








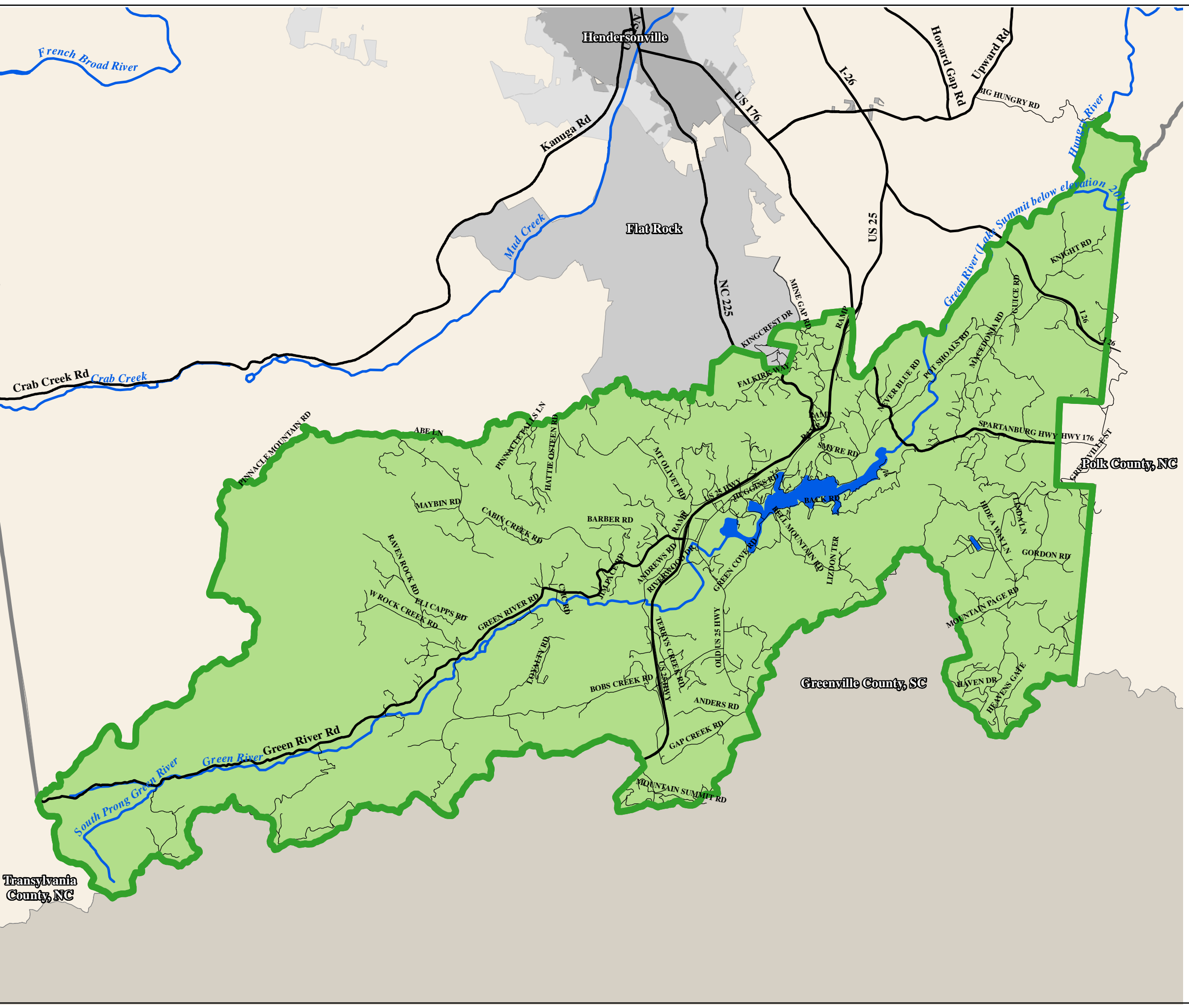


# Green River, Tuxedo & Zirconia Community Planning Area


## Planning Area Boundary

-  Major Roads
-  Streets
-  Major Streams
-  Community Plan Boundary
-  City of Hendersonville
-  Village of Flat Rock
-  Municipal ETJ
-  North Carolina
-  South Carolina



1 in = 1 miles

0 0.75 1.5 Miles



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# Green River, Tuxedo & Zirconia Community Planning Area

## Sensitive Natural Areas

- Community Plan Boundary
  - Major Roads
  - Streets
  - Streams
  - Class C Trout Waters
  - 2012 Impaired Waters (303d)
  - Continental Divide
  - Colt Creek Watershed (WS-II)
  - Protected Ridges Buffer
  - Dupont State Forest
  - Green River Gamelands
  - Broad River Basin
  - French Broad River Basin
- GRTZ Natural Heritage sites\*
- State
  - Regional
  - City of Hendersonville
  - Village of Flat Rock
  - Municipal ETJ

\*NC Natural Heritage Inventory Significance of Site

State: The site contains one of the best element occurrences within the state that are not already considered of national significance; again, best is usually restricted to just the top five such examples.

Regional: The site contains the best occurrences within a given Priority Region that are not already considered of national or state significance. Priority Regions have been delineated by NC Natural Heritage Program staff with the goal of creating regions with similar environmental conditions and of roughly the same size. Twenty-two terrestrial priority regions and 25 aquatic priority regions have been defined in the state.

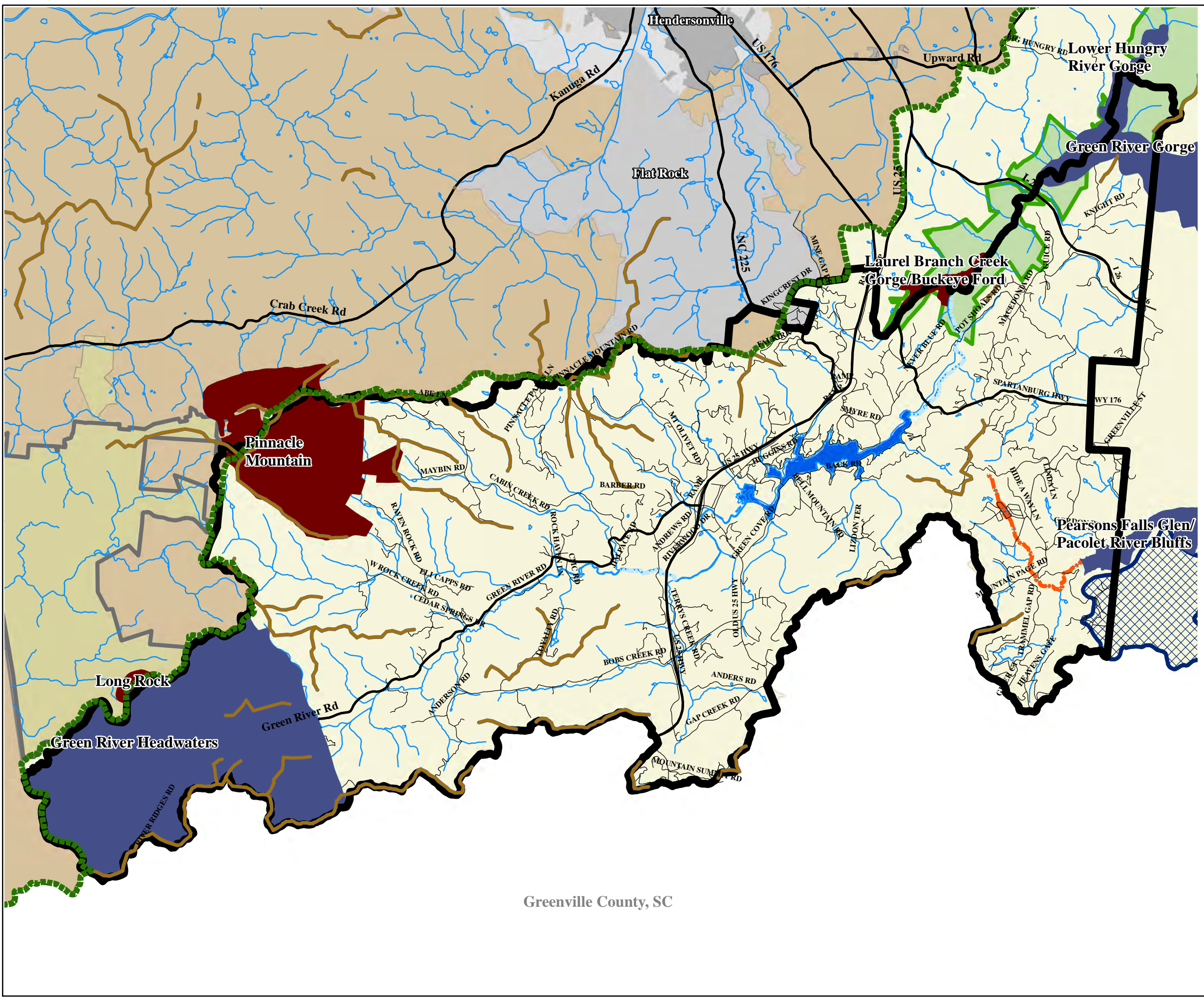
County: The site is a biological resource within the county but not of regional significance.

National: The site contains one of the best occurrences of a rare or high-quality element of natural diversity known to exist anywhere within its range. An "element of natural diversity" or simply, an "element" is a plant animal, natural community, or animal assemblage (e.g., heronries and colonial waterbird nesting sites). Specific occurrences of these elements are referred to as element occurrences."

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0 0.75 1.5 Miles












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Greenville County, SC

# Green River, Tuxedo & Zirconia Community Planning Area

## Agriculture

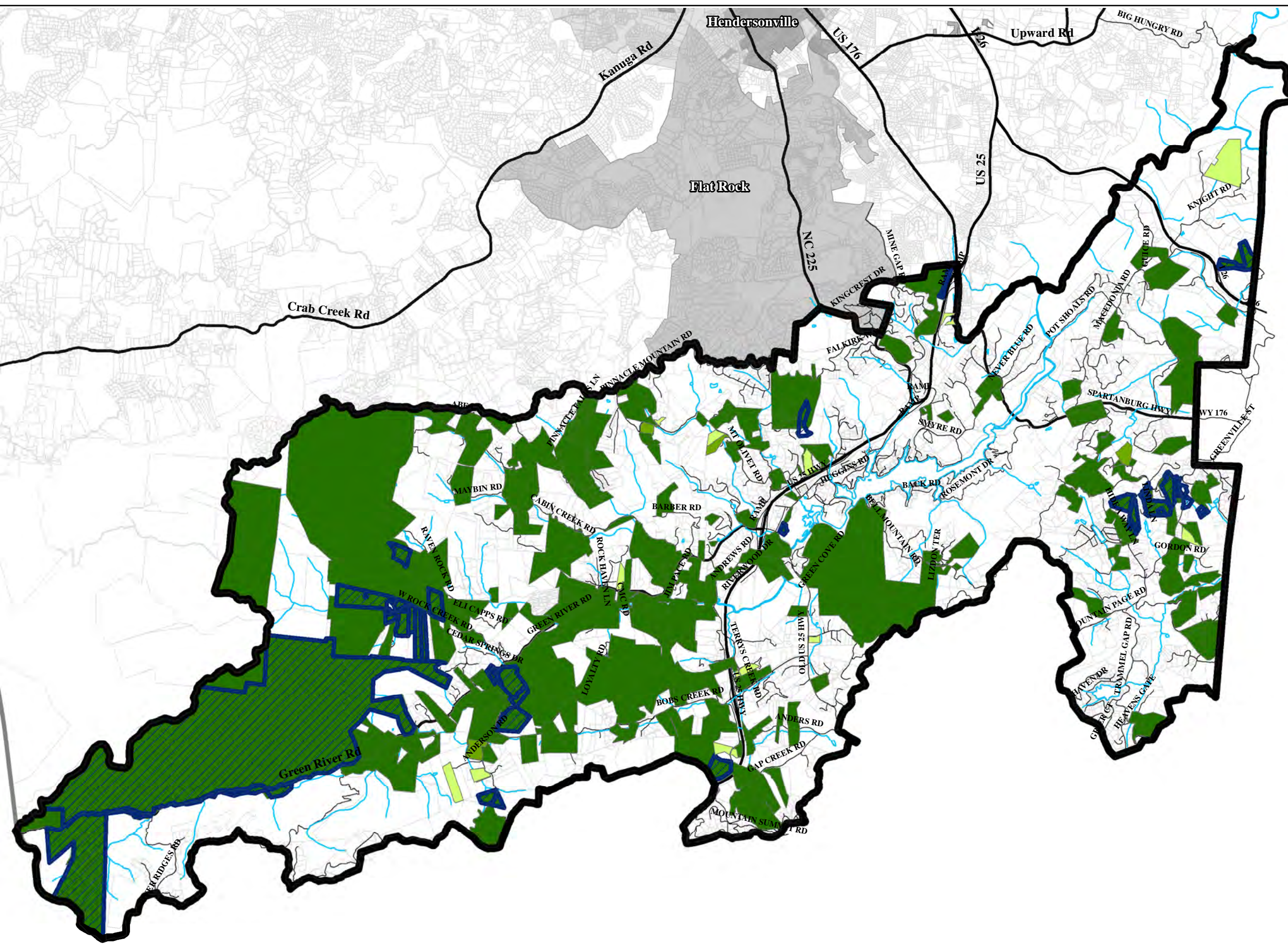
-  Community Plan Boundary
-  Parcels
-  Major Roads
-  Streets
-  Present Use Value Farmland\*
-  Agriculture-Horticulture\*\*
-  Voluntary Agricultural Districts\*\*\*
-  USDA FSA Farmland\*\*\*\*
-  City of Hendersonville
-  Village of Flat Rock
-  Municipal ETJ

\*Henderson County tax parcel data classifies these properties as participating in the present use value is a program. Under this County program eligible lands are taxed based on present use value instead of market value. Present use value is only applied to agricultural, horticultural, or forestland. Not all agricultural land is eligible. Approximately 218.47 acres of the Planning Area fall under the present use value category.

\*\*Henderson County tax parcel data classify these properties as agriculture-horticulture or forestland. Additional properties may be agricultural but have not received this designation. Approximately 382.51 acres of the Planning Area are classified by the tax assessor as agriculture-horticulture or forestland.

\*\*\*Voluntary Agricultural Districts identify and include farms which participate in this Henderson County program defined under Henderson County Code Chapter 92, Farmland Preservation. Additional properties may be agricultural but do not participate in this program. Approximately 3,512.60 acres of the Planning Area are within a Voluntary Agricultural District.

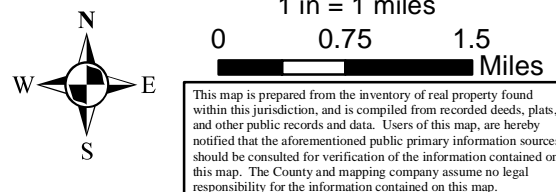
\*\*\*\*United States Department of Agriculture (USDA) Farm Services Agency (FSA) is responsible for administering and managing farming programs and identifies only that farmland which participates in these programs. Additional properties may be agricultural but do not participate in these programs. Approximately 13,783.73 acres of the Planning Area are identified by the FSA as participating in these programs. The County attained the data in 2009, however, the USDA FSA is not permitted to provide additional information on this data, including information on the data's year.



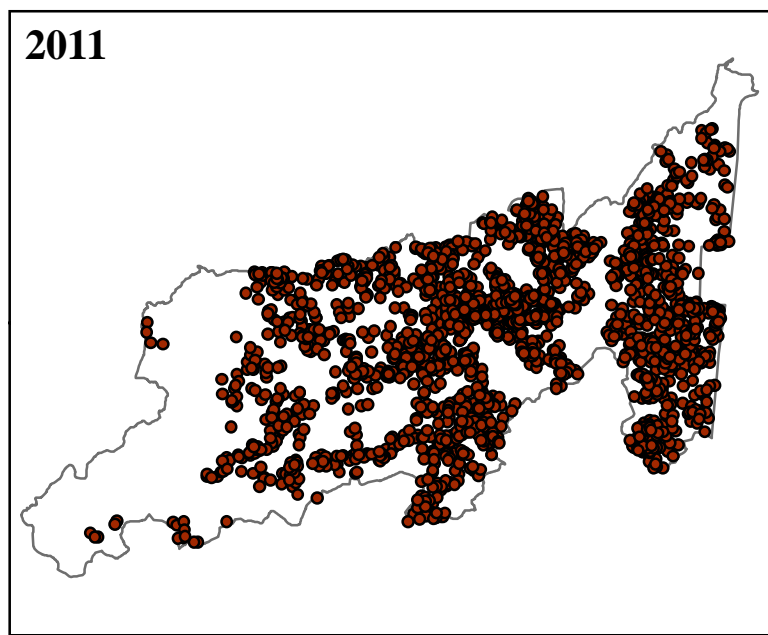
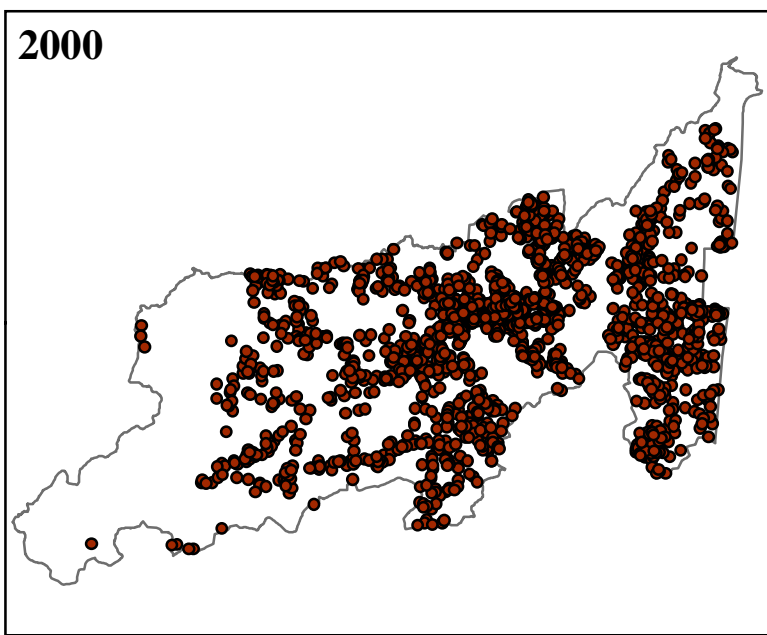
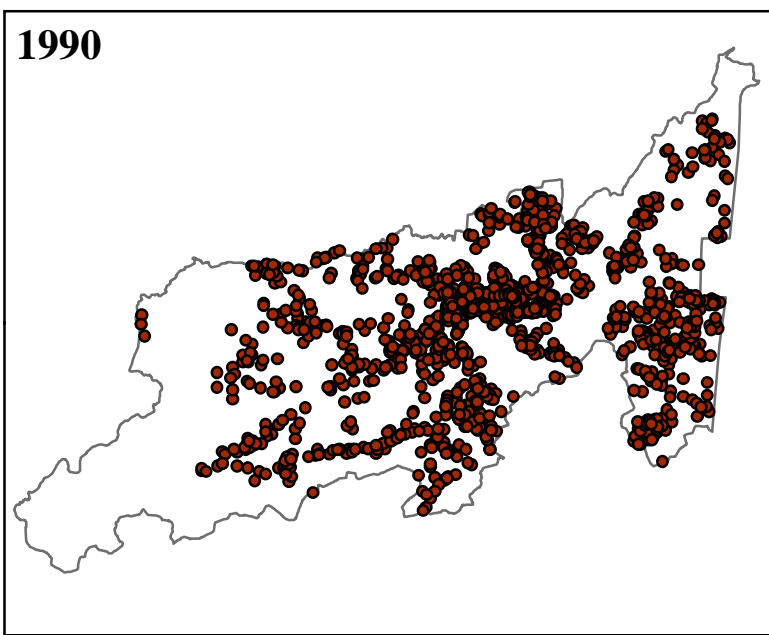
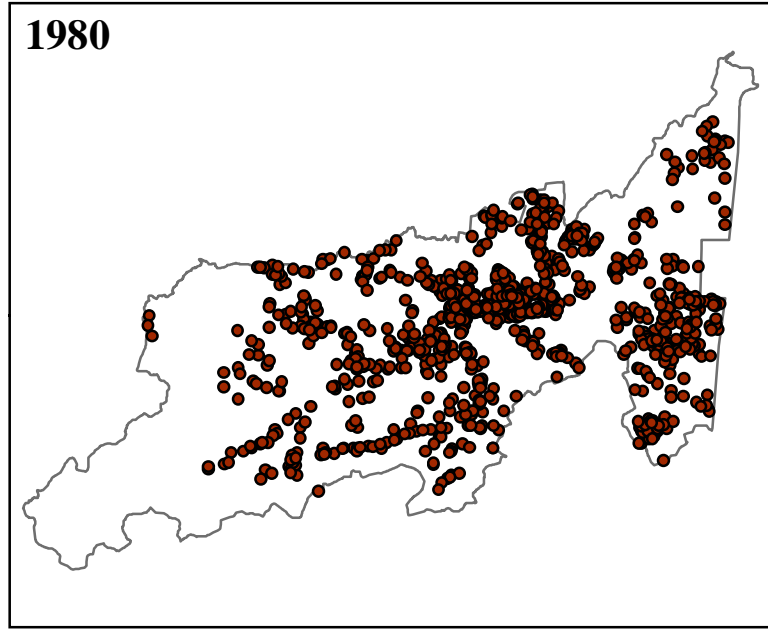
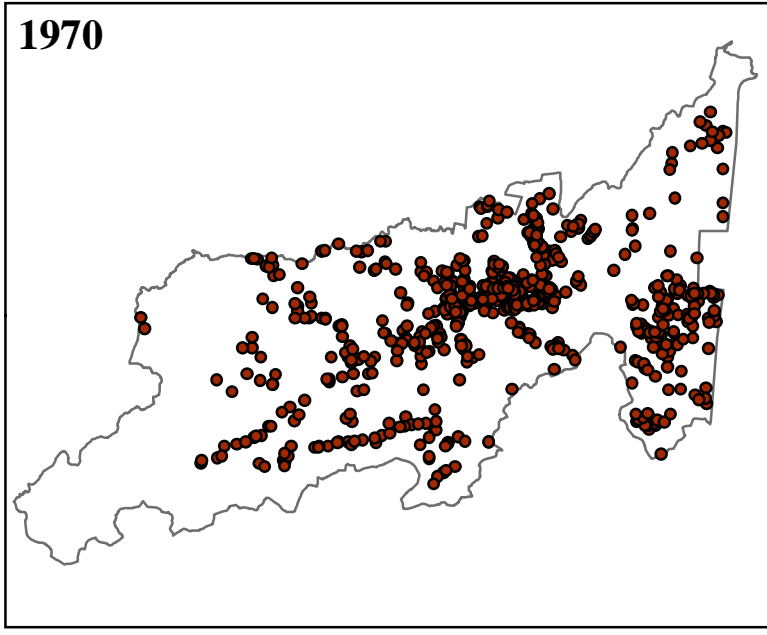
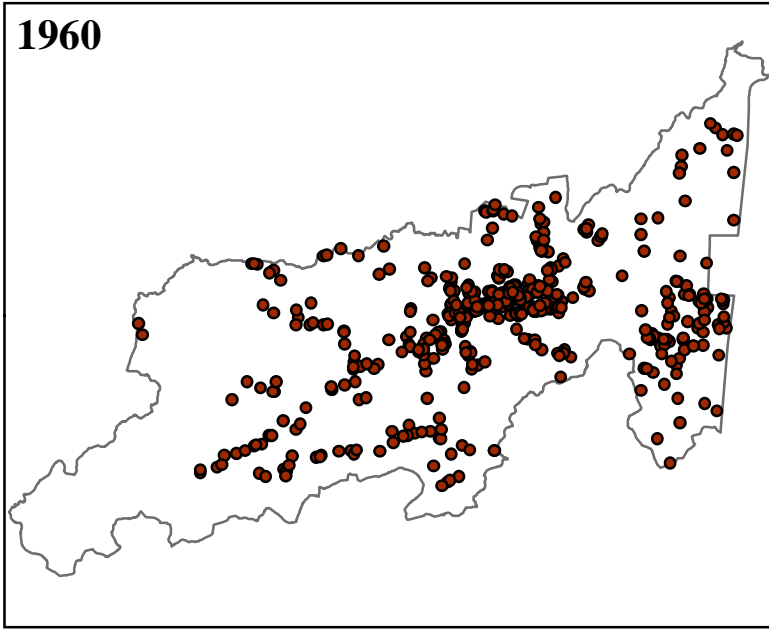
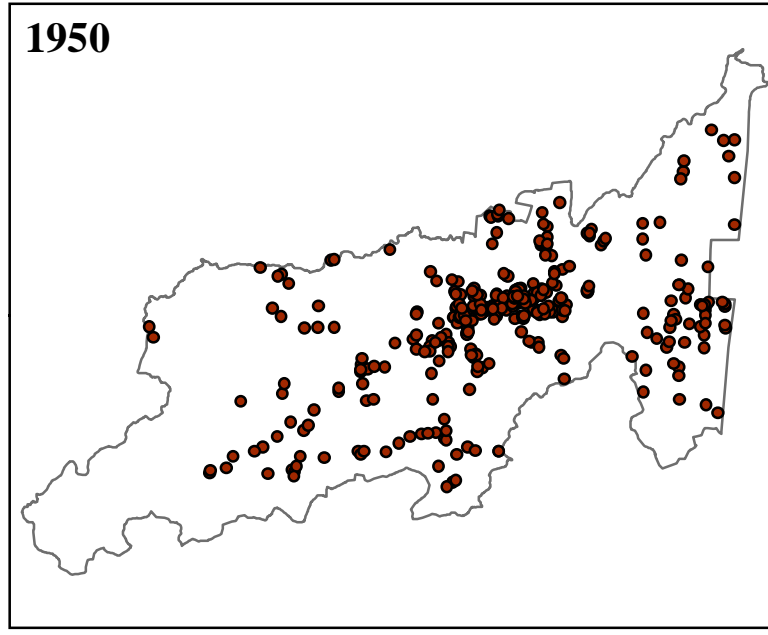
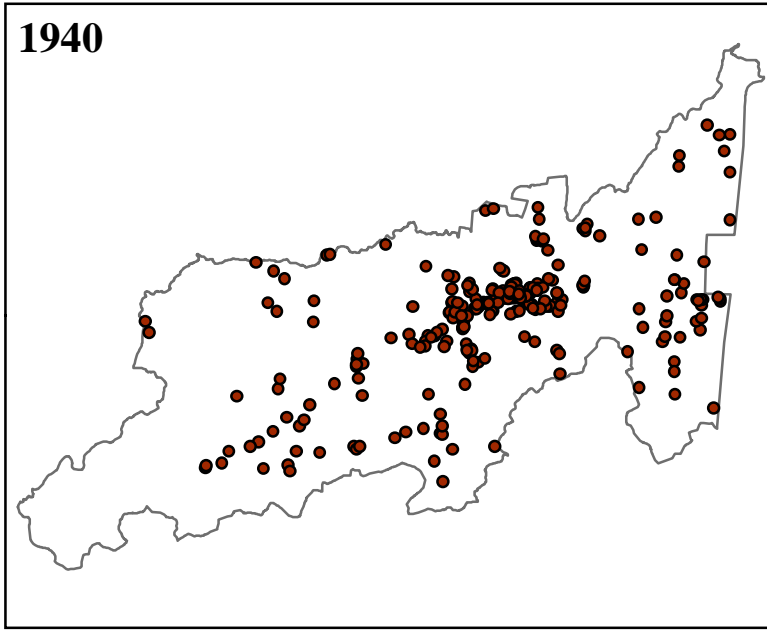
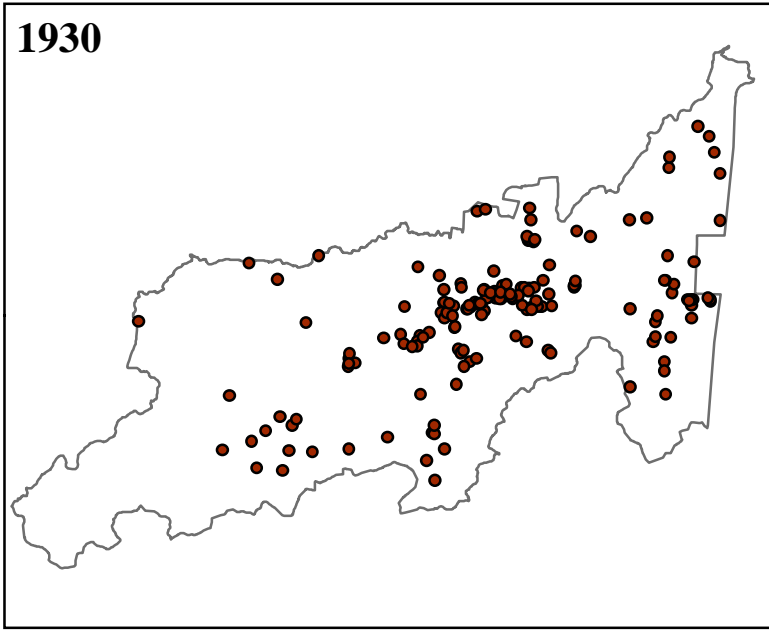
Greenville County, SC

1 in = 1 miles

0 0.75 1.5 Miles



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### GRTZ Community Planning Area

#### Housing Stock 1930-2011

- Residential Structures
- GRTZ Community Plan Area








1 inch = 3.73 miles

0 2 4 Miles

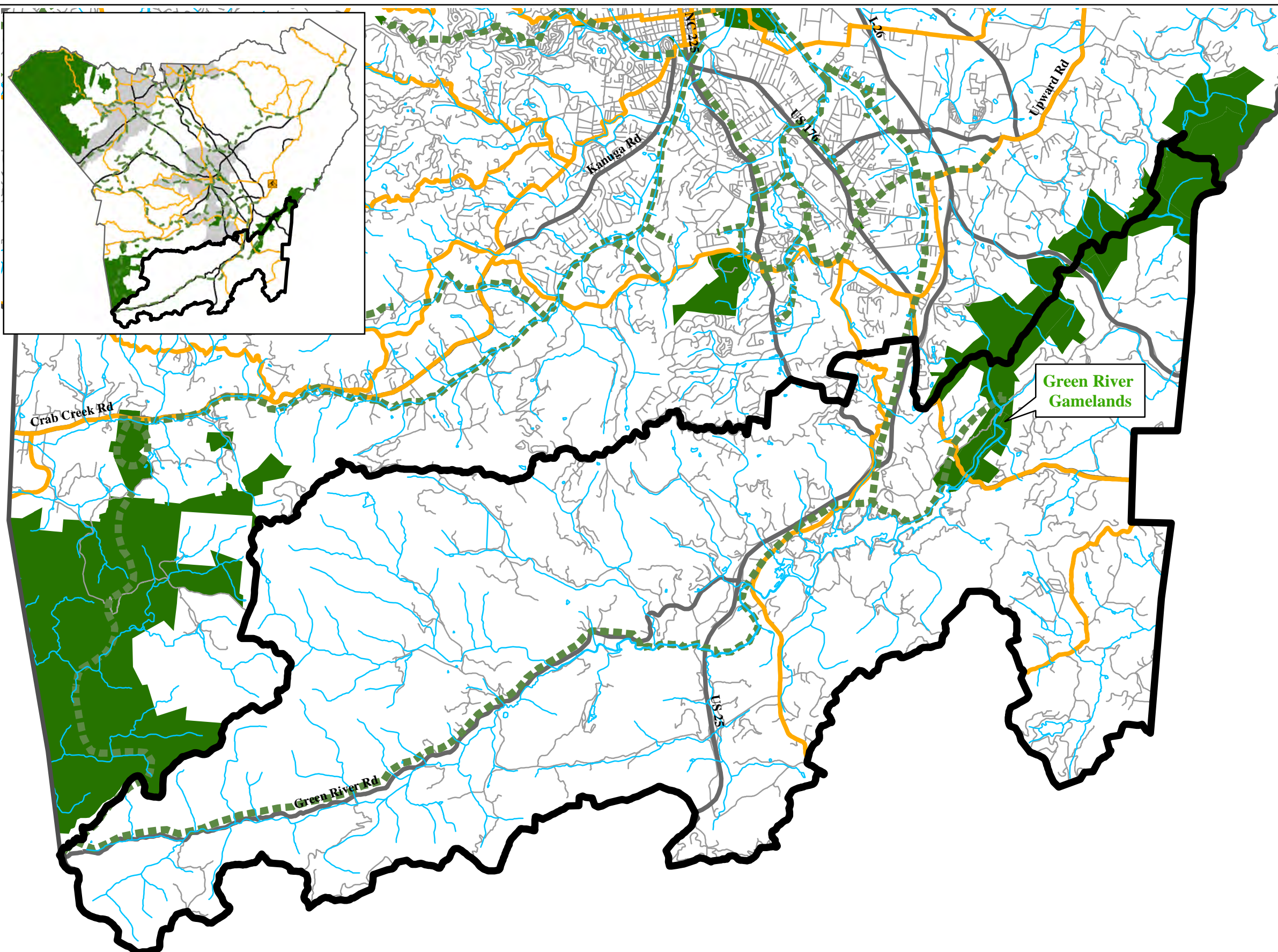
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# Green River, Tuxedo, & Zirconia Community Planning Area

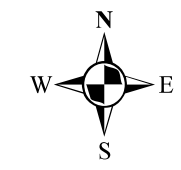
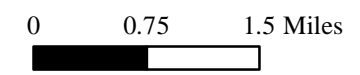
## Recreation and Multimodal Transportation

-  Major Roads
-  Streets
-  Community Plan Boundary
-  Official Blue Line Streams
-  Proposed Apple Country Greenways
-  NCDOT Designated Bike Routes
-  Parks\*

\*Parks owned by the County, Municipal, State, NC Wildlife Resources Commission, and Federal Government.

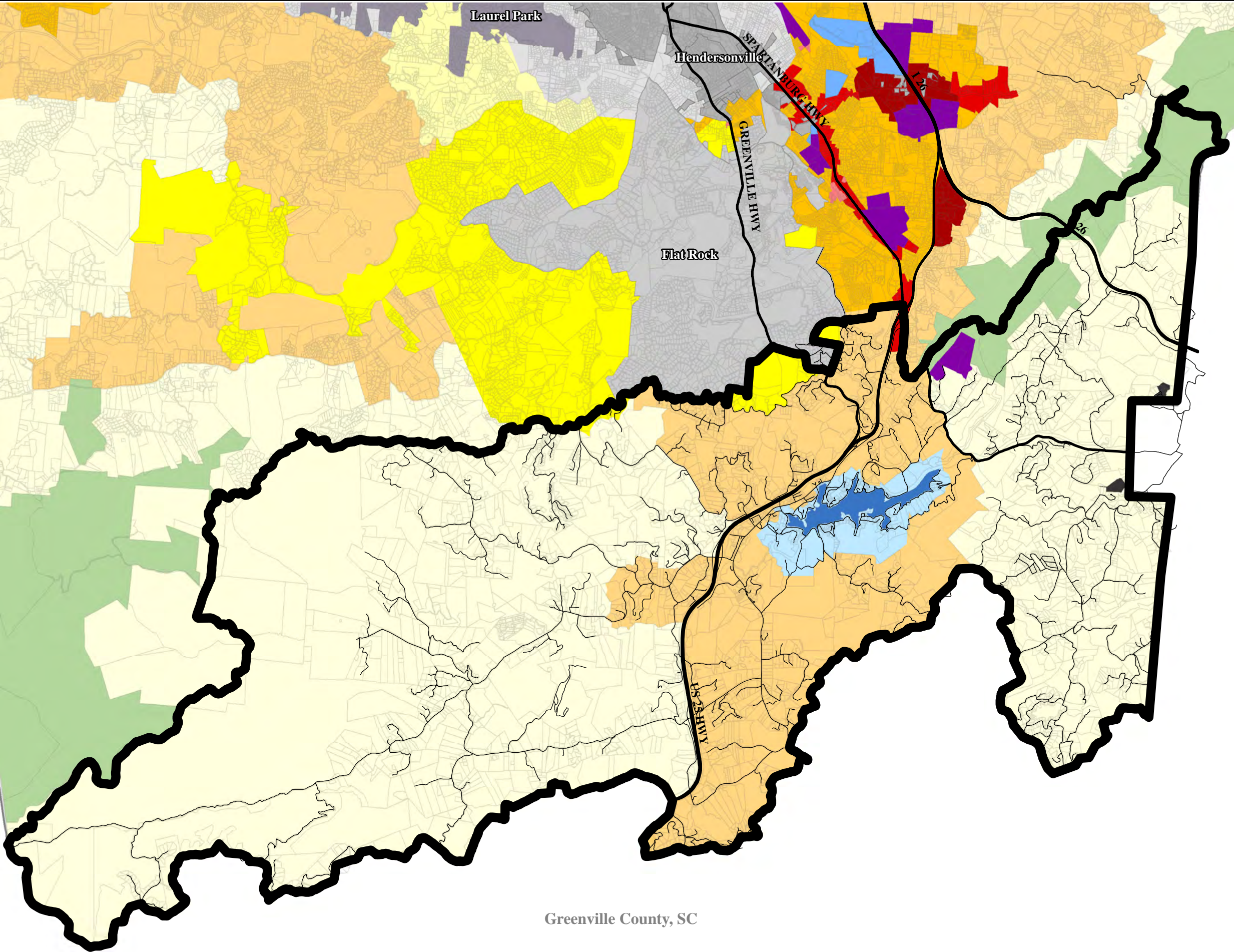


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# Green River, Tuxedo & Zirconia Community Planning Area Official Zoning



- Community Plan Boundary
- Major Roads
- Streets
- Zoning Districts**
- Residential 4
- Residential 3
- Residential 2 - Rural
- Residential 2
- Residential 1
- R-40
- WR
- SW
- O&I
- Local Commercial
- Local Commercial (CD)
- Community Commercial
- Regional Commercial
- Industrial
- Hendersonville
- Laurel Park
- Flat Rock
- Saluda
- Municipal ETJ
- Parcels

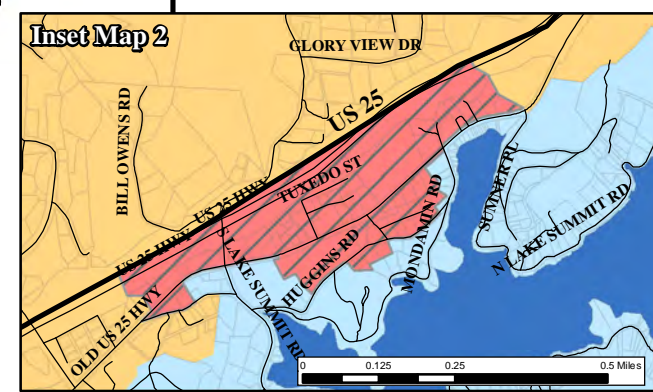
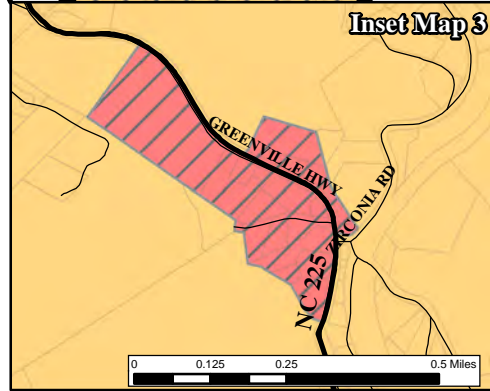
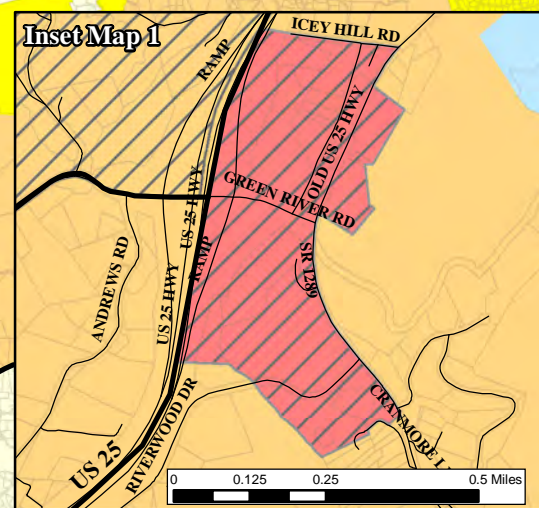
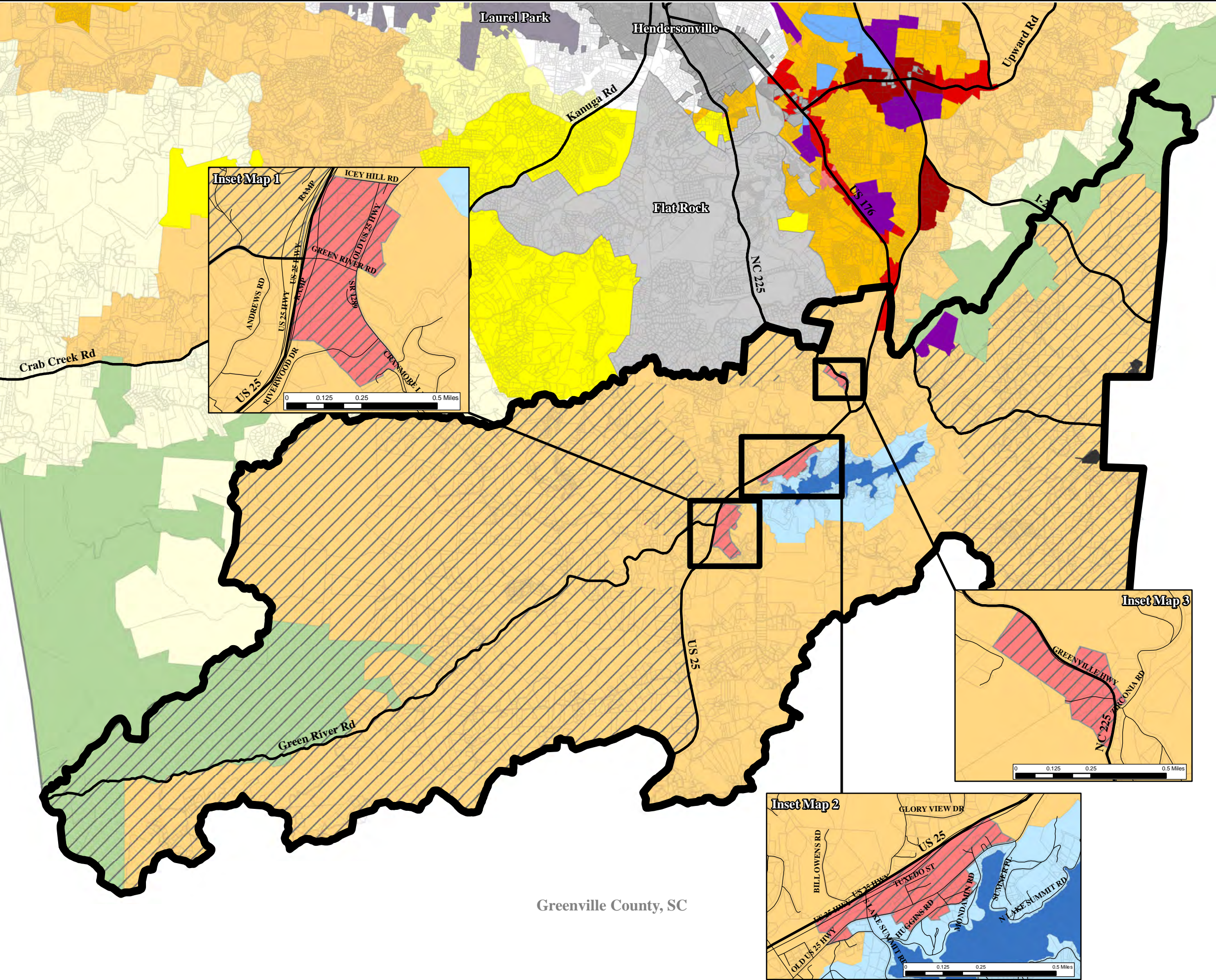
Greenville County, SC



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# Green River, Tuxedo & Zirconia Community Planning Area Proposed Zoning Changes

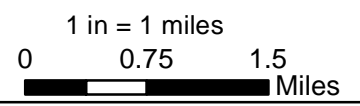


### Zoning Edits

- R2R to LC
- R3 to R4
- R3 & R-40 to R2R
- Major Roads

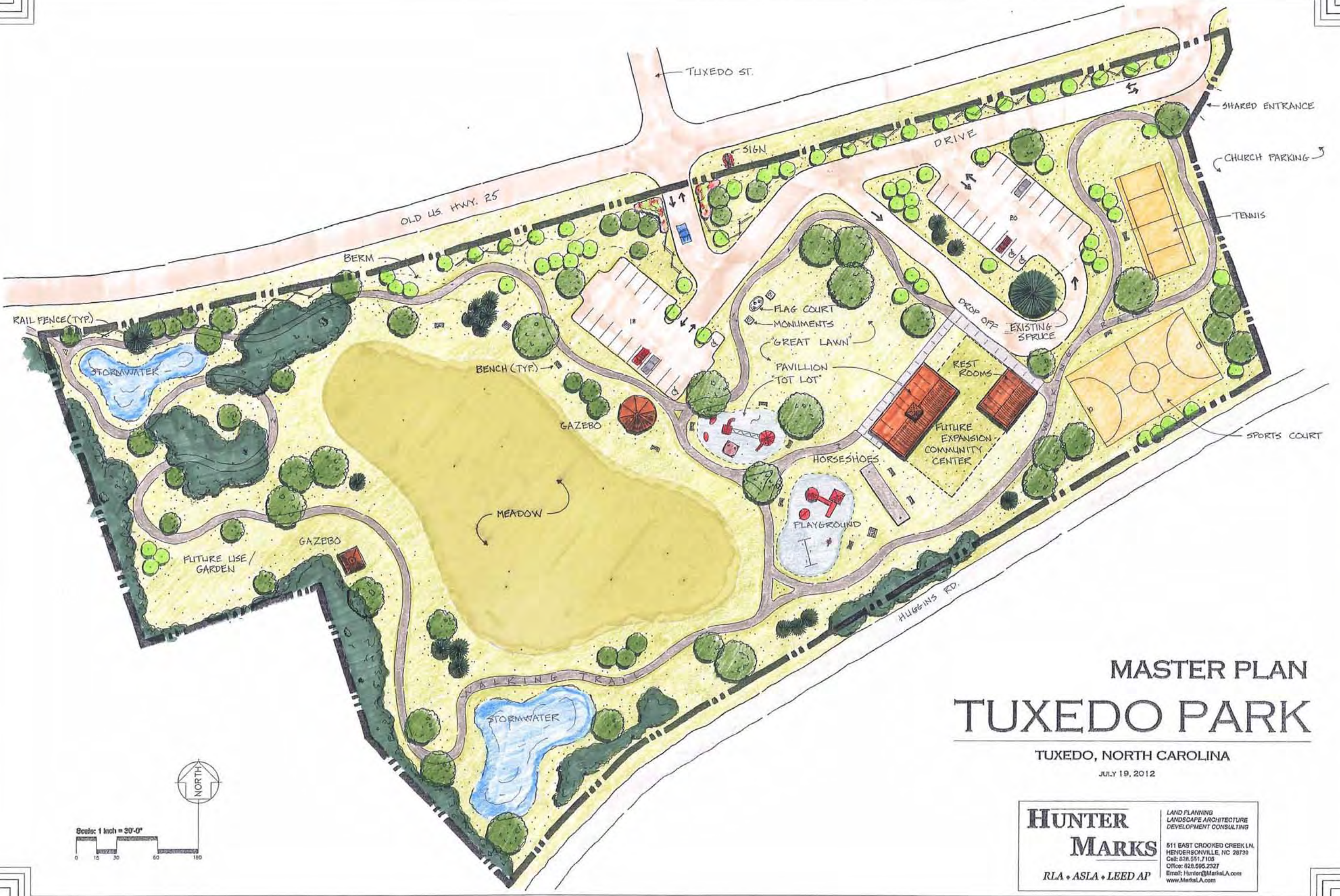
### Zoning Districts

- Residential 4
- Residential 3
- Residential 2 - Rural
- Residential 2
- Residential 1
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- WR
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Greenville County, SC



# MASTER PLAN TUXEDO PARK

TUXEDO, NORTH CAROLINA  
JULY 19, 2012

**HUNTER MARKS**  
 LAND PLANNING  
 LANDSCAPE ARCHITECTURE  
 DEVELOPMENT CONSULTING

511 EAST CROOKED CREEK LN.  
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