

Administrative Amendments to the Henderson County 2020 Comprehensive Plan

Administrative amendments do not change the meaning or intent of the Comprehensive Plan, but instead, correct errors of a technical or clerical nature. Such amendments typically involve the addition of explanatory materials and graphics, or the correction of typographical errors. An administrative amendment can be considered for review at any time by the Board of Commissioner and requires no public hearing.

Planning staff recommends the following administrative amendments to the Henderson County 2020 Comprehensive Plan:

Page Number	Location – Administrative Amendment
Section 1: Introduction	
1	Second paragraph, first sentence – Changed “if” to “of”
Section 2: Background Information - Public Input	
17,18 and 19	Figure PI.3 – Fixed formatting inconsistencies in table outline
17	Figure PI.3 – Capitalized “County” under the “Quality of Life” category
Section 2: Background Information – Trends	
22	Figure PT.4 – Changed US to U.S.
24	Figure PT.6 – Changed Arial font to Palatino Linotype
25	Figure PT.8 - Fixed formatting inconsistencies in table outline
25	Figure PT.9 - Fixed formatting inconsistencies in table outline
26	First paragraph (continued from page 25), last sentence - Capitalized “Census”
26	Figure PT.11 - Fixed formatting inconsistencies in table outline
27	Figure PT.12 - Fixed formatting inconsistencies in table outline
27	Figure PT.13 - Fixed formatting inconsistencies in table outline
27	Figure PT.13 – Changed US to U.S.
Section 2: Background Information - Economic Trends	
29	Figure ET.1 – Changed NC to N.C.
29	Third paragraph - Changed NC to N.C.
30	Figure ET. 3 - Changed NC to N.C.
31	First paragraph - Changed NC to N.C.
31	Figure ET.4 – Changed NC to N.C.
34	Figure ET.7 – Changed NC to N.C.
35	Figure ET.8 – Changed NC to N.C.

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36	Figure ET.9 – Changed NC to N.C.
Section 2: Background Information - Land Use Trends	
39	Figure LU.3 – Fixed inconsistencies in table shading
41	Figure LU.5 – Changed “Forested, Changed” value to “-6,240” from “-6024”
42	Figure LU.7 – Changed North Carolina to N.C.
42	Figure LU.7 – Changed United States to U.S.
Section 2: Background Information - Factors Influencing Growth	
48	Paragraph 2 and 3 – Capitalized “Program”
51	Figure F.6 Ownership of Public Lands – Change “Tota Publicl” to “Total Public”
53	Eighth bullet point under “Water Service” – Changed NC to N.C.
53	Second Paragraph under “Transportation” – Changed US to U.S. and NC to N.C.
55	Last paragraph – Changed US to U.S.
Section 3: 2020 Plan for Henderson County - Economic Development	
63	Item “c)” under Action Strategy “B.” – Changed Future Land Use Map Reference from “Map #25” to “Map #24”
Section 3: 2020 Plan for Henderson County - Natural Resources Element	
76	Figure N.2 – Changed “Flood Plain” to “Floodplain”
79	Bullet “c)” – Changed NC to N.C.
Section 3: 2020 Plan for Henderson County - Recreation Element	
89	Figure R.1 – Fixed missing cell outline
89	Figure R.2 – Replaced broken cell outline with solid outline
92	First paragraph under Item “D.” – Changed “Article III” reference to “Figure.7”
Section 3: 2020 Plan for Henderson County - Housing Element	
99	Second paragraph, second sentence – Changed to: “Evaluating the number of housing units in 2000 (42,996) as compared to that of 2020 (60,494) reveals that at least an additional 17,498 housing units will be needed to accommodate population growth.”
99	Third paragraph – Additional information added to replace existing text and to clarify the purpose of the paragraph. Rephrase the last two sentences to say the following: <ul style="list-style-type: none"> ▪ “Figure H.3 projects the need for 8,502 new housing units between 2010 and 2020. Projections shown in Figure H.3 should, however, be viewed as a low-end estimate of housing needs. Population projections for 2020, found in Section 2, are even higher and suggest the need for as many as 3,000 additional dwelling units to accommodate population growth between 2010 and 2020.”

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102	First paragraph, first sentence – Remove “(also called a “mobile” or “HUD Code” home)”
103	Second Paragraph, second sentence – Changed map references from “Map #1” to “Map #17” and “Map 18” to Map “19”
109	First full paragraph, second sentence – Changed “Such fund” to “Such a fund”
Section 3: 2020 Plan for Henderson County - Transportation Element	
112	Second paragraph, second sentence change “Henderson County Comprehensive Transportation Plan (HCCTP)” to “Comprehensive Transportation Plan (CTP) for the French Broad MPO”
112	Third paragraph, fourth sentence change “HCCTP” to “CTP”
114	First whole paragraph, last sentence – Inserted “of” between “variety” and “ways”
118	Item “g” – Changed “allow for proactive” to “allow for a proactive”
Section 3: 2020 Plan for Henderson County – Public Schools Element	
123	Last paragraph, sentence 6 – Change “found on in Appendix” to “found in Appendix”
Section 3: 2020 Plan for Henderson County - Growth Management Strategy	
120	Action Strategy “H.” – Changed “addressing” to “address”
130	Add item 16 to recommendation GMS-01 - “Farmland protection measures should be aggressively pursued within the USA.”
130	Item “1.”, last sentence – Changed sentence to: “The RTA will continue to experience extensive development over the operational timeframe of this Comprehensive Plan.”
130	Item “3.”, first sentence - Moved “that” between “recognized” and “growth”
131	Item “10.” – Removed extra period
134	First paragraph under “Community Service Centers”, third sentence – Changed “are to intend to be appropriate” to “are intended to be appropriate”
136	Item “3.” – Changed “created to which would apply” to “created and applied”
Section 4: Implementation - Community Planning Framework	
142	Item “D,” first sentence – Removed “process” from sentence
149	Row above the “Recommendation N-01” - Inserted “Natural Resources Element Summary” row
150	Footnote 5 – Add “resources and funding” to finish the sentence
156	First paragraph – Changed references to CP.5 to CP.4
Appendix I: Maps	
10	Change Water Plants and Water Tanks in the legend to symbols
9	Match the map color and legend color for the 100-Year Floodplain

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9	Change the map color and legend color for the State and Regional Natural Areas so that they are represented clearly on the map
24	Legend – Changed “Ares” to “Areas”
Appendix II: Public Input	
16	Item “2.”, bullet point 7 – Replaced “educations” with “education”
18	Item 2, bullet 36 – Replace “(sign/other information (make signs common” with “(sign/other information), make signs common”
Appendix III: Other Documents	
2	Fourth paragraph – First sentenced changed for clarification: “North Carolina State University Cooperative Extension Service provides a variety of programs for farmers and farm communities and additionally offers valuable technical assistance to any number of agricultural enterprises.”
5	Spacing inconsistencies, delete extra space between organizations and programs descriptions
9	Delete bullet between tables
10	Title bar for table at top of page – Changed “Henderson County” to “City of Hendersonville”
10	Remove empty rows above the Table for the Town of Laurel Park and at the bottom of the page
11	First table row - Changed “Henderson County” to “North Carolina”
12	First paragraph, sentence eight under Home ownership versus rental rates – Changed “housing of affordability” to “of housing affordability”
13	First paragraph, HUD definition – Removed “(10)” from the end of the quote
13	Last paragraph, first sentence – Change “and” to “an”
16	Figure for Distribution of Total Appraised Residential Property Value – Changed “Figure Hxx” to “Figure H.14”
21	Need space between last sentence of paragraph 1 and NC DOT <i>and Transportation Equity Act of the 21st Century (TEA-21)</i> , and Changed “NCDOT” to “NCDOT”
22	Last sentence – Added “to” between “necessary” and “pursue”
Appendix IV: Glossary	
9	Add a space between the Unique Natural Area definition and the Wastewater Treatment Plant definition