

Proposed Substantive Amendments to the Henderson County 2020 Comprehensive Plan

Substantive amendments, as opposed to administrative amendments, change the overall meaning or intent of the Comprehensive Plan by altering the Plan’s recommendations and action steps, implementation strategies, as well as its assessment and portrayal of current conditions. Typically, substantive amendments occur at regularly scheduled intervals; however, the Board of Commissioners may initiate substantive amendments outside of the annual review period as necessary. An advertised public hearing, in accordance with the requirements of NCGS 153A-323, is required prior to the adoption of substantive amendments to the Comprehensive Plan. The adoption of substantive amendments will alter the content of the Comprehensive Plan by adding, removing, or modifying text, graphics, and/or statistical information of the document.

Planning staff recommends the following substantive amendments to the Henderson County 2020 Comprehensive Plan to better reflect the current conditions, needs, and desires of Henderson County based on the adoption of the Land Development Code.

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Section 1: Introduction – No change.	
Section 2: Background Information – No change.	
Section 3: 2020 Plan for Henderson County	
Economic Development Element	
65	<p>Economic Development Element, Recommendation E-04, Action Strategy F. – The LDC reserved a section for an Airport Overlay District (AI) and to support this action add the following statement to the bullet point list:</p> <ul style="list-style-type: none"> ▪ “e) Consider establishing an airport overlay district to protect the airports from development that may restrict airport operations and/or expansion, and address public health, safety, and general welfare issues associated with developments near airports.”
Agriculture Element	
73	<p>Agricultural Element, Other Action Strategies, Relationship to Other Elements – The CCP stated that the County should accommodate growth while reducing the pressure on outlying farmland. To further support the LDC regulations, add</p>

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	<p>language that calls for the County to institute land development regulations that mandate setbacks between newly created residential developments and existing agricultural land uses.</p> <ul style="list-style-type: none"> ▪ “e) The GMS will recommend that Henderson County’s land development regulations be modified to include setbacks and/or buffer requirements for newly constructed residential developments that adjoin existing agricultural land uses.”
<p>Natural Resource Element</p>	
<p>82</p>	<p>Natural Resource Element, Recommendation N-02: – To reflect existing regulations in the LDC including impervious surface restrictions, watershed rules, and perennial stream buffers, the CCP should include language in the first paragraph that offers additional support for stormwater management standards and regulations.</p> <ul style="list-style-type: none"> ▪ Final sentence - “The County should identify and consider incorporating standards to promote or require low impact development.”
<p>82-83</p>	<p>Natural Resource Element, Recommendation N-03 – Include language in the final paragraph that offers additional support for the slope development regulations imposed by the Land Development Code.</p> <ul style="list-style-type: none"> ▪ Final sentence – “Further, the Land Development Code will include standards that address the public health, safety, and general welfare issues posed by the development of steep slopes.”
<p>Recreation Element – No change.</p>	
<p>Housing Element – No change.</p>	
<p>Transportation Element</p>	
<p>113 & 114</p>	<p>Transportation Element, Recommendation T-01, Action Strategy C. – To clarify the County’s role as the public transit provider, replace the first paragraph to the following:</p> <ul style="list-style-type: none"> ▪ “Western Carolina Community Action, Inc. (WCCA) was appointed by Henderson County to administer numerous human services including transportation, and has played an important role in making mass transit a reality in Henderson County. Henderson County’s Public Transit has been operated under the NCDOT Rural Transportation Program, but in 2004, Henderson County was informed by NCDOT that the County was now within the Asheville Urbanized Area and that its transit system needed to transition from a rural program to an urban program. The Henderson County Commissions directed Staff to make the necessary arrangements to

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	<p>convert the system to an urban system that complied with the FTA Section 5307 Grant Program. One regulation requires that management of the system be procured competitively on a regular basis. Apple Country Transportation, a division of the WCCA, was awarded the contract in 2006. Although Henderson County’s Transit system receives funding through federal and state sources, Henderson County, the City of Hendersonville, and the Town of Fletcher all provide significant financial support. As the County continues to grow and the transit system is expanded or improved, Henderson County should consider creating a public transportation authority.”</p>
<p>Water and Sewer Element</p>	
<p>120</p>	<p>Water & Sewer Element, Recommendation SW-02 – Add an additional Action Strategy I as follows to support recommendation SW-02:</p> <ul style="list-style-type: none"> ▪ “Action Strategy I. Update the current sewer and water master plan to reflect service areas or create a sewer and water service area boundary plan.” ▪ “The County should have an active role in determining the boundaries of service areas for sewer and water services. These service areas should define where the County plans to extend sewer and water services for the purpose of approving sewer and water extensions for proposed developments.”
<p>120</p>	<p>Water & Sewer Element, Recommendation SW-02 – Add an additional Action Strategy J as follows to support recommendation SW-02:</p> <ul style="list-style-type: none"> ▪ “Action Strategy J. The County should study the feasibility of establishing public sewer service in the Etowah area and other areas in the County, especially those with private package plants, in light of the growth management strategy plan.”
<p>Public Schools Element</p>	
<p>2020 Growth Management Strategy Element</p>	
<p>130</p>	<p>Growth Management Strategy, Recommendation GMS-01, Action Strategy A., Rural/Urban Transition Area – Add the following statement to support the densities proposed by the LDC regulations:</p> <ul style="list-style-type: none"> ▪ “Land development ordinances in the RTA should strive for a general, average density of 5 or fewer acres per residential dwelling unit. Actual densities as defined by zoning requirements should vary across the RTA according to constraints and community characteristics. As infrastructure is expanded and becomes available, the R2 and the R2MH zoning district (if both water and sewer services are present)

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	<p style="color: red;">should have an average density no more than 2 units per acre.”</p>
132	<p>Growth Management Strategy, Recommendation GMS-01, Action Strategy A., Rural/Agricultural Area – To support the densities proposed by the LDC regulations, remove reference to average density of 5 or more acres and replace with the following statement to support the Land Development regulations:</p> <ul style="list-style-type: none"> ▪ “Land development ordinances in the RAA should strive for a general, average density of 5 or more 1½ or more acres per residential dwelling unit, but due to topography and land use constraints, some areas in the RAA should have densities of 1 unit per 5 or more acres.”
135	<p>Community Service Centers: Include similar language from the Land Development Code to better define the scale of local, community and regional commercial areas as follows:</p> <ul style="list-style-type: none"> ▪ Local Commercial areas are located within defined Community service Centers. They serve small market areas and are intended to be located within the residential neighborhoods that they serve. They contain a range of commercial uses that can be safely intermixed with residential uses. They are pedestrian-friendly areas that typically generate fairly low traffic volumes and can be located along minor residential streets. Public utilities are strongly encouraged but not necessarily required. The range of uses permitted within a Local Commercial area should be compatible with available utilities and infrastructure. They include a variety of retail sales and services, public and private administrations, offices and all other uses done primarily for sale or profit on a local or neighborhood scale. They should be compatible with adjacent development and the surrounding community and should minimize congestion and sprawl. ▪ Community Commercial areas are located within defined Community Service Centers. Though still pedestrian-friendly, they are larger centers serving larger market areas and are situated at logical intersections along major roads. With proper project design, residential uses can also be included within Community Commercial areas. Public utilities are generally required. They should include a variety of retail sales and services, public and private administrations, offices and all other uses done primarily for sale or profit on the local and community level. They should be compatible with adjacent development and the surrounding community and should minimize congestion and sprawl. ▪ Regional Commercial areas are located within defined Community

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	<p>Service Centers. Regional Commercial areas can overlap with Industrial areas given proper design. While internally pedestrian-friendly on a project basis, they are intended to service a regional market area. As such, they generate high volumes of traffic and are located along major roadways. Residential uses should be protected from the impacts of adjacent Regional Commercial areas and should not be intermixed with such. Public utilities are required. They should include a variety of retail sales and services, public and private administrations, offices and all other uses done primarily for sale or profit on the local, community, and regional level. They should be compatible with adjacent development and the surrounding community and should minimize congestion and sprawl.</p>
Section 4: Implementation	
Community Planning Framework	
147	Figure CP.3 Implementation Schedule - Adjust implementation schedule (See Attachment)
Section 5: Appendices	
Appendix I: Maps	
Map 20	Appendix I: Maps - Growth Management Strategy Map – Change the growth management boundaries to reflect the decisions of the Land Development Code.
Map 24	Appendix I: Maps - Future Land Use Map – Add the community service centers resulting for the adoption of the Land Development Code.
Map 33	Appendix I: Maps – Community Planning Areas – Update and regroup the community planning areas and show projected completion year for each area plan. The timeline indicated for the community plans assumes an 18 month process for each plan and completing 2 plans per year.
Appendix II: Public Input – No change	
Appendix III: Other Documents – No change	
Appendix IV: References – No change	

IMPLEMENTATION SCHEDULE

The following pages set forth a schedule for the implementation of this Comprehensive Plan. The implementation schedule is intended to be consistent with the implementation schedule of the *Strategic Plan*. The implementation schedules of both documents should be reviewed frequently and modified as necessary for consistency.

Implementation of this Comprehensive Plan is broken into four phases, the duration of which is indicated on Figure CP.2, below. Each Action Strategy of Section 3 is assigned a phase within which implementation should take place. Certain Action Strategies that require continual implementation are assigned to an “Ongoing” category.

Figure CP.2 CCP Implementation Timeline

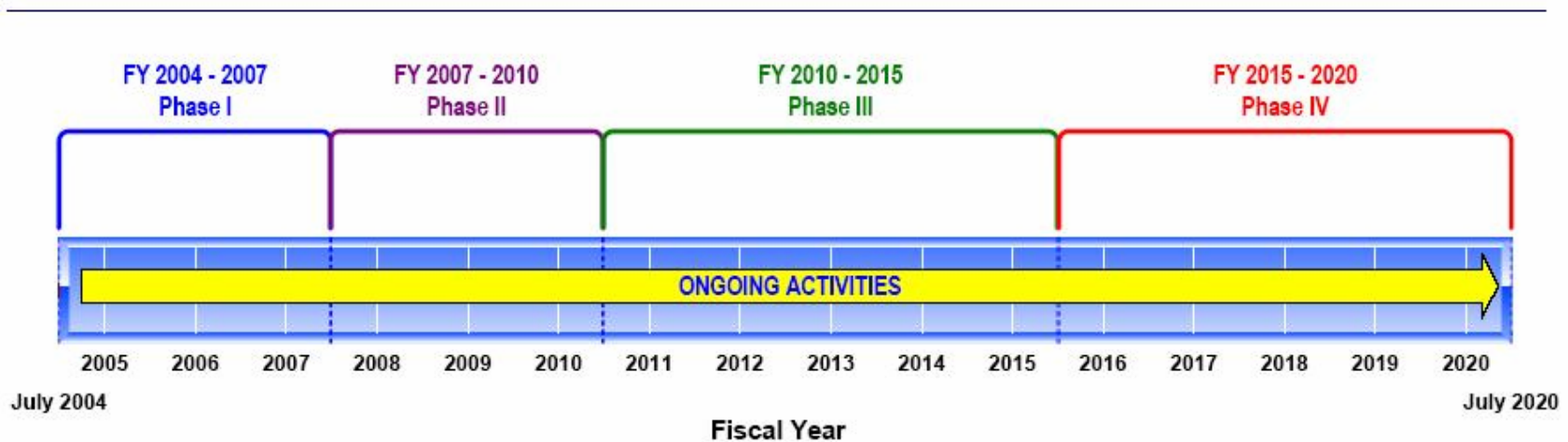


Figure CP. 3, below, summarizes each Recommendation and Action step set forth by this Comprehensive Plan. The implementation phase to which each Action Strategy is assigned is indicated. Also, target resources and responsible parties are identified. Where possible target dates are assigned and are typically indicated by a reference to a given fiscal year.

Figure CP.3 Implementation Schedule Master Summary

Recommendation & Action Strategies	Phase & Target Date	Resources	Responsibility
Economic Development Summary			
<i>Recommendation E-01: Support the development of the industrial sector of the economy by implementing the recommendations of the Lockwood Greene Study.</i>			
A. Work with the Chamber of Commerce and other entities to implement the Lockwood Greene Study.	Ongoing ¹	Current Staff, Chamber / etc. Resources, Annual Budget Allocations to Chamber	BOC / Manager, Chamber et al.
B. Conduct a <i>Countywide Industrial / Commercial Zoning Study</i> .	Phase I FY 2007-2008 Ongoing	Current Staff Resources, Possible Consultant Funding from FY04-05 Budget	Planning, Consultant, Chamber et al.
<i>Recommendation E-02: Support the development of the commercial sector.</i>			
C. Explore ways to support & expand programs & policies that promote local businesses & locally produced products.	Ongoing	Current Resources	BOC / Manager, Chamber et al, Travel & Tourism, Cooperative Extension
<i>Recommendation E-03: Promote appropriate, compatible tourism.</i>			
D. Participate in the development of a <i>Heritage Tourism Plan</i> .	Phase I FY 2004-2005	Current Staff Resources	Travel & Tourism
<i>Recommendation E-04: Pursue innovative approaches to regional economic development initiatives.</i>			
E. Identify and act upon opportunities for joint economic development projects with municipalities, neighboring jurisdictions, and area economic development entities.	Ongoing	Current Staff Resources	BOC / Manager, Chamber et al.
F. Take a leadership role in developing the Asheville Regional Airport and its vicinity as a regional center of economic activity.	Phase I Draft FY 2004-2005 Ongoing		
<i>Other Action Strategies</i>			
G. Identify any economically distressed areas of the county and explore revitalization measures.	Ongoing (During Community Planning Process)	Refer <i>Other Steps</i> , below	Planning
H. Pursue legislation and solicit regional and statewide support to further economic development initiatives.	Ongoing	Current Resources	BOC / Manager, Chamber et al.
I. Continue to budget funds annually for economic development initiatives.	Ongoing	Annual Budget Allocations	BOC / Manager
Agriculture Element Summary			
<i>Recommendation A-01: Reduce Farmland Loss.</i>			

¹ Implementation of this element will require the prioritization of the specific recommendations of the Lockwood Greene Study.

Proposed Changes are Highlighted in Red

Recommendation & Action Strategies	Phase & Target Date	Resources	Responsibility
A. Consider the costs and practicality of establishing a farmland protection fund for Henderson County.	Phase II	Current Staff Resources, Possible Consulting Funding, Annual Budget Allocations	BOC / Manager
B. Promote and expand voluntary agricultural districts to minimize land use conflicts and to protect farmers' right to farm.	Ongoing	Current Staff Resources	Agricultural Advisory Committee, Soil & Water, Planning
C. Ensure that County-funded economic development programs and projects support farmland protection.	Ongoing	Current Staff Resources, Chamber Resources	BOC, Chamber
<i>Recommendation A-02: Expand access for agricultural enterprises to economic development and tourism promotion programs and support services.</i>			
D. Explore ways to make County economic development incentives more readily available to agriculture-related businesses.	Ongoing	Current Staff Resources, Chamber Resources	BOC / Manager, Chamber
E. Provide maximum benefits under Present Use Valuation Taxation program.	Phase I	Current Staff Resources	BOC / Manager
F. Provide ongoing training and technical assistance to farmers.	Ongoing	Current Staff Resources, Annual Budgetary Allocations	Cooperative Extension
G. Promote agricultural products that are produced in Henderson County.	Ongoing	Current Staff Resources, Chamber Resources	BOC / Manager, Chamber, Travel / Tourism, Cooperative Extension
<i>Other Action Strategies</i>			
H. Identify an agricultural proponent or facilitator.	Phase I FY 2005-2006	Additional Staff Resources	BOC / Manager
Natural Resource Element Summary			
<i>Recommendation N-01: Minimize the potential for damage to personal property, infrastructure, and life due to flooding.</i>			
A. Adopt a Flood Hazard Prevention Ordinance.	Phase I Draft FY 2004-2005 ² Begin Enforcement FY 2005-2006	Current & Additional Staff Resources, Consulting Funding	BOC / Manager, Planning, NC Emergency Management, FEMA
B. Investigate measures to maintain the open and free flow of all perennial streams in the county.	Ongoing	Current Staff Resources	NC DOT, Planning, DENR, US Army Corps Engineers
<i>Recommendation N-02: Protect Water Quality.</i>			

² If a Land Development Code (GMS-01.B) is created, then a Flood Hazard Prevention Ordinance should be incorporated into such, which would require amending the Land Development Code. If the County chooses not to develop a Land Development Code, then a Flood Hazard Prevention Ordinance would exist as a stand-alone ordinance or as part of the existing Zoning Ordinance.

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Recommendation & Action Strategies	Phase & Target Date	Resources	Responsibility
C. Support water quality protection and restoration programs in Henderson County.	Ongoing	Current Staff Resources, Intermittent Budget Allocations, Ongoing Funding for VWIN Program, Possible Outside Funding	Soil & Water, Cooperative Extension, DENR, Planning
D. Identify and incorporate Sedimentation and Erosion Control standards and requirements into County land development ordinances.	Phase I Draft FY 2006-2007 ³ Begin Enforcement FY 2007-2008	Current Staff Resources & Consulting Funding for development. Additional Staff Resources for Enforcement.	BOC / Manager, Co. Engineer, Planning
E. Identify and incorporate Stormwater Management standards and requirements into County land development ordinances.	Phase I Draft FY 2008-2009 ⁴ Implement FY 2008-2009	Current Staff Resources & Consulting Funding for development. Additional Staff Resources for Enforcement.	BOC / Manager, Co. Engineer, Planning
<i>Recommendation N-03: Promote development patterns that respect sensitive mountainous areas.</i>			
<i>Recommendation N-04: Identify and implement measures to protect the region's air quality.</i>			
A. Implement Early Action Compact plan elements for Henderson County	Ongoing	Current Staff Resources	Environmental Advisory Committee
<i>Recommendation N-05: Protect key sites of historical and cultural significance from development.</i>			
A. Conduct an inventory of historic / culturally significant sites / structures.	Phase II FY 2008-2009 ⁵	Current Staff Resources, State Staff Resources	Planning, Historical Society, NCDCCR Historic Preservation Office
Recreation Summary			
<i>Recommendation R-01: Meet recreation needs through 2020.</i>			

3 If a Land Development Code (GMS-01.B) is created, then a Sedimentation and Erosion Control Ordinance should be incorporated into such, which would require amending the Land Development Code. If the County chooses not to develop a Land Development Code, then a Sedimentation and Erosion Control Ordinance would exist as a stand-alone ordinance.

4 If a Land Development Code (GMS-01.B) is created, then stormwater management requirements should be incorporated into such, which would require amending the Land Development Code. If the County chooses not to develop a Land Development Code, then stormwater management requirements would need to be incorporated into existing Zoning, Water Supply Water Shed, Manufactured Home Park, and Subdivision Ordinances. Alternatively, storm water management requirements could exist as a stand-alone ordinance, or as a component of the aforementioned Sedimentation and Erosion Control Ordinance.

5 Should the County identify substantial outside resources and funding.

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Recommendation & Action Strategies	Phase & Target Date	Resources	Responsibility
A. Create a countywide recreation master plan.	Phase II	Current Staff Resources, Consulting Funding, Possible Outside Funding	Parks & Recreation, Planning, NC Div. Parks & Recreation, Other Federal & State Agencies
B. Utilize "Level of Service" analysis in recreation planning	Ongoing	Current Staff Resources	Parks & Recreation Planning
C. Enhance recreational space requirements within land development ordinances.	Phase I FY 2006-2007 ⁶ Ongoing (Refer to GMS-01.C7)	Refer to GMS-01.C7	Planning Parks & Recreation
D. Integrate public schools and recreation planning.	Ongoing (Via Master Plans)	Refer to R-01.A & PS.01.A	Parks & Recreation, Public Schools Planning
<i>Recommendation R-02: Form a community and regional greenway network.</i>			
E. Integrate recreation and transportation planning.	Ongoing (Via Master Plans)	Refer to R-01.A & T-01.A	Parks & Recreation, TAC, MPO, NCDOT, Planning
F. Develop a strategy for the reuse of rail lines in Henderson County.	Phase II	Current Staff Resources, Consulting Funding	BOC / Manager, Planning, TAC, MPO
<i>Recommendation R-03: Identify and act upon practical options for inter-local cooperation and consolidation in recreation planning, funding, and management.</i>			
<i>Other Action Strategies</i>			
G. Identify Staff responsible for grant acquisition.	Phase I	Additional Resources	BOC / Manager
H. Promote the county's recreation infrastructure as an economic asset.	Ongoing	Current Staff & Chamber Resources	Travel & Tourism, Chamber Parks & Recreation
Housing Summary			
<i>Recommendation H-01: Promote a diverse range of home ownership and rental opportunities.</i>			
A. Revise County ordinances to allow the private sector to develop a broad range of housing choices.	Phase I FY 2006-2007 ⁷ (Refer to GMS-01.B) Ongoing	Refer to GMS-01.B	Planning

6 This Action should be completed as part of the development of the Land Development Code (GMS-01.B) or the rewrite of the Zoning Ordinance.

7 This Action should be completed as part of the development of the Land Development Code (GMS-01.B) or the rewrite of the Zoning Ordinance.

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Recommendation & Action Strategies	Phase & Target Date	Resources	Responsibility
B. Maintain an adequate supply of land zoned to allow the placement of manufactured housing in appropriate areas, and improve the appearance, quality, design, and maintenance of manufactured homes and the lots and manufactured home parks in which they are located.	Phase I FY 2006-2007 ⁸ (Refer to GMS-01.B) Ongoing	Refer to GMS-01.B	Planning
C. Develop a countywide affordable housing plan.	Phase I FY 2005-2006 ⁹	Current Staff Resources, Outside Funding	BOC / Manager, Housing Organizations, Planning
D. Develop a formal fair housing complaint procedure.	Phase I FY 2004-FY2005	Current Staff Resources & Consulting Funding to Develop, Additional Staff Resources to Implement	BOC / Manager, Legal, Outside Assistance
E. Adopt and implement a Minimum Housing Code.	Phase I Draft FY 2007- FY2008 ¹⁰ Begin Enforcement FY 2008-2009	Current Staff Resources & Consulting Funding to Develop, Additional Staff Resources to Implement	BOC / Manager, Planning, Fire Marshal, Inspections, Asheville / Buncombe Fair Housing Consortium
F. Continue participation in the scattered site rehabilitation program and other similar federally and state-funded programs.	Ongoing, Staff FY 2005- 2006	Current & Additional Staff Resources, Outside Funding	BOC / Manager
G. Develop a, or support an existing, housing information center.	Phase II	Possible Annual Budgetary Allocation	BOC / Manager, Alliance, Housing Organizations
H. Lead the establishment of an affordable housing trust fund.	Phase II	Current Staff Resources, Possible Consulting Funding, Annual Budget Allocations	BOC / Manager
Transportation Summary			
<i>Recommendation T-01: Develop and maintain a high-quality transportation network, and continue to provide leadership at every level in transportation planning.</i>			
A. Adopt and implement a multi-modal transportation plan.	Phase I FY 2005-2006	Current Staff Resources, MPO & NCDOT Resources	MPO, NCDOT, TAC

⁸ This Action should be completed as part of the development of the Land Development Code (GMS-01.B) or the rewrite of the Zoning Ordinance.

⁹ Staff anticipates the acquisition of outside funding for this project.

¹⁰ If a Land Development Code is created, then a Minimum Housing Code should be incorporated into such, which would require amending the Land Development Code. If the County chooses not to develop a Land Development Code, then a Minimum Housing Code would exist as a stand-alone ordinance.

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Recommendation & Action Strategies	Phase & Target Date	Resources	Responsibility
B. Identify and incorporate access management standards and requirements into County land development ordinances.	Phase I FY <u>2006-2007</u> ¹¹	Refer to GMS-01.B	Planning, NCDOT
C. Continue to support public transportation in Henderson County.	Ongoing	Current Staff Resources, MPO & NCDOT Resources	BOC / Manager, MPO, NCDOT
D. Integrate recreation and transportation planning.	Ongoing (R-01.A, T-01.A)	Refer to R-01.A & T-01.A	Parks & Recreation, TAC, MPO, NCDOT, Planning
E. Continue active leadership of, and participation in, the French Broad River Metropolitan Planning Organization (FBRMPO).	Ongoing	Current Staff Resources	BOC / Manager, TAC
Water and Sewer Summary			
<i>Recommendation SW-01: Henderson County should take a leadership role in sewer and water planning and work towards the regionalization of water and sewer policy-making and operations.</i>			
A. Support the development of a countywide sewer and water master plan.	Phase I FY 2004-2005	Current Staff Resources, Possible Consulting Funding	BOC / Manager, LGCCA, Engineer, Planning
B. Formalize and solidify the role of the LGCCA Joint Sewer & Water Advisory Council.	Phase I	Current Staff Resources	BOC / Manager, LGCCA
C. Consider forming an inter-local sewer and water agreement.	Phase III	Current Staff Resources	BOC / Manager, Municipalities, LGCCA
D. Consider expanding the scope of the inter-local agreement to provide for the creation of a sewer and water joint management agency (JMA).	Phase IV	Current Staff Resources	BOC / Manager, Municipalities, LGCCA
E. Integrate schools and sewer / water planning.	Ongoing (SW-01.A, PS-01.A)	Refer to SW-01.A & PS-01.A	Engineer, Public Schools Planning
F. Prioritize extensions to economic development sites.	Phase I	Current Staff & Chamber Resources	Chamber, Engineer
G. Establish and fund a 10-year capital improvement program and capital reserve fund which is adequate to implement planned investments in sewer and water infrastructure.	Phase II	Annual Budget Allocations	BOC / Manager, Municipalities, LGCCA
<i>Recommendation SW-02: Maintain existing policies and programs, and explore further measures, to protect and enhance the quality of public drinking water sources.</i>			

¹¹ Access management principles should be incorporated into the Zoning Ordinance or a Land Development Code (GMS-01.B), which would require amending whichever ordinance is in effect at the time.

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Recommendation & Action Strategies	Phase & Target Date	Resources	Responsibility
H. Continue to identify areas of septic failure and addressing these through existing remediation programs and through the countywide sewer and water master plan.	Ongoing	Current Staff & State Resources	Environmental Health, Engineer, DENR
I. Update the current sewer and water master plan to reflect service areas or create a sewer and water service area boundary plan.	Phase II	Current Staff & State Resources	BOC / Manager, Municipalities, LGCCA, Engineer, Planning
J. The County should study the feasibility of establishing a public sewer service in the Etowah area and other areas in the County, especially those with private package plants, should be considered for public sewer service in light of the growth management plan strategy plan.	Phase II	Current Staff & State Resources	BOC / Manager, Engineer, Planning
Public Schools Summary			
<i>Recommendation PS-01: Take a leadership role in school facilities planning.</i>			
<i>Recommendation PS-02: Schools should function as focal points for communities.</i>			
A. Develop a long-range public school facilities master plan.	Phase II ¹²	Current Staff Resources, Consulting Funding	BOC / Manager, Public Schools, Planning
B. Consider incorporating mechanisms that link public school capacity and long-range public schools master plans to the land development permitting process into County land development ordinances.	Phase II	Current Staff Resources, Consulting Funding	BOC / Manager, Planning, Public Schools
C. Establish site selection criteria for new schools and site design criteria for all schools.	Phase II ¹³	Current Staff Resources, Consulting Funding, Possible Outside Funding	BOC / Manager, Public Schools, Planning
Growth Management Strategy Summary			
<i>Recommendation GMS-01: Direct growth to areas where essential services and infrastructure are present, and protect sensitive natural areas and key historic / cultural resources from extensive development.</i>			
A. Manage land uses according to the Growth Management Strategy and the Future Land Use Map.	Ongoing	Current Staff Resources	BOC / Manager, Planning

12 Partial outside funding may be available to implement this action step.

13 It may be possible to satisfy this action step in FY 2005-2006 as part of PS-01.A. Completion of this Action Strategy will require amending the Land Development Code or Zoning Ordinance.

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Recommendation & Action Strategies	Phase & Target Date	Resources	Responsibility
B. Consolidate existing land development ordinances into a single <i>Land Development Code</i> .	Phase I Begin FY 2004-2005 Complete & Adopt FY 2007-2008	Current Staff Resources, Consulting Funding	Planning, Legal
C. Revise County land development regulations as per the following..... [See text].	Phase I Begin FY 2004-2005 Complete & Adopt FY 2006-2007 Ongoing Refer to GMS-01.B	Refer to GMS-01.B	Planning
<i>Recommendation GMS-02: Coordinate planning with the county's municipalities and other governments within the region.</i>			
D. Present the Henderson County 2020 Comprehensive Plan to the county's municipalities, and obtain their support and suggestions for improvement.	Phase I FY 2004-2005 through FY 2005-2006	Current Staff Resources	BOC / Manager, Municipalities, LGCCA
E. Develop a Joint Land Use Planning Program with the municipalities, administered through the LGCCA.	Phase II	Current Staff Resources	BOC / Manager, Municipalities, LGCCA
F. Study the use and application of impact fees and other alternative revenue sources in order to support service provision and to reduce the impacts of growth upon the property tax rate.	Phase II	Current Staff Resources	BOC / Manager, Legal, Planning, Finance
Section 04 Implementation Steps			
Community Plan 1 Etowah and Horse Shoe* ¹⁴	Phase I FY 2009	Current Staff Resources, Consulting Resources	Planning, Other Dept. as needed
Community Plan 2 Edneyville*	Phase I FY 2010	Current Staff Resources, Consulting Resources	Planning, Other Dept. as needed
Community Plan 3 Dana/East Flat Rock*	Phase I FY 2011	Current Staff Resources, Consulting Resources	Planning, Other Dept. as needed
Community Plan 4 Hoopers Creek*	Phase I FY 2011	Current Staff Resources, Consulting Resources	Planning, Other Dept. as needed
Community Plan 4 North-Central*	Phase I FY 2012	Current Staff Resources, Consulting Resources	Planning, Other Dept. as needed
Community Plan 5 Crab Creek ¹⁵	Phase I FY 2013	Current Staff Resources, Consulting Resources	Planning, Other Dept. as needed

14 Symbol [*] indicates that study will require considerable involvement with one or more municipalities.

15 Symbol [^] indicates that study will require considerable involvement with various Federal or State land management agencies.

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Recommendation & Action Strategies	Phase & Target Date	Resources	Responsibility
Community Plan 6 Green River/Tuxedo/Zirconia^	Phase II FY 2014	Current Staff Resources, Consulting Resources	Planning, Other Dept. as needed
Community Plan 7 Gerton/Bat Cave	Phase II FY 2015	Current Staff Resources, Consulting Resources	Planning, Other Dept. as needed
Community Plan 8 Pisgah Area^	Phase II FY 2015	Current Staff Resources, Consulting Resources	Planning, Other Dept. as needed
Revise Comprehensive Plan	Phase II FY 2009-2010	Current Staff Resources, Consulting Resources	Planning, Other Dept. as needed
Revise Comprehensive Plan	Phase III FY 2014-2015	Current Staff Resources, Consulting Resources	Planning, Other Dept. as needed
Revise Comprehensive Plan	Phase IV FY 2019-2020	Current Staff Resources, Consulting Resources	Planning, Other Dept. as needed