

Edneyville Community Plan Supplemental Materials



Adopted May 11, 2010

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PUBLIC INPUT FROM THE COMMUNITY

Public Input Meeting 1

The County held an initial public input session for the Edneyville Community Plan on May 20, 2008 at 7:00 P.M. at the Edneyville Elementary School. Approximately 26 Edneyville residents, including the Community Plan Advisory Committee, attended the meeting. After reviewing meeting format and ground rules the residents were divided into three (3) facilitated groups of 8 to 9 people. The facilitators asked and recorded responses to the following three questions:

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

Following group discussion the facilitators posted the responses for residents to cast votes. Each of the 26 citizens in attendance had the opportunity to cast three (3) votes for the issue or issues of highest importance. Of the 26 residents and committee members, it appears 22 voted, casting 65 votes. Table 1 indicates those comments which received votes and the number of votes received. Table 2 includes all comments made at the public input meeting. The comments are organized into the following broader categories: Natural and Cultural Resources, Agriculture, Affordable Housing, Community Facilities and Public Services, Recreation, Transportation, Economic Development, Land Use and Development, Community Character and Design, Sense of Community, Community as related to the Rest of the County, Citizens, and Other.

Public Input Online Survey

The County solicited additional public input for the Plan by online survey from May 1, 2008 through June 30, 2008. Seventeen (17) Edneyville residents participated in the online survey. The citizens responded to the following questions:

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

Tables 3 through 6 include the responses/comments received.

Public Input Meeting 2

The County held an second public input session on October 27, 2009 at 6:30 P.M. at the Edneyville Community Center. At this meeting the public had the opportunity to review and provide input on the Draft Edneyville Community Plan prepared by the Edneyville Community Plan Advisory Committee. Approximately 40 Edneyville residents, including the Community Plan Advisory Committee, attended the drop in session. The Community Plan Advisory Committee considered the comments provided by the public on November 10, 2009, before sending forward its Draft Plan to the Planning Board and Board of Commissioners for their consideration.

Table 1. Public Input Meeting Comments Receiving Votes						
Topic	Strengths	Votes	Concerns	Votes	15 Year Vision	Votes
Natural & Cultural Resources	Natural Beauty	2			Limited Clear Cutting on Ridges and Slopes to Preserve Viewsheds	2
	Scenic Beauty	2			Preserve Scenic Beauty	1
Agriculture	Farming/Apple Orchards	8	Possible Conflicts Between New Residents and Agriculture	3	Larger Local Agriculture Markets	2
	Agriculture*	2	Preserving Agricultural Integrity and Community identity	1	Maintain Balance of Agriculture and Residential	1
			Loss of Farmland	1		
Community Facilities & Public Services			Getting Fair Share of County Money	1		
			Lack of Public Infrastructure	1		
Transportation	Limited Traffic/Lack of Congestion*	1	Lack of Bike Lanes/Narrow Roads	4	Improvements to Road Infrastructure/Accessibility	2
			US Highway 64 Traffic	3		
			Need for Traffic Light at US Highway 64 and Pace Road Intersection	1		
Economic Development					Agritourism/Tourism Promoted	2
Land Use & Development/Community Character & Design	Low Density*	2	Being the "Undesirable" End of the County...Taking Uses other Communities Do Not Want	9	Limited Change... We Like it the Way it is	3
	Limited Commercial Development	1	New Developments	1	Controlled Growth	2
	Rural Character/Culture/Nature of Area*	1	Shooting Range	1	Limited Development	1
			Lack of Manufactured Home Park Landscaping	1	Local Businesses Still Around	1
Citizens	Spirituality/Faith	1	Newcomers vs. Old Families	1		

* Indicates that this item appeared in two separate groups.

Table 2. All Public Input Meeting Comments

Topic	Strengths	Concerns	Future
Natural and Cultural Resources	Natural Beauty (2)	Effect of Growth on Well Water	Limited Clear Cutting on Ridges and Slopes to Preserve Viewsheds (2)
	Scenic Beauty (2)	Green Space	Preserve Scenic Beauty (1)
	Cultural Identity (Identity as a Community)		Limited Clear Cutting in Valleys
	Good water quality/Water resources		Ridge Protection
	Proximity to Mountains		
	Rich Heritage Scenery		
Agriculture	Farming/Apple Orchards (8)	Possible Conflicts Between New Residents and Agriculture (3)	Larger Local Agriculture Markets (2)
	Agriculture* (2)	Preserving Agricultural Integrity and Community identity (1)	Maintain Balance of Agriculture and Residential (1)
	Bub's Barn	Loss of Farmland (1)	Financial Support for Farmers
		Agriculture vs. Housing	Produce Market Remain Agricultural
Affordable Housing		Availability of Affordable Housing	
Community Facilities and Public Services	Library	Getting Fair Share of County Money (1)	
	Emergency Services	Lack of Public Infrastructure (1)	
	Schools	Availability of County Services/Law Enforcement	
		Criticism of Community Center Infrastructure Matching Growth Internet/Broadband/Cable TV Access	
Recreation	Golf Course	Lack of Children's Activities	Re-use of Rail Lines for Things like Bike Trails
Transportation	Limited Traffic/Lack of Congestion* (1)	Lack of Bike Lanes/Narrow Roads (4)	Improvements to Road Infrastructure/Accessibility (2)
		US Highway 64 Traffic (3)	Beltway (I-26, Howard Gap Road, Upward Road)
		Need for Traffic Light at US Highway 64 and Pace Road Intersection (1)	Lower Speed Limits on Highways
		Loud Traffic and Noise	Provide Safety/Bike Lanes/Designated Bike Trails
		Peak School Traffic at North Henderson	Safe Access to Residences/World's Edge Recreational Area
		Public Transportation	Safety of Roads Maintained or Improved
		Speed Limits too High on Rural Roads	
Economic Development	Tourists/Tourism Industry	Not Having Comparable Land Prices to the Rest of the County	Agritourism/Tourism Promoted (2)
			Bank
			Mom and Pop Stores
			No big box stores
			Promote Green Industry Supermarket

Table 2. All Public Input Meeting Comments			
Topic	Strengths	Concerns	Future
Land Use and Development & Community Character and Design	Low Density* (2)	Being the "Undesirable" End of the County...Taking Uses other Communities Do Not Want (9)	Limited Change... We Like it the Way it is (3)
	Limited Commercial Development (1)	New Developments (1)	Controlled Growth (2)
	Rural Character/Culture/Nature of Area* (1)	Shooting Range (1)	Limited Development (1)
	Churches/Many Churches*	Lack of Manufactured Home Park Landscaping (1)	Local Businesses Still Around (1)
	Clean	Balanced Zoning Regulations	Avoid High Density Cookie Cutter Development
		Manufactured Homes	Clean Up/Code Enforcement
		No Community Center	Commercial Building Standards
		Outdoor Firing Range	Contained/Clustered Commercial
			Control and Plan Growth
			Limited Centralized Commercial Development
Sense of Community	Common Goals/Togetherness		Community Balance and Friendliness
	Community Pride		Maintain Spiritual/Historical Values
	Sense of Community*		
	Strong Presence in Community		
	Unique in the Community		
Community as it Relates to the Rest of the County		Being Overlooked/Not Being Involved	
		Loss of High School Identity	
		Poorest Part of the County in Terms of Income	
Citizens	Spirituality/Faith (1)	Newcomers vs. Old Families (1)	Compromise for Common Goal
	Diversity	Poverty	
	Family/Family-oriented*	Some Retirees Not Supporting Children and Education	
	Friendliness		
	Hard Working		
	Long-term Residency/Investment in Community		
	Margaret		
	People		
	Strong Church Membership		
	Strong Values		
Summer Residents			
Other	Close to Cities	Barking Dogs	
	Proximity to Commercial Services and Nature	Excessive Semi-Automatic Gunfire	

* Indicates that this item appeared in two separate groups.

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

Zip Code	Percent of Respondents (Count)
28731	5.9% (1)
28732	0.0% (0)
28756	0.0% (0)
28792	94.1% (16)

Response		Response Date
1	Strong commitment to family, farming, natural beauty.	6/24/08 6:58 pm
2	Tradition, Family Values, Dedication and preservation of the land	6/18/08 2:19 pm
3	The primary strength of the community is its people, most of whom were born and raised here. They, for the most part, have great respect for the land and many earn their living from that land. The second strength of this community is the beauty of the land. From rolling hills in Peaceful Valley to the rugged woodlands of Bearwallow Mountain to the farmlands and orchards that dot the area, no other section of Henderson County is so blessed with beauty. The last strength I'll list is that the area is still to be discovered. While we do have our communities, gated and otherwise, we remain a beautiful rural community.	6/5/08 7:09 pm
4	Edneyville has remained rural and is still beautiful. We are using our solidarity as a community to supervise development and growth, hoping to keep a visual balance with the financial one. We are a working class/farming community, unimpressed with titles and money.	6/2/08 3:15 pm
5	Rural farmland. Apple Country, good honest hard working people.	5/23/08 1:18 pm
6	Good neighbors, not too many rules about property use	5/23/08 9:47 am
7	Hard working, honest people	5/18/08 7:40 pm
8	20 years ago the face of the community was represented as a tight nit group of families and friends that you went to church and school with... the demographic of this part of the county has significantly changed to one of a more transient culture...	5/16/08 10:36 pm
9	Large number of native citizens. Mountains. Agriculture.	5/16/08 9:57 pm
10	Natural beauty	5/16/08 3:51 pm
11	Rural character	5/16/08 2:57 pm
12	The ability of the citizens to work together to raise funds and develop plans for community wide activity.	5/16/08 10:58 am
13	Not overdeveloped and a quiet rural community	5/16/08 8:29 am
14	Location	5/10/08 11:42 am
15	Safe place to live neighbors you can count on	5/6/08 12:58 pm

Table 5. Edneyville Survey Responses: What are your Concerns for your Community?

	Response	Response Date
1	That because of the poor apple crop the last several years developers will swoop in and entice families that have lived here for generations to sell out their heritage. Then there'll be a bunch of McMansions occupied by part time residents who think because they are paying taxes, they have a right to dictate how things should be to life long residents.	6/24/08 6:58 pm
2	Loss of community values Investment land overdevelopment "Trailer Park" development... lack of commercial zoning	6/18/08 2:19 pm
3	1) No Fire Range in Police Academy. Too many houses. 2)....Need Grocery/ Shopping/Store/Tail Market/Office/Service business near Post Office as Central Area - there No Flood stage ...To save GAS and distance driving to Hendersonville	6/17/08 1:09 pm
4	My major concern is that growth in our area spoils its beauty and way of life. I pass more cows that cars going to work in Hendersonville. While I don't expect it to stay that way forever, I do hope that growth comes with great wisdom and planning.	6/5/08 7:09 pm
5	We are independent and do not want to be overly regulated; however, new landowners as well as those who are cashing in on their grandfather's farm need to stop and consider esthetics and the importance of our local history. People who have more money should be taxed more; farmers and blue collar workers should be taxed less. Edneyville should NOT become a community for the privileged; nor should it become a trash dump.	6/2/08 3:15 pm
6	Too many developments coming in and tearing up our beautiful land and the farmers selling out... Too much growth at a very fast pace. Too fast to keep up with	5/23/08 1:18 pm
7	Need sidewalks, widen some of the roads	5/23/08 9:47 am
8	Rapid decrease of farm/forest land high cost of living...	5/18/08 7:40 pm
9	My concern is that without proper zoning and enforcement of immigration laws, the community will continue a steady decline, and no one will want to consider it as a place to raise a family, buy a summer home, or start a business. I think the community center, if implemented properly... is a step in the right direction. However, consider that the old-guard is dying out and being replaced with a less than genuine, and more transient sub-culture.	5/16/08 10:36 pm
10	Excessive development.	5/16/08 9:57 pm
11	Outdoor Firearms Range at NC Justice Academy, Continued enforcement nuisance ordinance, overdevelopment, water quality and erosion control, stop steep slope development, development moratorium needs to be in place.	5/16/08 3:51 pm
12	Trashy housing... Area could use recycling center...	5/16/08 2:57 pm
13	Large scale development which will ruin the rural character of the area. As land owners quit farming and put their land up for sale, there should be some guidance for development which will retain the farm image.	5/16/08 10:58 am
14	That the planning committee will not leave us alone and let us enjoy living on our land with the freedom that we should have as American citizens and that they will make rural areas like downtown Hendersonville. We live in the country not town for a reason.	5/16/08 8:29 am
15	Loss of farming, overdevelopment of land	5/10/08 11:42 am
16	Overdevelopment leading to traffic issues, increased crime and overcrowding in schools. Too many trailer parks that decrease property values.	5/6/08 12:58 pm

Table 6. Edneyville Survey Responses: What do you hope to see your community look like in 15 years?		
	Response	Response Date
1	Undeveloped, rural and farm based.	6/24/08 6:58 pm
2	Corridor commercial development with restrictions on storefront and advertising (Hilton Head style). Infrastructure planned for ingress and egress to housing developments, commercial centers (avoid the North/Apple Valley [situation]) Protection of floodplains and waterways. Protection and preservation of farmlands and scenic and natural environments.	6/18/08 2:19 pm
3	Become Edneyville Town...Grocery /Shopping/Store/Tail Market/office/service business = SAVE GAS	6/17/08 1:09 pm
4	The major hope I have is the development of a central commercial area. I believe one of the major responsibilities of the planning group will be to determine where "Edneyville" will be. We eventually will have a large grocery store, bank, restaurants, shops and such. We need to define where they will be congregated. Without this Chimney Rock Road will become as bad as Spartanburg Highway. Strip mall after strip mall with no unified look or feel. Once that's done, we can start looking at the outlying areas. I would also like to retain as much open area as possible. The openness is so much of the beauty of this area, it would be a shame to loose it to subdivision after subdivision.	6/5/08 7:09 pm
5	More residential/commercial development along main road (Hwy 64), and less on mountain tops and on country roads. No more decrease in agricultural land.	6/2/08 3:15 pm
6	Just like it is now, just cleaned up a little, apple orchards, and farms, but get rid of all the junk and trash that has littered our beautiful Edneyville	5/23/08 1:18 pm
7	Pretty close to the way it is now other than cleaning up some of 64, adding sidewalks, new community center which we are working on	5/23/08 9:47 am
8	Still a farming community with some control of mobile homes/manufactured housing more protection of greenways and forest lands	5/18/08 7:40 pm
9	Clean up the trash...littering the side of the road. I hope that we will be able to provide a destination for cyclists and mountain bikers, as there is some wonderful scenery and awesome trail building opportunity. A greenway system linking our community with the greater Hendersonville community is an absolute must to begin to attract business, families and overall sustainable, positive growth	5/16/08 10:36 pm
10	Lots of apple orchards and less development.	5/16/08 9:57 pm
11	Less mobile homes, less trash, less developments, more green space, protected ridges, no clear cutting.	5/16/08 3:51 pm
12	Rural	5/16/08 2:57 pm
13	Continued apple and vegetable farming in most of the area with tasteful development with the maintenance of "green space" to prevent the area from looking congested.	5/16/08 10:58 am
14	Just like it is, rural and not a house on every piece of land with cement every where and hundreds and thousands of people everywhere	5/16/08 8:29 am
15	Incorporated township	5/10/08 11:42 am
16	I'd like to see some of the eyesores gone such as abandoned businesses and trailers that are falling apart but are still being lived in	5/6/08 12:58 pm

CULTURAL AND HISTORIC SITES PHOTO INVENTORY*



* See Edneyville Community Plan Map 3: Cultural and Historic Sites. Structures are identified as being built over 100 years ago. Photos are not available for the following sites due to inaccessibility and other factors; however, a description of the site is available below as possible:

5. Residence with accessory structures, located on Sidetrack Lane.
7. Residence with adjacent manufactured home park, located on Twin Oaks Drive.
10. Residence with one (1) accessory farm structure and apple orchard, located on Tarheel Blue Lane.
11. Property inaccessible due to private gated drive.
20. Residence with accessory farm structures.

The structure identified as 16 has, since the drafting of the plan began, been removed.





16



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17



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18



22



19



23



COMMERCIAL, INDUSTRIAL & WAREHOUSE LAND USE INVENTORY

Table 7. Commercial, Industrial & Warehouse Land Use Inventory

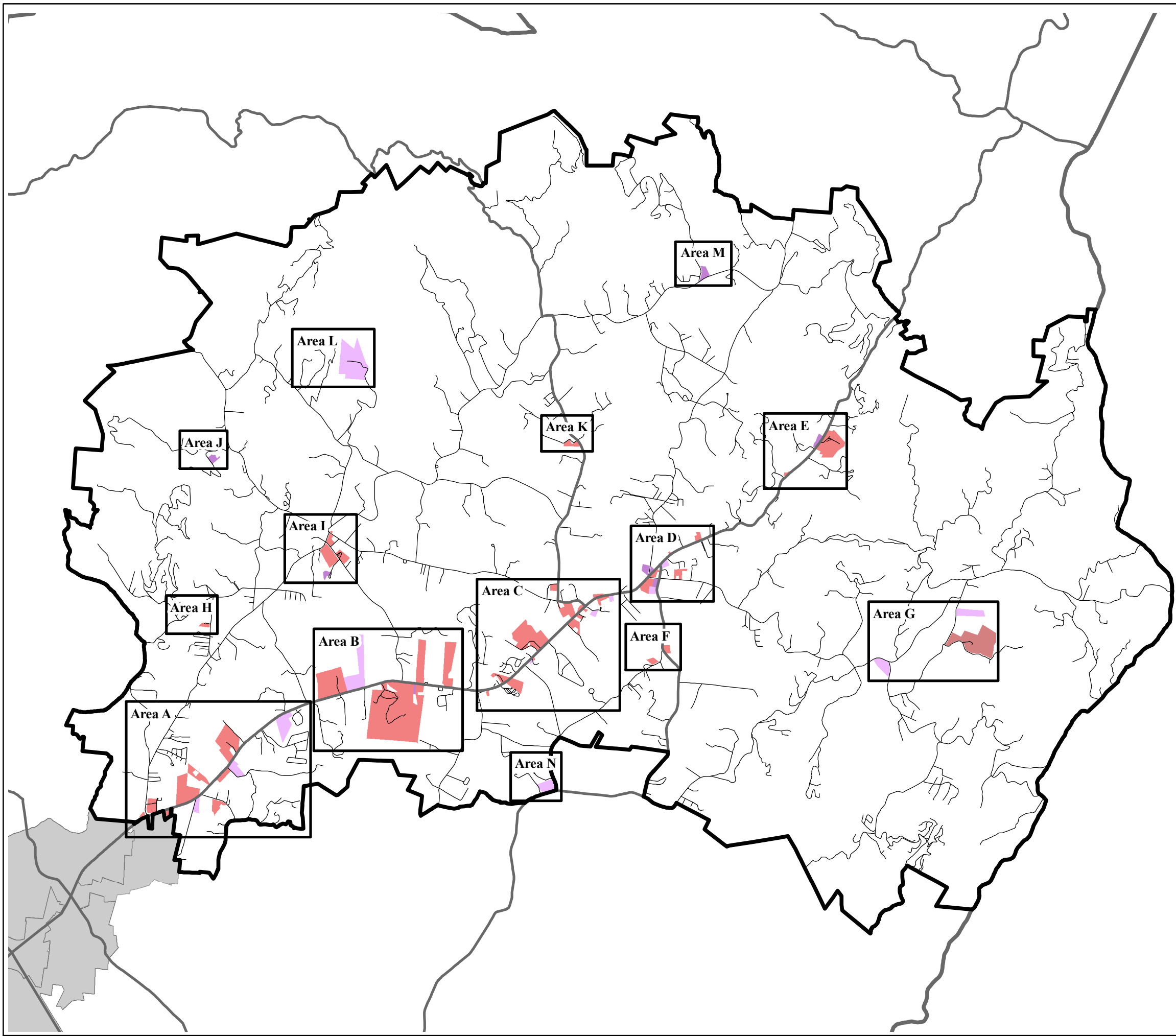
Site	Name	Description	Heated Sq. Ft.
A01	Now & Then	Retail Sales & Services (Thrift Store)	2,400
A02	Apple Valley Travel Park	Recreational Vehicle Park	1,248
A03	1. Nappier & Turner Construction Co, Inc 2. Gifted Hands	1. Office (Construction Company) 2. Retail Sales & Services (Hair Salon)	1,496
A04	Mountain Fresh Orchards	Produce Stand	5,033
A05	O.C. Barnwell & Sons	Produce Stand	5,200
A06	Warehouse	Warehousing & Storage	92,500
A07	Grandad's Apples	Produce Stand/Retail Sales & Services (Gift Shop)	6,000
A08	Apple Country Realty	Office (Realtor)	2,892
A09	Southern Aire Motel	Motel/Hotel	7,530
A10	Freeman's Apple House	Food Manufacturing (Packing House)	12,440
A11	Apple Valley Animal Hospital	Office (Veterinary Clinic)	2,273
A12	Jaymar Travel Park	Recreational Vehicle Park/Manufactured Home Park	6,455
A13	Herbert Staton Apples	Food Manufacturing (Packing House)	5,132
B01	Eastland Development Inc.	Self-Storage Warehousing	12,672
B02	Turf Mountain Sod/Pittillo Dairy Agriculture	Office	5,280
B03	Camp Judea	Camp	12,744
B04	The Rusty Bucket	Retail Sales & Services (Gift Shop)	2,400
B05	Warehouse/Distribution Center	Warehousing & Storage	8,360
B06	Apple Country Storage	Self-Storage Warehousing	20,420
B07	Dollar General	Retail Sales & Services (Dollar Store)	9,100
B08	Cabins For Rent	Single-Family Residences (Rental Cabins)	1,440
B09	Lyda's Produce Stand	Produce Stand	2,696
B10	Carter Financial Services	Office (Tax)	3,072
C01	Splawn Electric & Heating Inc	Office (Specialty Contractor)	2,550
C02	Children United Child Care	Childcare Facility	1,958
C03	Taylor's Mini Storage	Self-Storage Warehousing	6,900
C04	WNC Apple Growers, Inc.	Warehousing & Storage	59,712
C05	1. Apple Annie's Café 2. Sam's Car Fix	1. Retail Sales & Services (Restaurant) 2. Automobile & Equipment Service	3,554
C06	Jimmy Nix & Sons	Produce Stand/Food Manufacturing (Packing House)	6,850
C07	Main Line Automotive	Automobile & Equipment Service	2,400
C08	1. Edneyville General Store 2. Marathon	1. Convenience Store 2. Fuel Pumps	11,896
C09	Coston Agriculture Apple House	Produce Stand/Retail Sales & Services (Gift Shop)/Food Manufacturing (Packing House)	6,000 432
C10	Apple Cooperative	Office/Outdoor Storage	540
C11	Warehouse	Warehousing & Storage	30,134
C12	La Esperanza Mexican Store	Convenience Store	3,000
C13	Driftwood Marine	Marina (Boat Storage & Repair)	4,000
C14	Old World Pizza/Happy Days Diner	Retail Sales & Services (Restaurants)	5,952

Table 7. Commercial, Industrial & Warehouse Land Use Inventory			
Site	Name	Description	Heated Sq. Ft.
C15	1. Griffin's 2. Exxon	1. Convenience Store 2. Fuel Pumps	(C14 & C15)
C16	Fairview Mobile Wash Inc.	Retail Sales & Services (Manufactured Home Cleaning Service)	2,400
C17	S+K Engines	Automobile & Equipment Service	6,020
C18	Warehouse	Warehousing & Storage	10,140
C19	Sign Xpress	Retail Sales & Services/Manufacturing & Production Operations	1,200
C20	The Apple House	Produce Stand (Gift Shop)/Food Manufacturing (Packing House)	8,480
C21	Devine Space	Self-Storage Warehousing	10,050
C22	Don Laughter & Sons	Food Manufacturing (Packing House)	11,550
D01	Packing House	Food Manufacturing (Packing House)	7,360
D02	Auction House	Retail Sales & Services (Auction House)	10,338 (between D02 & D05)
D03	Frame To Go	Retail Sales & Services/Manufacturing & Production Operations	45,036
D04	Packing House	Food Manufacturing (Packing House)	3,572
D05	Warehouse	Warehousing & Storage	10,338 (between D02 & D05)
D06	Carbo-Cut, Inc	Manufacturing & Production Operations (Machine Tool)	10,242
D07	Mona Lisa	Warehousing & Storage (Food Products)	22,475
D08	Warehouse	Warehousing & Storage	21,020
D09	Apple Tree Storage	Self-Storage Warehousing	6,000
D10	Hendersonville Tomato Inc	Produce Stand	1,860
D11	Hillbilly Trading Post	Produce Stand/Retail Sales & Services (Gift Shop)	14,020
E01	Old Orchard	Office (Lot Sales)	1,600
E02	Warehouse	Warehousing & Storage	3,150
E03	Hideaway Park	Single-Family Residences (Rental Cabins)	8,339
F01	North State Orchards	Food Manufacturing (Packing House)	26,800
F02	Ridgeview Apple Packers/UAP Distributors	Food Manufacturing (Packing House)	16,264
G01	The Mack Jackson Orchards	Food Manufacturing (Packing House)	3,762
G02	Blue Ridge Mountain Water	Food Manufacturing (Spring Water Bottling Company)	2,004
G03	Packing House	Food Manufacturing (Packing House)	4,212
H01	Marketta's	Retail Sales & Services (Hair Salon)	3,120
I01	Fruitland Bible Baptist Institute	College	56,786
I02	Church Store	Retail Sales & Services	1,080
I03	Warehouse	Warehousing & Storage	7,980
J01	Warehouse	Warehousing & Storage	2,720
K01	Apple Wedge Packers & Cider	Food Manufacturing (Packing House)	6,464
L01	Warehouse	Warehousing & Storage	1,368
M01	Ledbetter Hand Woven Mats/Agriculture	Retail Sales & Services	3,240
N01	Warehouse/Auto Repair	Warehousing & Storage/Automobile & Equipment Service	2,432

Edneyville Community Planning Area






Commercial, Industrial & Warehouse Land Use Inventory

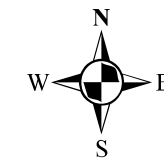
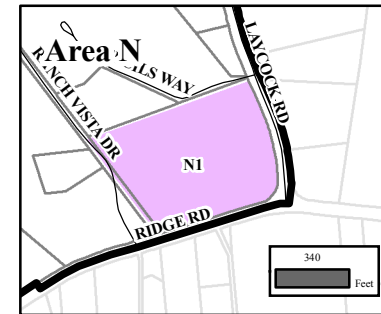
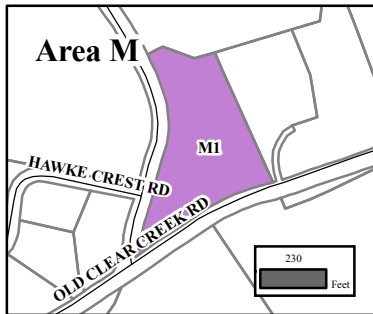
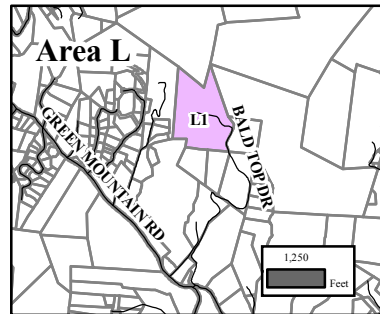
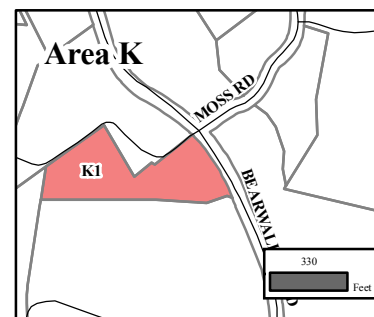
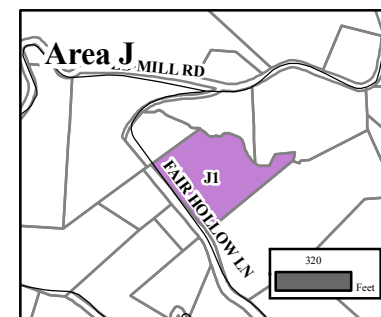
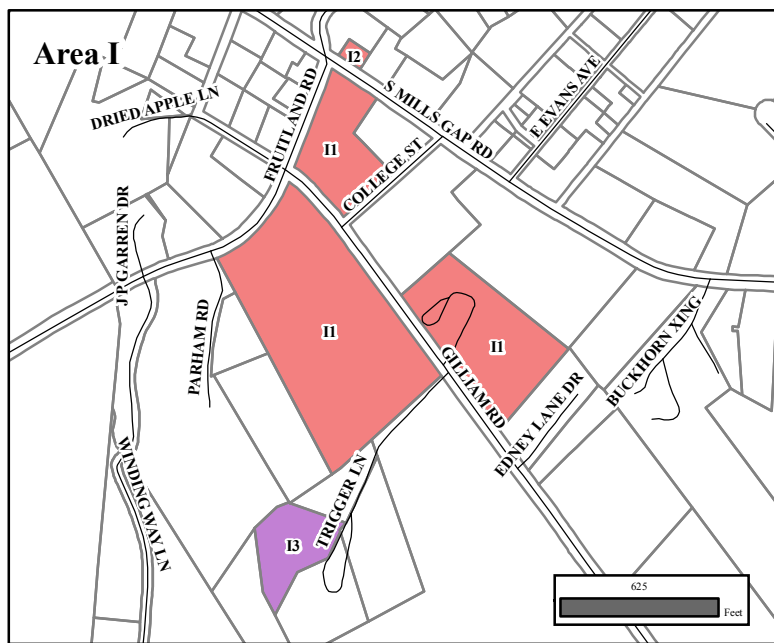
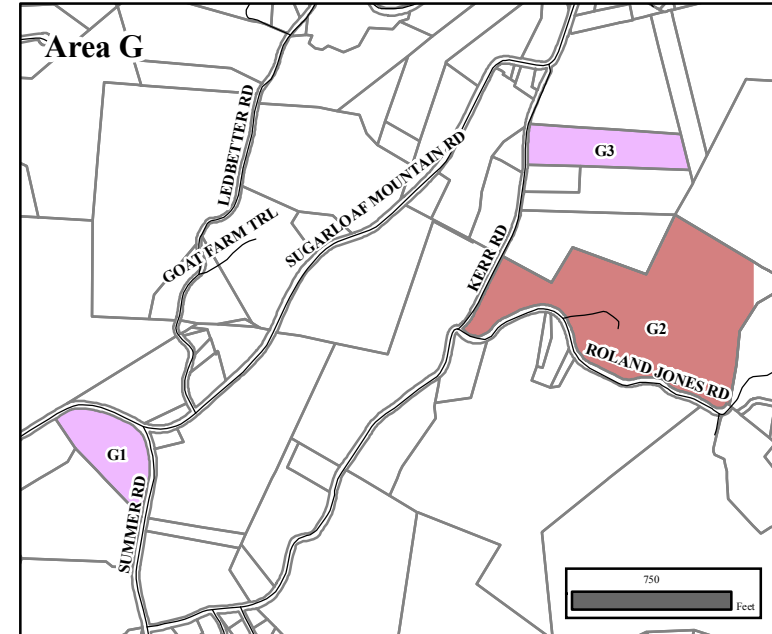
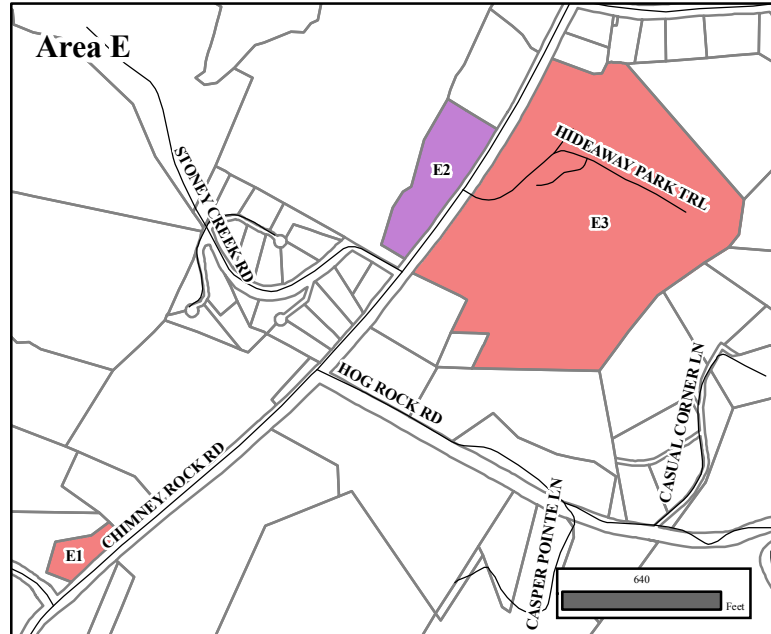
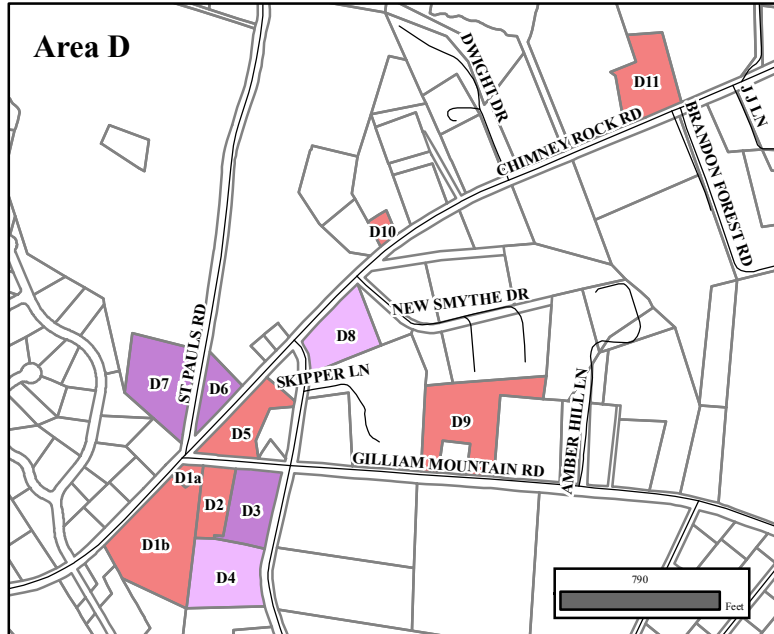
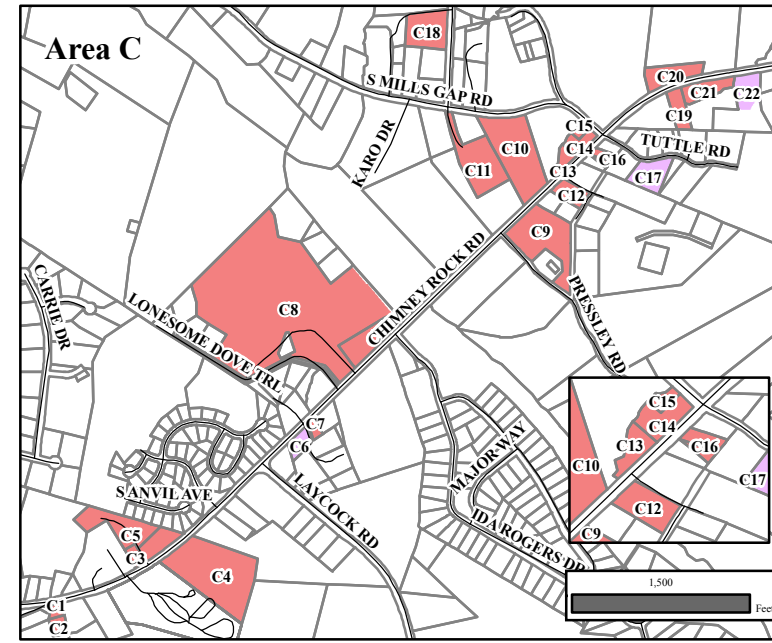
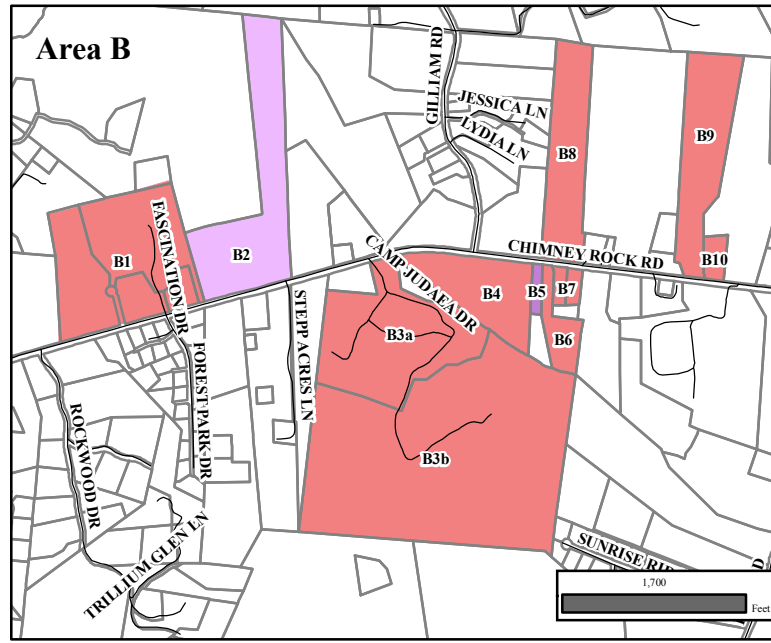
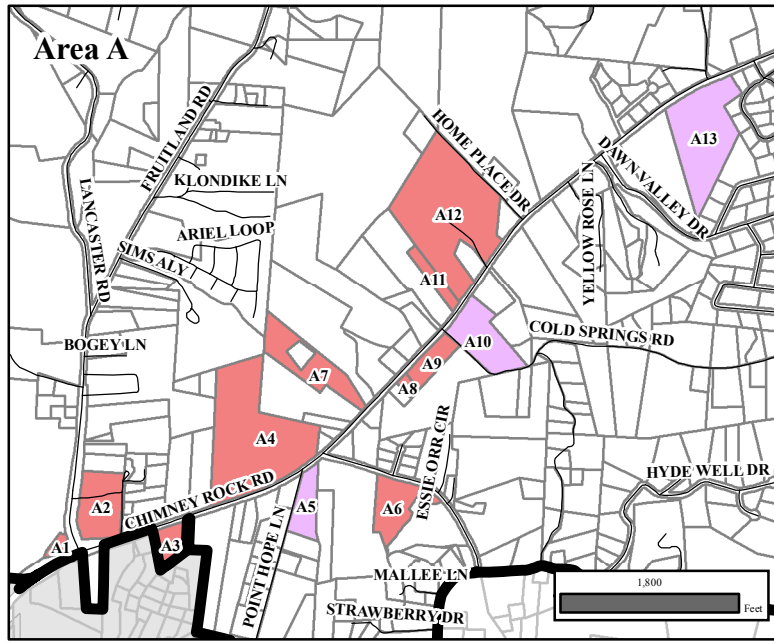
- Major Roads
- Streets
- Edneyville Community Plan Boundary
- Nonresidential Land Uses
 - Commercial
 - Commercial - Light Industrial
 - Industrial
 - Warehouse
- Municipal Limits
- Municipal ETJ



Edneyville Community Planning Area

Commercial, Industrial & Warehouse Land Use Inventory Insets

-  Major Roads
-  Streets
-  Edneyville Community Plan Boundary
- Nonresidential Land Uses**
-  Commercial
-  Commercial - Light Industrial
-  Industrial
-  Warehouse
-  Municipal Limits
-  Municipal ETJ



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

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