square feet in size. The department currently has 48 volunteers and 13 trucks that serve an area of approximately 26,077 acres. One (1) paid firefighter staffs the main station around the clock as a first responder.

There is currently no fire service tax district in the easternmost portion of the Planning Area. Fire departments from surrounding fire districts respond to emergencies in the portions of the County without fire service tax district designation.

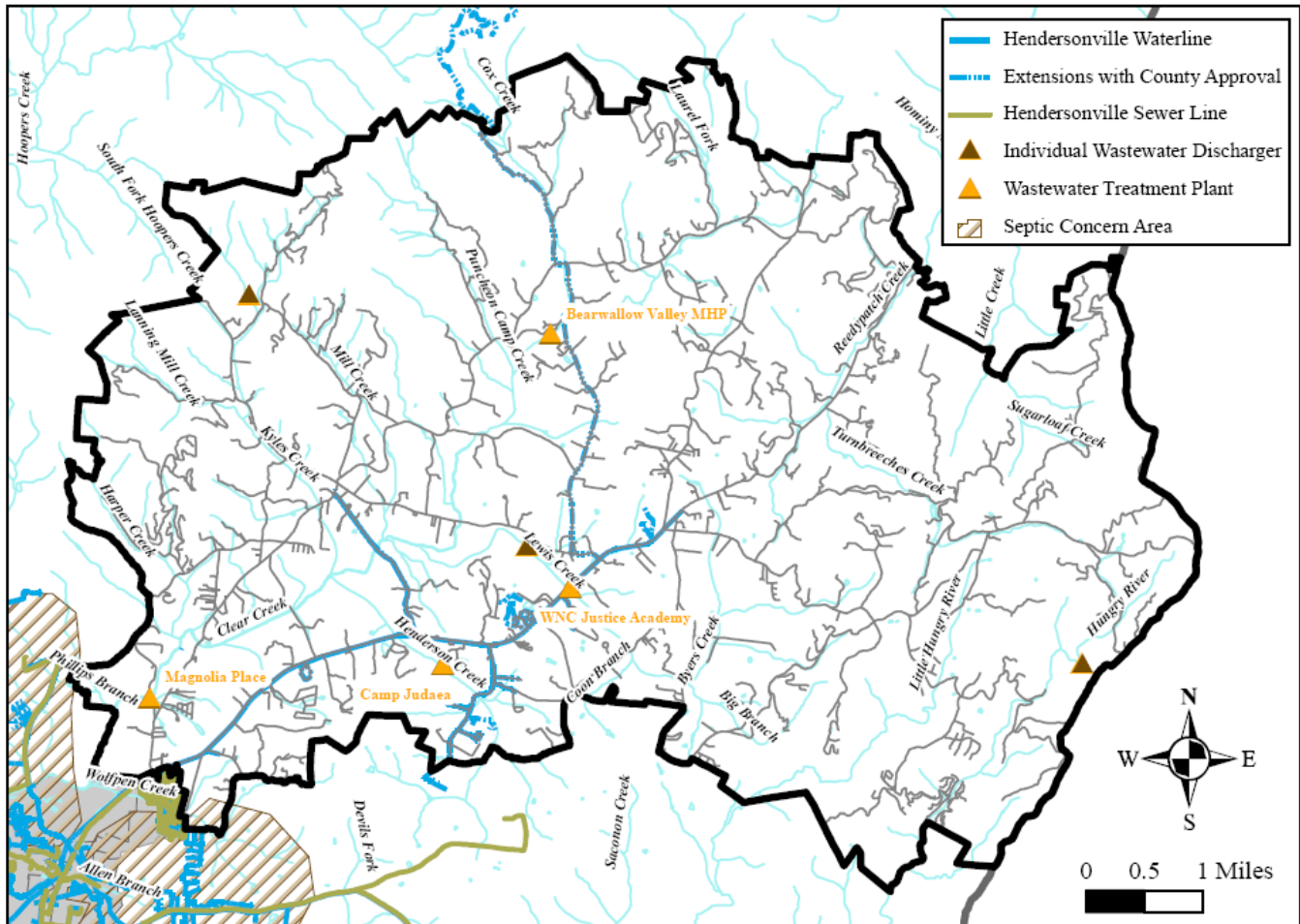
Emergency Medical Services (EMS). The Planning Area contains an EMS station within its main Edneyville Fire Station (Firehouse Lane and US Highway 64 East).

Law Enforcement. There is no satellite Sheriff’s Office in the Planning Area. The Sheriff’s Department covers the Planning Area by allocating two (2) patrolmen within the general area 24 hours a day. The 911 Emergency Center, servicing the entire County, has four (4) to five (5) people per 12-hour shift. Nine (9) people work at the detention center, located in the City of Hendersonville.

Public Water and Sewer

Public Water. The City of Hendersonville supplies public water to portions of the Planning Area. The waterlines principally run along US Highway 64 East, its major intersections, and its adjacent residential subdivisions. The waterline running along Bearwallow Road is currently under construction (See Figure 3.4.3). Other limited private water systems may also exist. Private companies generally maintain the infrastructure for these systems, often supplying water through community wells.

Figure 3.4.3. Planning Area Water and Sewer



Public Sewer. Public sewer does not currently serve any portion of the Planning Area. The closest sewer line serves Brittany Place Apartments located off US Highway 64 East and within the City of Hendersonville’s jurisdiction. There are currently four (4) permitted wastewater treatment plants in the Planning Area. These plants are permitted and annually inspected by the North Carolina Department of Environment and Natural Resources (NCDENR) (See Figure 3.4.3).

Solid Waste

There are approximately 30 private municipal solid waste haulers in the County. The County contracts with Waste Management to transfer construction/demolition and municipal solid waste from the Stoney Mountain Landfill off Stoney Mountain Road to a landfill in Palmetto, South Carolina.

Recycling. Planning Area residents may drop off recyclables at the Stoney Mountain Landfill. Recyclables are sent to private companies located in either Charlotte, NC or Greenville, SC. Individual private waste collection companies may transport certain recyclables to Asheville, NC as well. The

County employs an Environmental Programs Coordinator whose responsibility it is to examine improvements to and expansion of the existing recycling program.

Trends

As the Planning Area continues to develop, demand for and on public services and community facilities will increase. Proper management of development is necessary to ensure community facilities and public services remain adequate in the future.

Community Facilities and Public Services Goals and Objectives

Goal CFPS1. Community facilities and public services should be strategically located in areas identified as local commercial, industrial and office institutional. Community facilities and public services should provide and/or extended to these areas identified the Plan. Nonresidential zoning is applied at these areas. Providing facilities and services at centralized target areas preserves the rural character of the broader Planning Area.

Goal CFPS2. Schools should function as a focal point for the community.

CFPS2.1. Integrate public school, recreation, transportation, and public transit planning.

Schools should be incorporated in pedestrian system (greenways, trails and sidewalks), recreation, transportation, and public transit plans.

CFPS2.2. Schools should be available for community use. Edneyville Elementary, Apple Valley Middle, and North Henderson High Schools should serve as focal points for the Planning Area community. Planning Area facilities are currently available for public use. Current school policy permits:

1. General public access to outdoor school facilities when not otherwise occupied by school functions.
2. Limited use of indoor facilities, with main office approval and associated fees.

Henderson County Schools should reevaluate its indoor facilities use policy and should:

1. Simplify the use approval process, and
2. Reduce or eliminate use fees.

Making school facilities more accessible to the community would generate more community support of schools.

CFPS2.3. Consider establishing site selection and design criteria for new schools. Schools serving the Planning Area currently or will soon exceed capacity. New schools will need to be established to serve the growing community. Site selection and design criteria should be established to ensure the best possible location and design for future schools. Criteria should require consultation with other County departments about potential site sharing and cooperative use. Sites which offer no opportunity for site sharing or cooperative use should not be considered.

Goal CFPS3. Improve the level of service provided by existing and proposed parks and recreation facilities and programs within the Edneyville Planning Area.

CFPS3.1. Construct multi-purpose fields at the existing Edneyville Community Park in addition to the proposed fields at the new Edneyville Community Center.

CFPS3.2. Conduct community specific assessments to determine warranted parks and recreation facilities and programs in each community. The County should provide additional facilities, programs and support staff/volunteers to meet the needs of each community's population.

Goal CFPS4. Form a community and regional greenway network connecting public recreational facilities within the Edneyville Planning Area.

CFPS4.1. Expand the proposed greenway to connect all Planning Area park and school facilities. The Comprehensive Plan proposed greenway would connect Apple Valley Middle and North Henderson High School and the existing Edneyville Park. The greenway should be modified to provide connections to Edneyville Elementary School and the new Edneyville Community Center.

CFPS4.2. Greenways should include bike trails to facilitate on and off-road movement from NCDOT designated bike routes.

CFPS4.3. Greenways should be designed to increase the safety of users and adjacent property owners. To increase the visibility of the users, greenways should be: (1) generally located near major corridors, and (2) adequately lit.

CFPS4.4. Consider establishing a greenways fund. The County should consider establishing a fund, or create a greenways capital plan, dedicated to providing greenways throughout the County. The fund should be supported by donations/grants from Federal, State, County, municipal, non-profit, and private sources. The County could consider the following alternative funding sources:

1. Accepting private easement donations,
2. Establishing bonds,
3. Using all or a percentage of recreational facilities fees and concessions, and
4. Using available State programs (including the North Carolina Parks and Recreation Trust Fund, Clean Water Management Trust Fund, and Adopt-A-Trail program).

The County may also consider requiring easements be granted to the County when a property along a proposed greenway applies for new development approvals.

Goal CFPS5. Consider providing a Satellite Sheriff's Office in the Edneyville Planning Area at the main Edneyville Fire Station or another location determined to be appropriate by the County.

Goal CFPS6. Public water and public sewer should be extended into areas identified as local commercial, industrial and office institutional.

3.5. TRANSPORTATION

North Carolina Department of Transportation (NCDOT) Public Roads. NCDOT maintains the majority of public roads in the state (including over 79,000 miles of roadway and some 77% of the entire public road system). Most state departments of transportation do not maintain the majority of public roads and instead delegate road maintenance authority to municipalities and/or counties. Henderson County does not currently maintain any roads for public purpose.

Regional Planning Process. NCDOT coordinates much of its transportation planning efforts for the County through the French Broad River Municipal Planning Organization (MPO). Henderson County is part of this MPO which also includes Buncombe and Haywood Counties and the municipalities within each of the three counties. Henderson County, like all local governments in the MPO, participates in the preparation and prioritizing of project lists for the:

- (1) “Comprehensive Transportation Plan for French Broad River MPO and Rural Areas of Buncombe, Haywood and Henderson Counties” (hereinafter “Comprehensive Transportation Plan”) which serves as a vision for the future transportation system (adopted January 18, 2008);
- (2) “Transportation 2030: The Long Range Multi-Modal Plan for Buncombe, Haywood, and Henderson Counties” (hereinafter “Long Range Multi-Modal Plan”) which identifies transportation improvements and programs to be carried out over the next 25 years; and
- (3) “Transportation Improvement Program” (hereinafter “TIP”) which lists projects proposed for the next seven (7) years.

Beyond the MPO process, Henderson County also works directly with NCDOT engineers (district and county) to provide feedback on and track progress of project within the County.

Henderson County also has an appointed Transportation Advisory Committee (TAC). The TAC is comprised mostly of MPO representatives who meet regularly to: (1) discuss local transportation issues; (2) receive updates from the NCDOT district engineer regarding TIP and secondary road project progress; and (3) take public input regarding transportation related concerns and issues.

Regional Transportation Network. The regional transportation network is composed of roadway facilities generally classified by NCDOT into the following categories:

Freeways/Interstates. Roads forming the principal avenue of communication between major regions of a country including direct connections between capital cities (with restricted access).

Expressways. Roads forming the principal avenue of communication for regional movement between an urbanized area and adjoining communities (normally has restricted access).

Major Arterial or Boulevard. Roads forming an avenue of communication for movement: (1) between important centers; (2) between important centers and interstates, regional roads, key towns and/or commercial areas; or (3) of an arterial nature within a rural area.

Minor Arterial. A safe all weather surface for moderate volumes of local through traffic with a high seasonal and heavy vehicle component. The main function of these roads is to provide access to abutting property.

Local. A safe all weather surface for moderately low volumes of local access traffic at moderate speeds. This is the minimum standard for school bus routes and sealed local roads. Roads may be of single lane sealed width.

Collector. A safe most weather gravel surface for low volume local light vehicular access traffic to one (1) or more dwellings at moderate speeds, with dry weather travel for all types of

vehicles. This may also include a dry weather surface only for the daily use of immediate residents. In either case this may be single lane.

The Planning Area does not contain any freeways/interstates or expressways. The most significant roads in the Planning Area are Major and Minor Arterials; however, no roads are more than two (2) lanes. An east-west Major Arterial, US Highway 64 East, connects the Planning Area to Hendersonville and Bat Cave/Chimney Rock. This corridor serves as the central connector of the Planning Area. The Planning Area is connected to Fletcher by Bearwallow/North Bearwallow Road which extends north-northeast. The remaining corridors within and extending beyond the Planning Area provide its transportation network.

Traffic variations within the transportation network depend upon local driving conditions and time of year. Traffic volumes are higher throughout the County during summer months because of added recreational and seasonal traffic. Over the last three (3) years, traffic volumes on major roads generally declined in the outlying portions of the County, and increased around the urban center. Because of its relatively sparse population, the region is generally free of traffic congestion.

Regional Transportation Network Challenges. The regional transportation network faces challenges in that it is: (1) rural, (2) isolated from a major urban center, (3) under development pressure, and (4) restricted by scarce financial resources. The scarcity of financial resources is the most significant challenge in that funding to support roadway operations, roadway maintenance, transit services, and safe bicycle/pedestrian travel access is extremely limited.

The following are the major issues for the region:

Shortfall in Revenues. A shortfall in revenues needed to implement an adequate pavement rehabilitation program and make needed improvements to roads, highways and bridges.

Addition of Substandard Roads. State maintenance funds are fiscally impacted when already substandard roads are added to the maintained roadway inventory.

Lack of Transportation Services. There is a need for transportation services to ensure mobility and reasonable access for all age and income groups. This needs to be addressed despite limited funding sources, extensive travel distances and high regional operating and fuel costs.

Lack of Bicycle and Pedestrian Facilities. There is a need for bicycle and pedestrian facilities to provide safer environments and better connectivity for non-motorized travel.

Recommended Potential Improvements to Roadway Facilities. The recently completed Comprehensive Transportation Plan recommends potential improvements to roadway facilities affecting the Planning Area. These are not necessarily included in the Long Range Multi-Modal Plan or TIP. The following are those recommended road improvements by the Comprehensive Transportation Plan (See Map 7, NCDOT Comprehensive Transportation Plan (p. 67)):

Project C8 – US Highway 64 East: Howard Gap Road (SR 1006) to Fruitland Road (SR 1574). This segment of US Highway 64 East marks its transition between a multilane arterial and a two-lane rural highway. As development moves east, traffic will increase (from an estimated 17,000 vehicles per day (vpd) in 2005 to 26,300 vpd in 2030), and eastward widening is anticipated. To preserve the safety and capacity of this transition area, some enhancements seem prudent particularly in light of: (1) the proposed Balfour Parkway connection, (2) improvements to Fruitland Road, and (3) the identification of the Fruitland Road intersection as a commercial area in the Comprehensive Plan.

The recommendations are to preserve capacity and minimize crash potential by converting the two-way left turn lane to a median where appropriate. Further recommendations include

maintaining access management and providing intersection and signalization upgrades as warranted. This should be coordinated with projects C15 and C37 (See below).

Project 15 – US Highway 64 East: Fruitland Road (SR 1574) to Gilliam Road (SR 1577). This portion of US Highway 64 East marks the beginning of the eastward transition to a two-lane rural highway. As the eastern portion of the County grows, traffic will increase along this segment of US Highway 64 East. The Comprehensive Plan identifies several commercial areas along this corridor, including one at Fruitland Road. Just as important as traffic growth is the preservation of existing roadway capacity. Without careful management of access, increases in driveway connections and turning traffic will decrease capacity while increasing crash potential.

The recommendations are: although widening this portion of US Highway 64 East to a four-lane median divided boulevard would be the surest solution for providing a high level of service, it is not clear that this is warranted in this situation. This project should be coordinated with projects C8 and C37.

Project C37 – Fruitland Road (SR 1574): US Highway 64 East to north of Lancaster Road. Several factors contribute to the significant traffic growth forecast for Fruitland Road. The Comprehensive Plan identifies commercial centers at both ends of this facility, one at US Highway 64 East and one at Terry’s Gap Road/Mills Gap Road. Furthermore, Fruitland Road serves as the main route to Interstate 26 and to westbound US Highway 64 East for most development along Terry’s Gap Road, along Mills Gap Road, and areas north and east. By 2030, traffic is expected to increase (from 5,000 vehicles per day (vpd) in 2005 to 12,500 vpd) and will exceed the maximum capacity of the existing road.

The recommendations are to add turn lanes, widen lanes/shoulders, and improve geometrics and intersection operations as appropriate. This project should be coordinated with highway projects C8 and C15. The long-range transportation plan previously identified this project.

North Carolina Scenic Byways. NCDOT has designated 51 North Carolina Scenic Byways to give residents and visitors a chance to experience the beauty, history, geography and culture of NC while raising awareness for protection and preservation. The State selects the byways to portray the State’s diverse natural, historic, and cultural qualities while providing safe and interesting alternate travel routes. Motorists will see little or no development along the routes, enhancing the natural character and quality of the byways.



The County contains all or portions of three (3) of the 51 designated North Carolina Scenic Byways. The Planning Area contains a portion of the “Black Mountain Rag” which is named from the old fiddle tune (See Map 6, Recreation and Multimodal Transportation (p. 66)). The byway is approximately 31 miles long and runs through Henderson, Buncombe and Rutherford Counties. The byway includes portions of US Highway 64 East, US Highway 74A and North Carolina Highway 9 and connects the communities of Edneyville, Bat Cave, Chimney Rock, Lake Lure, and Black Mountain.

Public Transportation. An existing fixed-route transit system serves the County (See Map 6, Recreation and Multimodal Transportation (p. 66)). The Edneyville Route is a one (1) vehicle fixed-route service transit system operating on weekdays between the hours of 9:00 a.m. and 5:00 p.m. This system connects to the County's three (3) other vehicle fixed-route service transit systems. The three (3) additional routes operate on weekdays between the hours of 6:30 a.m. and 6:30 p.m. The transit system serves primarily to connect the municipalities of Hendersonville and Fletcher. Eligible citizens of the Planning Area and County (senior citizens and disabled persons) may use paratransit (the rural van service) upon request. Paratransit is operated by Apple Country Transit and is available during the same operation days/hours as the fixed-route service. Federal and State grants and County and municipal contributions fund the transit system.



Bike Routes. NCDOT designated bike routes in the Planning Area include all or portions of: US Highway 64 East, Pilot Mountain Road, St. Paul's Road, Bearwallow Road, South Mills Gap Road, Terry's Gap Road, and Old Clear Creek Road (See Map 6, Recreation and Multimodal Transportation (p. 66)). These designated bike routes contain no dedicated bike facilities (bike lanes or paved shoulders) because most of these roads: (1) are extremely rural in nature, (2) have a low volume of traffic, (3) lack adequate shoulders, and (4) have poor geometrics. NCDOT cautions route users that these roads do not contain special accommodations. The most heavily traveled road segments include "Share the Road" signs.



Since receiving bike route designation, the characteristics of the roads may change, reducing the safety of cyclists and drivers alike. In these cases, improvements to the roads (the addition of bike lanes or paved shoulders) may be necessary. Painted bike lanes along road shoulders may be added when a roadway is widened, geometrics are improved, or road resurfacing is scheduled. The designation of a bike facility (bike lane) should occur during the design phase for a planned improvement to a road.

Funding Policies. Transportation funding policies in Western North Carolina allow for limited capital improvement and maintenance projects. These limited funds require that State and regional authorities determine how the funding will be used by prioritizing projects. This means certain needed projects will not necessarily be funded immediately. TIP regional shares are maximized for: (1) regional road rehabilitation projects; (2) matching State funds with federal programs; and (3) interregional projects (as justifiable). The regional system infrastructure will deteriorate unless additional funding sources are identified. The State continues to seek new ways of funding projects and may eventually turn over a portion of its roadways to the County. Funding sources and programs (federal, state and local⁴) are available to fund French Broad River MPO transportation improvements.

⁴ Federal funding sources include: (1) Surface Transportation Program, (2) Transportation Enhancement, (3) Highway Bridge Program, (4) Highway Safety Improvement Program, (5) Federal Lands Highway Program, (6) Section 130/Highway Safety Improvement Program, (7) Emergency Relief Program, (8) FTA Section 5310 Capital for Elderly and Disabled Transportation, (9) FTA Section 5311 Public Transportation for Rural Areas, (10) FTA Section 5311f Intercity Bus for Rural Areas, (11) Federal Airport Improvement Program, (12) Jobs Access Reverse Commute, and (13) New Freedom Program.

State funding sources include: (1) State Transportation Improvement Program, (2) Traffic Congestion Relief Program, and (3) State Highway Operations and Protection Program. Minor funding programs include: (1) Environment Enhancement and Mitigation, (2) AB1475 - Safe Routes to School (SR2S), (3) Bicycle Transportation Account, (4) Pedestrian Safety Program, and (5) Transportation Development Act Funds.

Local funding sources include: (1) State Gas Taxes, (2) Motor Vehicle In-Lieu Fees, and (3) Powell Bill Funds.

Transportation Goals and Objectives
--

Goal T1. Improve the transportation network in the Edneyville Planning Area.**T1.1. Integrate transportation, public transit, recreation and school planning.****T1.2. Improve and increase public information related to NCDOT projects, plans, and processes to engage the public.**

T1.3. The County, through its involvement in the French Broad River MPO, should prioritize projects within the Edneyville Planning Area in accordance with Plan goals. The Comprehensive Transportation Plan recommends the following improvements to US Highway 64 East: C15 (improvements to US Highway 64 East – Fruitland Road to Gilliam Road) and C8 (improvements to US Highway 64 East – Howard Gap Road to Fruitland Road). Improvement C15 should be prioritized over C8.

The Comprehensive Transportation Plan recommended improvements to Fruitland Road (improvement C37) is also supported.

T1.4. Improve identified intersections based on recommended studies. The conditions of the following intersections pose automobile, bicycle, and pedestrian safety concerns and should be studied and improved:

1. Fruitland Road/US Highway 64 East (improvements to capacity and access);
2. Pace Road/US Highway 64 East (the addition of signalization and turn lanes);
3. South Mills Gap Road/US Highway 64 East (improvements);
4. Gilliam Mountain Road/St. Paul's Road/US Highway 64 East (improvements to visibility);
5. South Mills Gap Road/Terry's Gap Road/Fruitland Road/Old Clear Creek Road (improvements to the existing three-way stop servicing a four-way intersection).

T1.5. NCDOT should seek to identify new roads or improve existing roads that would provide a bypass of key intersections along US Highway 64 East.

T1.6. Consider implementing more stringent access management standards along all or part of identified corridors in an effort to provide safety and reduce traffic congestion. On identified corridors, the County could apply driveway cut regulations above NCDOT standards. These regulations would preserve or improve level of service. County regulations could:

1. Increase driveway cut spacing requirements,
2. Increase sight visibility requirements for driveway cuts, and
3. Limit driveway cuts within vertical and horizontal curves.

Identified Planning Area corridors include: Fruitland Road (near its intersection with US Highway 64 East) and US Highway 64 East.

T1.7. Facilitate safer automobile movement on Fruitland Road and US Highway 64 East during school peak hour traffic. The County should consider:

1. Changing existing school entrances/exits to provide safer automobile movement at the Fruitland Road/US Highway 64 East intersection;
2. Providing a traffic control officer during effective "school zone" hours;
3. Requesting extension of the closed loop signal to the Fruitland Road intersection; and
4. Requesting right turn signalization at the slip lane from Fruitland Road to US Highway 64 East.

Peak hour traffic information should be included in the proposed Fruitland Road/US Highway 64 East intersection study.

T1.8.Improve paving along identified corridors. US Highway 64 East should be resurfaced and have lanes widened through the Planning Area. Lancaster Road should be paved. Townsend Road should also be paved to:

1. Provide a convenient Fruitland Road/US Highway 64 East intersection bypass, and
2. Accommodate increased traffic volumes should the immediate vicinity be rezoned as recommended, and
3. Provide an alternate access during flooding events where Fruitland and Gilliam roads are not passable.

T1.9.Improve bike trail network throughout the Edneyville Planning Area. The County should work to expand the bike trail network and connect it to proposed greenways.

T1.10. Improve facilities on NCDOT designated bike routes. Planning Area corridors with NCDOT designated bike routes need to be improved to facilitate safer bike and automobile travel. The County should work with NCDOT to provide bike lanes on roads with NCDOT bike route designations. All portions of US Highway 64 East and St. Paul’s Road, with designated bike routes should include bike lanes. On other designated bike routes, where bike lanes cannot be provided:

1. Speed limits should be reduced,
2. Shoulders should be widened, and
3. Short (100 yard) bike lane segments referred to as “climbing lanes” should be added (to allow vehicles to safely pass cyclists) especially on uphill road segments.

T1.11. Promote tourism along the US Highway 64 East North Carolina Scenic Byway or “Black Mountain Rag.” The County should work with NCDOT to move existing State provided byway signage (increasing the visibility of existing signage) and should request additional byway signage to increase awareness of the US Highway 64 East North Carolina Scenic Byway designation referred to as the “Black Mountain Rag.” The County Travel and Tourism Department should actively promote scenic byways located within the County. The County should work with NCDOT to seek signage along I-26 directing traffic to the “Black Mountain Rag”.

T1.12. Support public transit expansions in the Edneyville Planning Area when feasible. The Planning Area is currently serviced by the Green Transit Route and this service should be expanded.

3.6. ECONOMIC DEVELOPMENT

External factors drive market trends and industry changes for local economies. These factors play a significant role in shaping and determining the economic direction of the region, County and Planning Area. The economy’s foundation is built on its natural environment and citizens. The Planning Area’s economy derives its energy and intelligence from its citizens.

Employment and economic trends for the region, County and Planning Area were compiled from Census data (2000 Block Group Data and 2006 American Communities Survey) and 2008 data from the North Carolina Employment Securities Commission (hereinafter “Employment Securities Commission”). Demographic estimates for the Planning Area were extrapolated by comparing Henderson County government residential structure data to Census Block Group household data.

Workforce. The workforce includes employed and unemployed workers aged 16 years or older. In 2006, the Planning Area contained 5.9% of the County’s population and 6.7% of its workforce. The Planning Area participation rate (percent of the workforce as compared to the total population) is higher than the County participation rate (53.5% and 45.2% respectively) (See Table 3.6.1).

Table 3.6.1. Workforce Population 2006			
Place	Total Population	Workforce Population	Participation Rate
Henderson County	100,107	46,929	46.9%
Planning Area	5,871	3,142	53.5%

Source: Census data (2000 Block Group Data and 2006 American Communities Survey) with extrapolations by Henderson County Planning Staff.

The ability of the Planning Area workforce to remain flexible and competitive is based on skill set and skill level. Skill set/level result from education, training and work experiences. The Census provides data regarding formal education level. The Planning Area population may be at a disadvantage in the employment market, when compared to the broader County population which experiences higher rates of diploma and advanced degree attainment (See Table 3.6.2).

Table 3.6.2. Educational Attainment for the Population Aged 25+ (2000)			
Place		Henderson County	Planning Area
Total Population Aged 25+		65,039	3,915
Schooling	None	433 (0.7%)	48 (1.2%)
	Some, No Diploma	10,522 (16.2%)	803 (20.5%)
	High School Diploma*	18,972 (29.2%)	1,476 (37.7%)
Degree	Some College, No Degree	14,761 (22.7%)	774 (19.8%)
	Associate’s	4,655 (7.2%)	346 (8.8%)
	Bachelor’s	10,150 (15.6%)	332 (8.5%)
	Master’s	375 (5.8%)	88 (2.3%)
	Professional School	1,269 (2.0%)	33 (0.9%)
	Doctorate	522 (0.8%)	15 (0.4%)

* This category also includes those passing high school equivalency exams.

Source: Census data (2000 Block Group) with extrapolations by Henderson County Planning Staff.

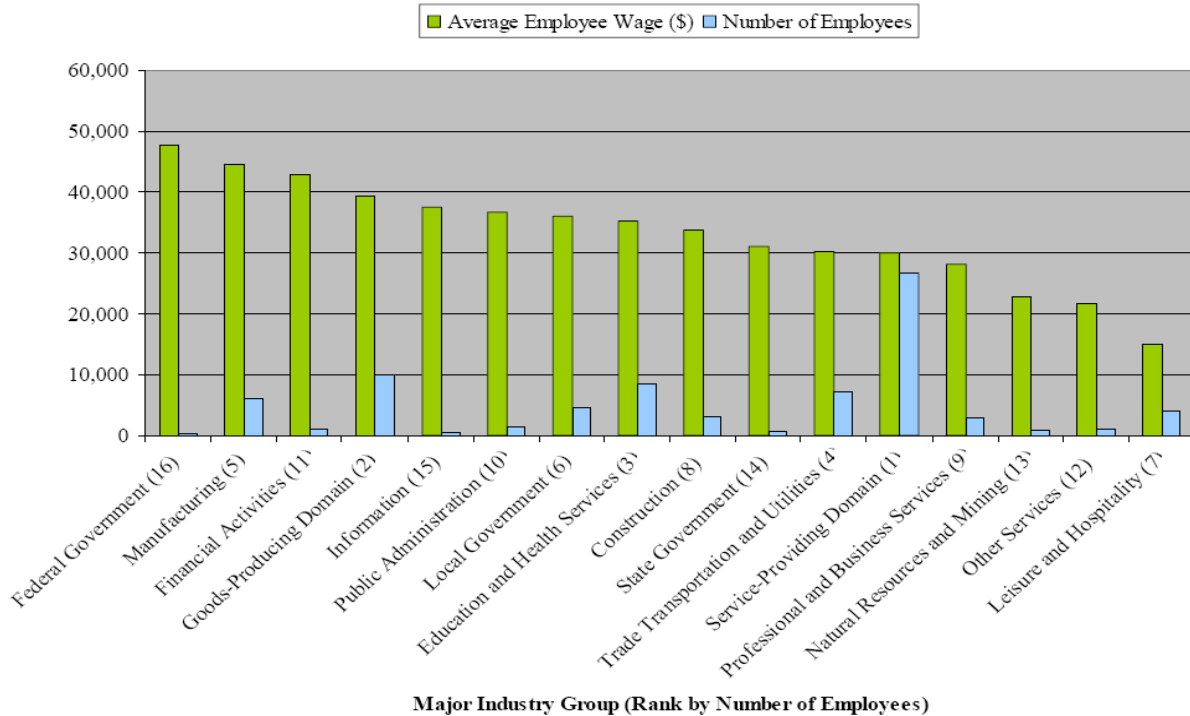
County Employment by Major Industry Group. According to the Employment Securities Commission, Henderson County experienced a 5% increase in total employment from 2000 to 2007. Significant growth (relative to the original number of employees in the industry) occurred in the construction, education and health services, financial activities, and leisure and hospitality industries. Significant decline (relative to the original number of employees in the industry) occurred in the manufacturing, federal government, natural resources and mining, and goods-producing domain industries (See Table 3.6.3).

Major Industry Group	Total Number Employed		Percent Change (%)
	2000	2007	
Construction	2,184	3,130	43
Education and Health Services	6,819	8,455	24
Financial Activities	981	1,135	16
Leisure and Hospitality	3,492	4,060	16
Public Administration	1,261	1,433	14
Local Government (Total)	4,011	4,529	13
Service-Providing Domain	23,857	26,695	12
Other Services	978	1,063	9
State Government (Total)	616	673	9
Information	363	393	8
Trade Transportation and Utilities	6,996	7,029	<1
Professional and Business Services	2,969	2,957	>-1
Goods-Producing Domain	11,137	10,000	-10
Natural Resources and Mining (includes Agriculture)	965	812	-16
Federal Government (Total)	283	224	-21
Manufacturing	7,988	6,059	-24

Source: North Carolina Employment Securities Commission (2008).

A manufacturing, federal government, and goods-producing domain industries employment decline is significant for the County as these are three (3) of its top four (4) highest paying industries (See Table 3.6.3 and Figure 3.6.1).

Figure 3.6.1. Henderson County Average Wage by NCEC Major Industry Group 2007



The average wage for County employees increased in all major industry groups. The service-providing domain, which is ranked first in number of employees, saw a 20% increase in wages, to an average wage of \$29,928. The federal government industry, which employs the fewest County citizens, experienced the most significant wage increase to \$47,736 (See Table 3.6.4).

Table 3.6.4. Henderson County Average Wage by NCESC Major Industry Group 2000 and 2007

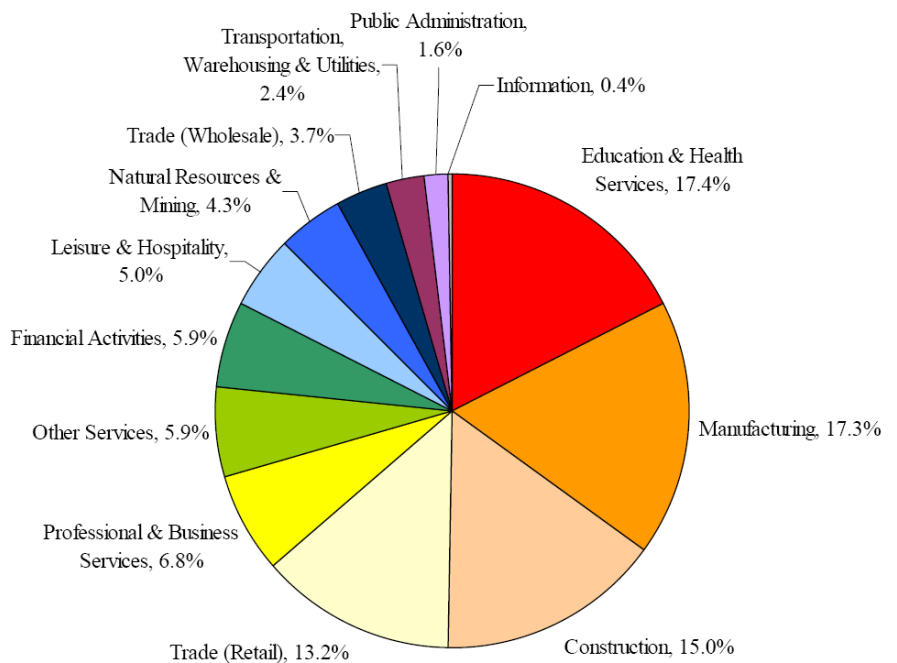
Major Industry Group	Wages		Percent Change (%)
	2000	2007	
Federal Government (Total)	\$32,084	\$47,736	49
State Government (Total)	\$23,816	\$31,096	31
Public Administration	\$28,298	\$36,712	30
Professional and Business Services	\$22,494	\$28,072	25
Information	\$30,248	\$37,562	24
Natural Resources and Mining (includes Agriculture)	\$18,473	\$22,802	23
Local Government (Total)	\$29,224	\$36,088	23
Education and Health Services	\$28,981	\$35,271	21
Financial Activities	\$35,832	\$42,885	20
Other Services	\$17,992	\$21,625	20
Service-Providing Domain	\$25,035	\$29,928	20
Construction	\$28,590	\$33,799	18
Manufacturing	\$37,966	\$44,595	17
Goods-Producing Domain	\$34,438	\$39,451	15
Trade Transportation and Utilities	\$26,427	\$30,295	15
Leisure and Hospitality	\$13,903	\$14,942	1

Source: North Carolina Employment Securities Commission (2008).

Planning Area Employment by Major Industry Group. The Employment Security Commission does not provide Planning Area specific data; however, the Census (2000 County and 2006 American Communities Survey) provides information on employment by major industry group. Census major industry groups vary from Employment Security Commission classifications.

According to Census data, 50% of the Planning Area workforce is working within one (1) of three (3) major industry groups: education and health services, manufacturing, or the construction industry (See Figure 3.6.2).

Figure 3.6.2. Planning Area Population Aged 16+ within Workforce by Census Major Industry Group 2006



Education and Health Services. Approximately 17.4% of the Planning Area workforce is involved in education and health services. This industry ranks eighth in the County in terms of average employee wage (\$35,271) (See Figure 3.6.1).

Projections for the region indicate approximately 26% more individuals will be employed in education and health services by 2016 (See Table 3.6.5).

Manufacturing. Approximately 17.3% of the Planning Area workforce is involved in manufacturing. This industry ranks second in the County in terms of average employee wage

(\$44,595) (See Figure 3.6.1). Projections for the region indicate approximately 8% of positions currently available in the manufacturing industry will be eliminated by 2016 (See Table 3.6.5).

Construction. Approximately 15% of the Planning Area workforce is involved in construction. This industry ranks ninth in the County in terms of average employee wage (\$33,799) (See Figure 3.6.1). Projections for the region indicate approximately 25% more individuals will be employed in construction by 2016 (See Table 3.6.5).

Employment Projections. The Employment Securities Commission provides projected employment by major industry group for a four (4) county area (Henderson, Buncombe, Madison, and Transylvania). Regionally, most major industry groups anticipate expansion (See Table 3.6.5).

Projections indicate three (3) major industry groups (information, natural resources and mining, and manufacturing industries) will reduce employment by 2016. Among these, the manufacturing industry and information industry are currently ranked among the top five (5) highest average wage industries in Henderson County (See Figure 3.6.1). Reduction of employment opportunities in the manufacturing industry group could have a significant impact on the Planning Area workforce given the number of residents (17.3%) working in this industry.

Industries within the region projected to expand 25% or more by 2016 are professional and business services, leisure and hospitality, education and health services, and construction industries. None of these industries ranks among the top five (5) highest average wage industries in Henderson County. The education and health services industry employs the largest percentage of the Planning Area workforce (17.4%). Construction ranks third in Planning Area employment (15% of the workforce). The expansion of these industries may increase: (1) demand for employees in these industries, (2) opportunities for those employed/experienced in these industries, and (3) wages as employers compete to attract the most qualified employees. Growth in the professional and business service and leisure and hospitality industries will affect the Planning Area less given that only 6.8% and 5.0% (respectively) of the Planning Area workforce participates in these industries. The benefits from the expansion of these industries will be limited as they are among the bottom four (4) lowest average wage industries (See Figure 3.6.1).

Industries expanding employment will help offset reductions in other industries; however, growing industries may not provide wages equivalent to or better than shrinking industries.

Industry Projections. Henderson County actively seeks industries that will locate in the area and provide economic benefit to its citizens. International, national and regional trends affect the County’s ability to compete for industries. Recent trends, including increased fuel and transportation costs and weakened U.S. dollar may provide the County with a competitive edge in terms of luring industries.

Table 3.6.5. Projected Employment by NCESC Major Industry Group for Henderson, Buncombe, Madison and Transylvania Counties			
Major Industry Group	Total Employed		Percent Change (%)
	2006	2016	
Professional and Business Services	15,390	21,230	38
Leisure and Hospitality	20,460	26,180	28
Education and Health Services	38,910	48,950	26
Construction	10,190	12,710	25
Services-Providing	132,390	161,370	22
Financial Activities	5,590	6,690	20
Other Services (Nongovernment)	7,650	8,870	16
Trade, Transportation and Utilities	31,540	35,590	13
Government	10,760	11,780	9
Goods-Producing	31,570	32,490	3
Information	2,090	2,080	-0.5
Natural Resources and Mining (includes Agriculture)	1,650	1,610	-2
Manufacturing	19,730	18,170	-8

Source: North Carolina Employment Securities Commission, 2008

Increased fuel and transportation costs mean many companies which have been largely centralized are now looking to move closer to the markets they serve. This will require divested risk and increased diversification. The County is strategically positioned between several large metropolitan markets and is within 800 miles of one-half of the U.S. population.

The weakening U.S. dollar means international companies view the nation as being “on sale”. International companies see the advantage to locating in the U.S. because they have increased purchasing power for real estate and reduced labor costs. The County offers these advantages

The manufacturing industry is projected, regionally, to see a decline in employment. The County may be able to maintain or expand its current manufacturing industry workforce given some key advantages the County has with respect to manufacturing. Overall the County has maintained a stable manufacturing workforce which exceeds the rates experienced at the State and national level. The workforce possesses the necessary skills to fill manufacturing jobs. Additionally, a number of employees in the construction industry have manufacturing backgrounds and experiences. Blue Ridge Community College offers a variety of manufacturing training opportunities, providing educational opportunities to the existing manufacturing workforce and those seeking employment in these industries. Recent growing industries in the County have included metal fabrication, plastics, auto parts, and advanced manufacturing which are expected to continue expanding in the near future.

Renewable energy installation/fabrication and leisure/hospitality industries are growing in the County. The jobs made available within leisure/hospitality often do not offer wages that meet County cost of living needs. Increased disparity between wages and cost of living in the County will not be beneficial to its economy in the long term.

The Planning Area, its opportunities for industry placement, and its workforce will play a significant role in major industry and employment trends within the County.

Trends. The Planning Area currently contains a number of commercial businesses but few industrial businesses. Industrial and commercial development in the Planning Area would create new employment opportunities for Planning Area and County citizens. Development of industry could negatively affect the Planning Area if not properly managed.

Economic Development Goals and Objectives

Goal E1. Direct commercial and industrial growth to areas where community facilities and public services are present or anticipated. Nonresidential zoning designations occur at community facilities and areas where public services are available. Nonresidential development should be located in nodes along US Highway 64 East and primary intersections along Fruitland Road.

Goal E2. Support the development of the industrial sector of the economy within the Edneyville Planning Area.

E2.1. Work with the Henderson County Partnership for Economic Development and others to promote Industrial/Business Park Development in the Edneyville Planning Area. The Henderson County Partnership for Economic Development (HCPED) developed an Industrial/Business Park Study in 2006. Industrial (I) zoning is supported at an alternative location. The HCPED should promote this area for industrial/business park development.

Note: Industrial zoning recommendations should be implemented at the request of the property owner.

E2.2. Promote manufacturing, research and development, and clean/“green” industries within Industrial zoning districts in the Edneyville Planning Area.

E2.3. Expand manufacturing training opportunities available at Blue Ridge Community College to provide a more competitive workforce.

Goal E3. Address economic development in the Edneyville Planning Area.

E3.1. Continue to develop County economic plans focused on job creation. Economic plans should include strategies to provide jobs for today's workforce and the workforce in the future. These plans should include recommendations to promote jobs the existing population is qualified to fill.

E3.2. Support utility scale alternative energy development (wind turbine/wind mill/solar panel farms) at appropriate locations within the Edneyville Planning Area.

3.7. LAND USE AND DEVELOPMENT

Existing Land Use and Development and Current Zoning. The Planning Area contains various land uses as classified by the County Tax Assessor's Office (See Table 3.7.1 and Figure 3.7.1). The principal class of Planning Area land is present use value. In the present use value program taxes are assessed based on the value of land in its current use (agricultural, horticultural, or forestland) instead of market value (See Table 3.7.2).

Table 3.7.1. Acreage by Land Use Classification		
Land Use Classification	Approximate Acreage	Percent of Total Acreage (%)
Present Use Value (Agriculture-Horticulture)	12,030.92	41.76
Residential	8,345.83	28.97
Vacant Land	6,430.94	22.32
Auxiliary Improvement	620.49	2.15
Agriculture-Horticulture	445.75	1.55
Commercial	419.66	1.46
Governmental	133.00	0.46
Unclassified	119.23	0.41
Warehouse	100.62	0.35
Commercial-Light Industrial	43.49	0.15
Religious	40.48	0.14
Educational	25.35	0.09
Cellular Tower	24.30	0.08
Industrial	19.34	0.07
Cemetery	9.64	0.03
Utilities	≤1.98	0.00

Source: Henderson County Tax Assessor data (October 2007).

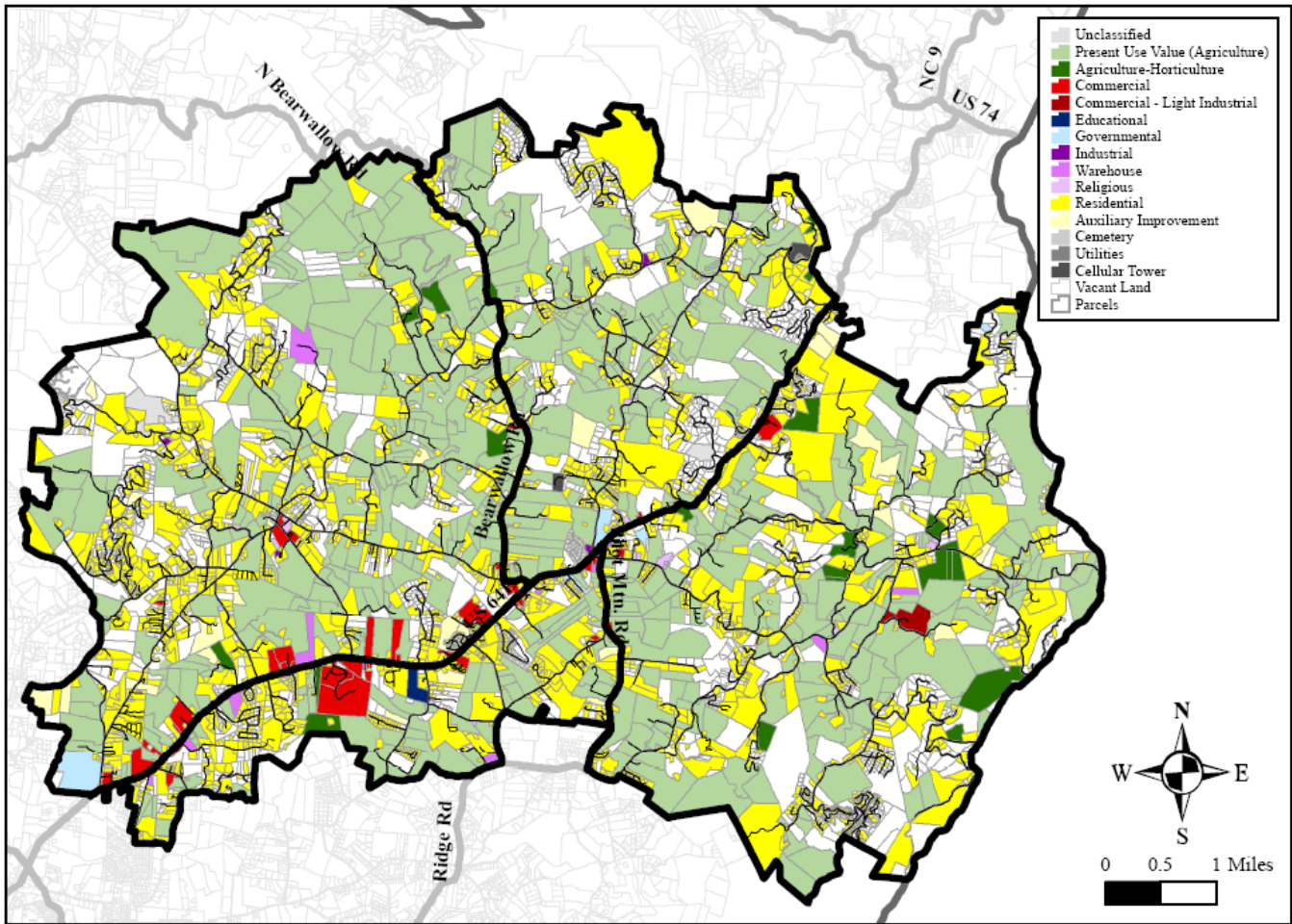
Table 3.7.2. Land Use Classification of Present Use Value Acreage		
Land Use Classification	Approximate Acreage	Percent of Total Acreage (%)
Residential	5,567.31	46.27
Vacant Land	5,486.89	45.61
Auxiliary Improvement	648.45	5.39
Conservation Easement	300.21	2.50
Agriculture-Horticulture	28.06	0.23

Source: Henderson County Tax Assessor data (October 2007).

Table 3.7.3. Residential Acreage by Residential Land Use Subclass		
Residential Land Use Subclass	Approximate Acreage	Percent of Total Acreage (%)
Single-Family (Traditional)	6,131.76	73.47
Manufactured Home	1,075.18	12.88
Manufactured Home Park	447.37	5.36
Manufactured Home (Real Property)	397.00	4.76
Condominium	159.51	1.91
Leasehold	115.32	1.38
Single Family (Modular)	9.64	0.12
Property Owner's Association	7.68	0.09
Duplex	2.12	0.03
Multifamily	0.24	0.00

Source: Henderson County Tax Assessor data (October 2007).

Figure 3.7.1. Land Classification



The Planning Area includes four (4) general use zoning districts (See Map 8, Official Zoning (p. 68) and Table 3.7.4). Zoning districts include three (3) residential zoning districts and one (1) commercial zoning district.

Table 3.7.4. Current Zoning Composition		
Zoning District	Total Acreage	Percent of Total Acreage
Residential District One (R1)	103.35	0.35%
Residential District Two Rural (R2R)	11,626.90	39.67%
Residential District Three (R3)	17,282.08	58.96%
Local Commercial (LC)	300.12	1.02%

Source: Henderson County Official Zoning Map (October 2008).

Residential Land Use and Development. Residential lands account for approximately 28.97% of classified lands in the Planning Area (See Figure 3.7.1). Planning Area residential lots average 3.05 acres in size, indicating a low-density development pattern. Approximately 98.98% of the Planning Area is zoned residential (See Table 3.7.4).

Single-family (traditional and modular) residential uses account for 73.59% of all residential uses (See Table 3.7.3). There are 2,118 single-family residences in the Planning Area (2007). All zoning districts applied in the Planning Area allow single-family residential use. Manufactured home, manufactured home park, and manufactured home (real property) residential uses account for approximately 23% of all residential uses (See Table 3.7.3). Manufactured housing is the second most prevalent residential

use. All residential zoning districts applied in the Planning Area allow multisection manufactured homes. Only the R2R and R3 zoning districts allow singlewide manufactured homes and manufactured home parks.

Commercial Land Use and Development. Planning Area commercial uses primarily occur along US Highway 64 East but occur elsewhere in the Planning Area (See Figure 3.7.1). Commercial or commercial-light industrial land uses account for approximately 1.61% of classified lands in the Planning Area (See Table 3.7.1). Planning Area commercial uses include retail sales and services, produce stands, and offices, among other uses (See Table 3.7.6).

Table 3.7.6. Nonresidential Uses within the Planning Area		
Land Use*	Occurrences	Locations**
Retail Sales and Services	16	A(1,3,7), B(4,7), C(5,9,14,16,19), D(2,3,11), H1, I2, M1
Food Manufacturing	14	A(10,13), C(6,9,20,22), D(1,4), F(1,2), G(1,2,3), K1
Warehousing and Storage	13	A6, B5, C(4,11,18), D(5,7,8), E2, I3, J1, L1, N1
Produce Stand	9	A(4,5,7), B9, C(6,9,20), D(10,11)
Office	8	A(3,8,11), B(2,10), C(1,10), E1
Self-Storage Warehousing	5	B(1,6), C(3,21), D9
Automobile and Equipment Service	4	C(5,7,17), N1
Convenience Store	3	C(8,12,15)
Manufacturing and Production Operations	3	C19, D(3,6)
Fuel Pumps	2	C(8,15)
Recreational Vehicle Park	2	A(2,12)
Single-Family Residences (Rental Cabins)	2	B8, E3
Camp	1	B3
Childcare Facility	1	C2
College	1	I1
Marina (Boat Storage and Repair)	1	C13
Motel/Hotel	1	A9

* Identified by July 2008 windshield survey. Categorized based on LDC Table of Permitted/Special Uses (§200A-62).

** Locations identified in the Commercial, Industrial and Warehouse Land Use Inventory Insets Map in the document, *Edneyville Community Plan Supplemental Materials*, on file at the Henderson County Planning Department).

Many existing commercial uses are within one (1) of six (6) LC zoning districts. These LC zoning districts were designated on September 19, 2007 with the LDC adoption of the LDC. The LC zoning district provides for a variety of retail sales and services, public and private administrations, offices, and other uses done primarily for sale or profit at a local or neighborhood scale (single tenant structures allowed up to 10,000 square feet). The LC zoning district allows a business up to 30,000 square feet in size (where it is the principal tenant in a multitenant structure). The Planning Area contains five (5) nonresidential structures exceeding the 30,000 square foot limit (See Table 3.7.7).

Table 3.7.7. Heated Square Footage of Nonresidential Structures containing Nonresidential Uses Located on Parcels Identified as Nonresidential within the Planning Area	
Heated Square Footage (sq. ft.)	Number of Properties
0 to <10,000	52
>10,000 to <30,000	16
>30,000 to <80,000	4
>80,000	1
Source: Henderson County parcel data (October 2008).	

Industrial Land Use and Development. Eight (8) parcels in the Planning Area contain industrial uses (See Figure 3.7.1 and the Commercial, Industrial and Warehouse Land Use Inventory Insets Map in the document, *Edneyville Community Plan Supplemental Materials*, on file at the Henderson County Planning Department). Four (4) of the industrial uses are within an LC zoning district. The LC zoning district does not permit these uses because of use type (warehousing and storage (B5 and D7)) or size (manufacturing and production operation greater than 10,000 square feet (D3 and D6)). Given preexisting status in the zoning district, these operations may expand but with some limitations.

The Industrial (I) Zoning District is not applied within the Planning Area. This district allows for industrial and heavy commercial development compatible with adjacent development and the surrounding community. The I zoning district minimizes conflict between land uses because its regulations seek to minimize the impact industrial uses have on the environment and surrounding uses.

Vacant/Undeveloped Lands. Vacant/undeveloped lands are the third most prevalent lands in the Planning Area, accounting for approximately 22.32% of classified lands (6,430.94 acres). Vacant lands occur throughout the Planning Area with the largest contiguous tracts located in the northern and eastern portions of the Planning Area (See Figure 3.7.1). The majority of Planning Area vacant lands (4,467.59 acres) are located in the R3 Zoning District (See Table 3.7.8).

Zoning District	Total Acreage	Vacant Land Acreage by District	Percent of Zoning District Acreage Vacant
R1	103.35	0.00	0
R2R	11,626.90	1,936.27	16.65
R3	17,282.08	4,467.59	25.85
LC	300.12	27.07	9.02
Total	29,312.45	6,430.94	22.32

Source: Henderson County Tax Assessor data (October 2007).

Build-Out Scenarios. The Planning Area is largely undeveloped with low-densities and limited nonresidential (commercial, office institutional and industrial) activity. The average lot size within the Planning Area is 4.92 acres and provides an overall density of less than one (1) unit per every 10 acres (See Table 3.7.9).

Zoning District	Total Acreage*	Number of Lots	Average Lot Size	Number of Existing Residences	Existing Density (units/acre)
R1	89.54	2	44.77	0	0.00
R2R	11,252.05	2,610	4.31	1,405	0.12
R3	16,649.92	3,038	5.48	1,134	0.07
LC	233.21	87	2.68	27	0.12
Total All	28,224.72	5,737	4.92	2,566	0.09
Total Excluding LC	27,991.50	5,650	4.95	2,539	0.09

* This total acreage is lower than for the entire Planning Area as the acreage calculation is exclusive of right-of-way).

Source: Henderson County Official Zoning Map (October 2008), Henderson County data (parcel data (October 2008) and Building Services data (2007)) with extrapolations by Henderson County Planning Staff.

Projecting future development in the Planning Area involves considering existing conditions and applying specific assumptions. The following apply to the three (3) build-out scenarios provided herein:

- (1) Existing zoning boundaries remain unchanged;
- (2) Current parcel boundaries remain unchanged until such time as the property is developed;
- (3) Highest density as identified (standard, conservation or maximum) is applied; and
- (4) Existing site-specific conditions and limiting factors (topographical considerations, a parcel’s ability to provide adequate water supply or sewage disposal systems, or any deed restrictions, restrictive covenants or conservation easements) are not able to be fully accounted for and are not taken into consideration.

Within each table (Table 3.7.10, 3.7.11, 3.7.12), build-out scenarios include total units with or without accessory residences and the amount of development which would occur in addition to existing development. Options showing the impact of residential development in the LC Zoning District are also included. These projections are for informational purposes only and are not intended to accurately predict the total build-out or future population of the Planning Area.

Projected Build-Out at Standard Residential Density. Build-out at standard residential density is more likely than the other scenarios provided (See Table 3.7.10). Approximately 21,088 additional residential units would be required to reach standard residential density (assuming none of the units have accessory residences (which are allowed)). By the year 2140 (within 132 years), the Planning Area would reach full build-out with 23,654 residences and a population of 50,857 persons. This would be an average density of one (1) unit per each 1.24 acres of land.⁵

Table 3.7.10. Projected Build-Out at Standard Residential Density						
Zoning District	Density (units/acre)	Number of Existing Residences	Total Units		Number of Additional Units Given Existing Residences	
			No Accessory Residences	With Accessory Residences	No Accessory Residences	With Accessory Residences
R1	4	0	358	716	358	716
R2R	1	1,405	10,991	21,982	9,586	20,577
R3	0.66	1,134	11,407	22,814	10,273	21,680
LC	4	27	898	1,796	871	1,769
Total All		2,566	23,654	47,308	21,088	44,742
Total Excluding LC		2,539	22,756	45,512	20,217	42,973

Source: Census data (1970 County and 2006 American Communities Survey) and Henderson County data (parcel (October 2008) and structure (2007)) with extrapolations by Henderson County Planning Staff.

Tables 3.7.11 and 3.7.12 project build-out accommodating for higher density alternatives including seeking a conservation subdivision bonus and/or maximum residential density. These scenarios are possible and would yield much higher densities in the Planning Area. Both options would extend the timeframe for build-out further into the future.

Build-out, when applying the conservation subdivision option at standard residential density (See Table 3.7.11), would result in an average density of one (1) unit per 0.54 acres of land.

⁵ Assuming the following: (1) persons per household remains constant from 2020 forward (2.15 persons per household); (2) population growth continues to trend based on Census data (See Table 2.16); and (3) each residential unit accommodates only one (1) household;

Table 3.7.11. Projected Build-Out at Standard Residential Density with the Conservation Subdivision Option*						
Zoning District	Density (units/acre)	Number of Existing Residences	Total Units		Number of Additional Units Given Existing Residences	
			No Accessory Residences	With Accessory Residences	No Accessory Residences	With Accessory Residences
R1	4	0	446	892	446	892
R2R	1	1,405	13,077	26,154	11,672	24,749
R3	0.66	1,134	13,370	26,740	12,236	25,606
LC	4	27	1,131	2,262	1,104	2,235
Total All		2,566	28,024	56,048	25,458	53,482
Total Excluding LC		2,539	26,893	53,786	24,354	51,247

*Assuming the receipt of a 20% bonus for setting aside a minimum of 51% of the property in open space.

Source: Census data (1970 County and 2006 American Communities Survey) and Henderson County data (parcel (October 2008) and structure (2007)) with extrapolations by Henderson County Planning Staff.

Build-out, when applying maximum residential density using the conservation subdivision option (See Table 3.7.12), would result in an average density of one (1) unit per 0.56 acres of land.

Table 3.7.12. Projected Build-Out at Maximum Residential Density*				
Zoning District	Maximum Density (units/acre)	Number of Existing Residences	Total Units	Number of Additional Units Given Existing Residences
R1	16	0	1,426	1,426
R2R	2	1,405	23,028	21,623
R3**	0.66	1,134	26,740	25,606
LC	16	27	3,476	3,449
Total All		2,566	54,670	52,104
Total Excluding LC		2,539	51,194	48,655

*Assuming the following: (1) maximum density applies only to those lots which could contain at least five (5) dwelling units under standard density; (2) applying standard residential density with the conservation subdivision option and including accessory residences to all lots which could not contain at least five (5) dwelling units per acre; and (3) the receipt of a 20% bonus for setting aside a minimum of 51% of the property in open space for the conservation subdivision option.

**Maximum residential density is not available in R3. Only assumptions two (2) and three (3) above apply.

Source: Census data (1970 County and 2006 American Communities Survey) and Henderson County data (parcel (October 2008) and structure (2007)) with extrapolations by Henderson County Planning Staff.

Land Use Trends and Zoning Application. Large tracts of agricultural and rural lands have comprised the Planning Area since the late 1700’s. During the last several decades, development pressure has converted these agricultural and rural lands to other uses (principally residential). This conversion occurred quickly. Over one-half of the Planning Area’s residential units were built within the last 27 years (See Section 3.3 Housing). Nonresidential (commercial, office institutional and industrial) uses and necessary supporting infrastructure are already expanding into the Planning Area.

The City of Hendersonville provides public water service mainly along US Highway 64 East (See Section 3.4 Community Facilities and Public Services). No public sewer is currently available within the Planning Area. Properties along US Highway 64 East have the highest development pressure and include competing residential and nonresidential (commercial, office institutional and industrial)

interests. Most nonresidential and dense residential development is occurring along this major corridor, where water service exists and where it is anticipated sewer service will be extended in the future. Conversely, most vacant tracts are located in the more rural areas where water and sewer infrastructure are not present and are not anticipated to be provided in the near future.

The Planning Area's current development pattern reflects the recommendations of the Comprehensive Plan Growth Management Strategy (GMS). The GMS recommends directing new development to areas with available services and infrastructure. This protects sensitive natural areas and agricultural lands from development and allows more dense residential and nonresidential development in areas with services/infrastructure. Zoning district designations should reflect GMS recommendations.

Residential zoning recognizes the constraints of the land by applying density restrictions. The County permits more dense development where appropriate services and infrastructure are available. A lack of appropriate services and infrastructure limits commercial and industrial development as well. The lack of office institutional and industrial zoning and the application of only one (1) type of commercial zoning further limits nonresidential development in the Planning Area.

Identification of key areas to focus services and infrastructure (See Section 3.4, Community Facilities and Public Services) coupled with careful application of residential, commercial, office institutional, and industrial zoning district designations will guide land use and development trends in the future.

Land Use and Development Goals and Objectives

Goal LUD1. Residential Zoning District Map Amendments.

LUD1.1. Residential District One (1). Replace R2R zoning in the western portions of the Edneyville Planning Area with R1 zoning. This zoning district should follow the Urban Services Area boundary as identified by the Comprehensive Plan. This district should be extended beyond this boundary only to: meet Lancaster Road, meet existing LC zoning along US Highway 64 East, or prevent split zoning. To prevent spot zoning small portions of R2R zoning, located immediately outside the Planning Area and to the west should also be rezoned (See Map 9A (p. 70)).

LUD1.2. Future Residential District One (R1) zoning application. R1 zoning district designation may be appropriate elsewhere in the Planning Area if facilities and services (public water and sewer) become available and topography is not a concern. R1 zoning may be appropriate in areas immediately surrounding:

1. Schools (to increase the ease of access and use of school facilities);
2. Nonresidential zoning and development (to provide housing near principal employers);
and
3. Recreation/transportation infrastructure including transit system routes, trails, greenways, and parks.

LUD1.3. Residential District Two (2) Rural. Replace Local Commercial (LC) zoning between Townsend and Gilliam Roads with R2R zoning (See Map 9B (p. 71)). Commercial zoning should be applied elsewhere within the Planning Area in concentrated clusters.

LUD1.4. Prohibit new manufactured home parks within the Edneyville Planning Area. The Planning Area has a large number of manufactured home parks and spaces. The County should not permit additional manufactured home parks within the Planning Area.

Goal LUD2. Commercial, Office Institutional and Industrial Zoning District Map Amendments.

LUD2.1. Local Commercial (LC). To preserve small local businesses, local scale commercial development should be the Planning Area's principal type of commercial development. LC zoning should be applied in the following areas:

1. US Highway 64 East/Fruitland Road intersection and US Highway 64 East/Home Place Drive intersection (See Map 9A (p. 70));
2. Fruitland/Terry's Gap/South Mills Gap/Old Clear Creek Roads intersection (See Map 9B (p. 71));
3. US Highway 64 East/Gilliam Road intersection (See Map 9B (p. 71));
4. Along US Highway 64 East, within portions of the Edneyville Inn Subdivision and on property across from Centipede Lane (See Map 9C (p. 72)); and
5. Along US Highway 64 East, along property east of Lancaster Road (See Map 9D (p. 73))

LUD2.2. Community Commercial (CC). CC zoning should be applied along US Highway 64 East from east of Ida Rogers Drive to the US Highway 64 East/South Mills Gap Road intersection (See Map 9D (p. 73)). Applying CC zoning to this area will concentrate community-scale commercial development and provide service to the broadest community. CC zoning should not extend further east or west on US Highway 64 East in this vicinity. CC zoning should not be applied elsewhere unless recommended by a revised or subsequent Edneyville Community Plan. CC zoning should be the most intense commercial zoning applied within the Planning Area.

LUD2.3. Office Institutional (OI). OI zoning should be applied in the vicinity of the Gilliam Road/Fruitland Road intersection (See Map 9B).

LUD2.4. Industrial (I). I zoning should be applied between Townsend and Gilliam Roads (See Map 9B (p. 71)). The recommendations of the Industrial/Business Park Study are not supported by the Plan. Industrial (I) zoning should not be applied to the recommended properties at this time but should be implemented at the request of the property owner(s). I zoning may be appropriate elsewhere in the Planning Area, however, the provision of the identified acreage should sustain immediate industrial needs in the Planning Area. Future I zoning should be applied where the visual impact on the surrounding area will be mitigated first and foremost by topography.

LUD2.5. Future Local Commercial (LC) and Office Institutional (OI) zoning application. LC and OI zoning district designation may be appropriate elsewhere in the Planning Area if facilities and services (public water and sewer) are available and topography is not a concern. LC and OI zoning should occur at identified Community Service Center nodes noted in the Growth Management Strategy of the Comprehensive Plan.

LUD2.6. Mixed-use development should be encouraged in identified commercial zoning districts in the Edneyville Planning Area.

3.8. COMMUNITY CHARACTER AND DESIGN

Existing Rural Character. The citizens of the Planning Area uphold its “rural character”. Defining rural character is difficult given that different people have different interpretations of the meaning of “rural”. When an area has rural character it generally contains a large amount of farmland, woodland, and undeveloped open spaces combined with low-density residential development patterns and limited nonresidential development. The Planning Area’s rural character is unique from other areas of the County, resulting from both its natural setting and the historical interaction of its citizens with the environment.

The Planning Area’s natural setting is unique because of its topography and climate. Its lower elevations contain a number of creeks, valleys and rolling hills. Higher mountain ranges to the north serve as a backdrop that frames the scenery below (see Section 3.1, Natural Resources). When the first settlers arrived in the late 1700’s they recognized the uniqueness of the area’s elevation and climate and found it ideal for farming (See Section 1, Introduction and 3.2, Agriculture). Agricultural land use, particularly apple farming, remains central to the rural character of the Planning Area. The low-density development pattern (See Section 3.7, Land Use and Development) helps preserve the rural character by protecting farmlands, woodlands and open spaces.

Another defining characteristic of the Planning Area’s rural character is its strong sense of community and the community gathering places that facilitate interaction and community building. Churches have long served as gathering sites for the community. The community remains actively involved in acquiring spaces/funding for to establish more community gathering places. This includes the Edneyville Branch Public Library, Edneyville Park, and new Edneyville Community Center (currently under construction) (See Section 3.4, Community Facilities and Public Services). Local businesses also play a key role in keeping the community connected.

Nonresidential (commercial, office institutional, and industrial) development has, until recently, been limited (See Section 3.7, Land Use and Development). Existing nonresidential uses, located principally along US Highway 64 East, are a mix of strip developments, gift shops, produce stands, gas stations, and warehouses. Many of the nonresidential uses reflect the rural character of the community by locating in traditionally agricultural or residential structures, utilizing similar building materials and architectural styles (including brick), and similar color pallets (red, green, white and yellow). Existing nonresidential development patterns



help preserve the rural character of the Planning Area.

Preserving Rural Character. Preserving the rural character of the Planning Area will become more challenging as development pressure increases. The community's definition of rural character is essential to its preservation. By identifying the qualities that create the rural character of the area, a community can then seek to identify how it may be preserved. Rural character preservation in the Planning Area can be achieved by protecting open spaces and agricultural lands (See Sections 3.1, Natural Resources and 3.2, Agriculture), limiting density in a majority of the area (See Sections 3.3, Housing and 3.7, Land Use and Development), and applying appropriate design standards.

Existing Design Standards. Rural community character is impacted by residential and nonresidential (commercial, office institutional and industrial) uses and developments. The LDC provides regulations to address landscaping, buffering, and signage.

Article V (Landscape Design Standards) requires buffering, parking lot landscaping, street trees, and screening/fencing. Buffers of varying width and plant material are required to separate industrial, commercial (including office institutional), and residential development. Where parking of ten (10) or more spaces is proposed, parking lot landscaping is required and the amount of plant material increases for each five (5) parking spaces. When no buffer is required along the property lines of a development and parking is proposed within 20 feet of the property line, a planting strip is also required. Nonresidential development (commercial and industrial) may be required to plant street trees (where a major subdivision of land occurs). Screening and fencing is also required for specific nonresidential uses. Tree credits may be used to meet these standards and preserve existing on site trees.

Article VI (Off-Street Parking and Loading Standards) provides requirements and standards for the rate of off-street parking. This section does not provide any requirements for parking lot orientation.

Article VII (Sign Regulations) provides requirements and standards for signage. The following signs are prohibited under the current regulations, signs: (1) placed in the right-of-way (except as erected for governmental purposes); (2) resembling and/or obscuring traffic signals; (3) obstructing access to drives, doors, walks, windows, fire escapes or fire escape routes; (4) which are animated and/or flashing; (5) on the surface of lake/river water (except those navigation and warning signs); (6) on vehicles parked and located for the purposes of displaying such sign, where such vehicle is either a part of the sign or sign structure; and (7) billboards (an outdoor advertising sign 380 feet in area or greater). Signs which do not require sign permits (provided they comply with applicable sign standards) include: (1) agricultural produce, (2) commemorative, (3) construction, (4) directional, (5) flags/insignia, (6) governmental, (7) home occupation, (8) outdoor advertising, (9) political, (10) property identification, (11) real estate, (12) regulatory, (13) religious institution, (14) temporary event, (15) temporary, and (16) private vehicle sale signs. For signs requiring permits, sign area and height limitations are based on sign type and applicable zoning district.

Many existing nonresidential developments and uses in the Planning Area were developed prior to the implementation of these regulations and were not required to conform to these standards. Any new development must comply with the requirements outlined in the LDC.

Community Character and Design Goals and Objectives

Goal CCD1. Promote development compatible with the rural character and natural setting of the Edneyville Planning Area.

CCD1.1. Identify community character features and involve community organizations in the promotion of their preservation or enhancement. Publish and distribute to interest groups (developers, neighborhood associations, community action groups, land conservation agencies,

etc.) maps of community features that should be preserved or enhanced, including any areas preferred for acquisition. Community organizations should publicize and seek support for preservation and enhancement of identified community character features.

CCD1.2. Adopt lighting regulations for nonresidential uses in the Edneyville Planning Area.

The County should adopt lighting regulations to mitigate the negative impacts of lighting and preserve the Planning Area's rural character and natural setting. Lighting mitigation standards should be enforced to prevent light from nonresidential property from shining onto residential property.

Goal CCD2. Establish an Edneyville Planning Area Overlay District.

CCD2.1. Establish design standards for nonresidential uses in the Edneyville Planning Area Overlay District. Design standards should be established to ensure nonresidential development is unified and cohesive, consistent with the rural character and natural setting of the Planning Area.

The following standards should apply to all nonresidential uses/developments:

1. *Roofs.* Parapet walls and decorative (3-dimensional) cornices shall be provided to screen flat roofs and any associated roof top equipment.
2. *Trash Collection and Mechanical Equipment.* Trash collection and mechanical equipment shall be incorporated into structure design and enclosed/screened from public view. Structural screens/enclosures shall coordinate with other onsite structures for a unified appearance.
3. *Landscaping and Screening.* Self-Storage Warehousing shall be screened on all sides visible from a public street (with the exception of the point of vehicular access) with a Screen Class Four (4) (See §200A-150). Alternatively, any façade visible from a public street shall be designed with windows, entrances, arcades, arbors, awnings, trellises and vines along no less than 50 percent of any façade visible from the street.
4. *Parking Lot Lighting.* Adequate parking lot lighting shall be provided to increase public safety in the parking lot. Parking lot lighting structures shall be no taller than height of the shortest structure serviced by the parking lot. Full cutoff or cutoff lighting fixtures shall be used.

The following standards should apply to nonresidential uses/developments (excluding industrial uses/developments) containing more than 15,000 square feet of floor area:

1. *Façade Materials.* No unfinished block or plywood shall be permitted on any façade facing a public street. Decorative block is permitted on a façade facing a public street. Natural materials (brick, stone (native and manufactured), wood (clapboard/shingles), stucco, etc.) are preferred on façades. Materials which are not preferred for façades include: light gauge vinyl siding, unpainted aluminum siding, wood composition board, and asphalt shingles. Fluorescent/neon finishes should be avoided.
2. *Articulation.* Vertical and horizontal articulation (bump ins/outs) shall be required where any blank wall (those without windows and doors) facing a public street exceeds 50 feet in length. Blank walls should be avoided by using windows/doors, trellises, arcades, material changes, awnings or other similar features.

Goal CCD3. Promote redevelopment and adaptive reuse of existing abandoned nonresidential structures. Existing abandoned nonresidential structures should be reused and adapted for new nonresidential or residential development where possible.