

# PART 3

## Outcome 1: Intentional Land Use

Goal 1 — Coordinate Development

Goal 2 — Rural Character & Agriculture

Goal 3 — Resiliency

## Outcome 2: Connectivity

Goal 4 — Transportation & Connectivity

Goal 5 — Utilities & Networks

## Outcome 3: Opportunity

Goal 6 — Economic Development

Goal 7 — Housing Choice & Increase Availability

Goal 8 — Public Health, Safety, & Education

# 2045 PLAN OUTCOMES

## OVERVIEW

The *Future Land Use Map* is supported by recommendations in the next three sections of the plan. Each section details policy recommendations and strategies that support goals and outcomes that were established based on stakeholder, Commission, and citizen feedback. These outcomes are described below and in the following pages.

### Outcome 1: Intentional Land Use

*Henderson County is projected to continue growing between now and 2045. The importance of intentional land use planning and development design cannot be overstated. Land use and infrastructure decisions that will be made based upon this comprehensive plan will define the character of the County for years to come. Careful development strategy that guides growth toward existing community anchors and infrastructure can help protect open space and agricultural land, make utilities more cost-effective, keep taxes low, influence housing costs, and reduce the distance residents need to travel to reach destinations. The Future Land Use Map and associated goals and policies build on previous plans for communities in Henderson County and create a framework for growth that accommodates future residential and non-residential development while reducing impacts on existing agricultural operations and natural resources.*

### Outcome 2: Connectivity

*The communities in Henderson County are more connected now than ever before; however, disparities still exist as it relates to access to infrastructure including major roads, utilities, and broadband. The Henderson County 2045 Comprehensive Plan addresses traffic and maintenance priorities, encourages new connections, and commits to improve access to safe, multi-modal transportation options. In addition, the plan emphasizes improved communications infrastructure throughout the County and links targeted utility expansion to land use, environmental, and economic goals.*

## Outcome 3: Opportunity

*Goals and recommendations for this outcome seek to improve livability for all residents by encouraging economic development, improving housing availability, and supporting healthy, safe living. Henderson County has been successful in recruiting and retaining manufacturing employers over the past twenty years. This plan builds on that success by supporting small businesses, encouraging a diversified tax base, and specifying key sites for commercial and industrial uses that have good access to transportation and utility infrastructure. Recommendations address housing needs in a way that capitalizes on existing and planned infrastructure investments and protects agricultural areas and rural character. Improving healthcare, food access, and public services are also a key part of recommendations related to this outcome.*



## **OUTCOME 1:**

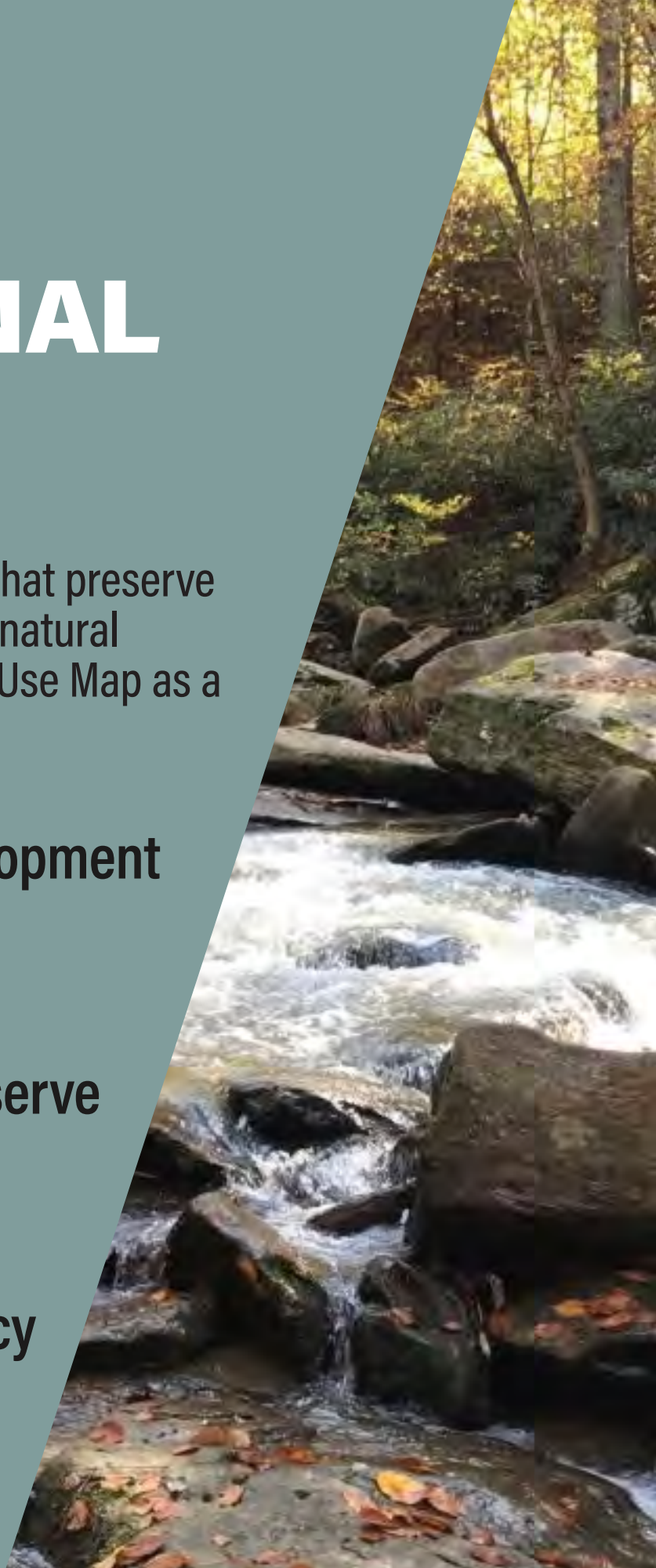
# **INTENTIONAL LAND USE**

Make smart land use decisions that preserve agriculture, rural character, and natural resources with the Future Land Use Map as a guide.

**GOAL 1: Coordinate development near existing community anchors.**

**GOAL 2: Protect and conserve rural character and agriculture.**

**GOAL 3: Improve resiliency of the natural and built environments.**



# GOAL 1: COORDINATE DEVELOPMENT NEAR EXISTING COMMUNITY ANCHORS



Henderson County is made up of a number of distinct communities. Each community has a unique set of anchors and assets. Recommendations related to this goal convey how the County can coordinate growth near existing Community Centers and Neighborhood Anchors. This strategy aims to focus growth where transportation infrastructure, utilities, and services exist or are planned.

This type of development pattern can help to reduce costs of public services and protect the rural character of the County. The *Future Land Use Map* and associated policies build on previous planning and public input to create a framework for growth that encourages cohesive, attractive development that is compatible with the existing character of the County's unique communities.

## RECOMMENDATIONS

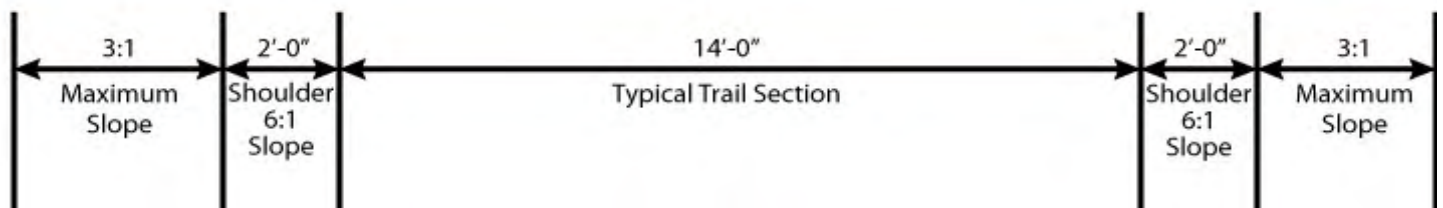
### Rec 1.1: Grow where infrastructure and services exist, in and around municipalities, community investments, and anchors.

- A: Coordinate with municipalities and other service providers to update the *Utility Service Area (USA)* and utility service agreements to best fit the *Future Land Use Map* and municipal land use plans.
- B: Encourage higher-density residential developments to be located within the *USA*.
- C: Locate commercial and residential growth near community anchors (i.e. Neighborhood Anchors and Community Centers on the *FLU Map*).
- D: Utilize appropriate tools to encourage growth in-line with the *Future Land Use Map*.

- E: Develop a mechanism that could expand allowable uses that are compatible with the Ecusta Rail Trail.
- F: Ensure zoning districts around Neighborhood Anchors and Community Centers allow, by right, consistent land uses.



*Edneyville is currently a patchwork of agricultural fields and lower density residential uses with some small-scale commercial development along US-64. Development pressure is likely to increase when sewer is extended to this area.*



*The completion of the Ecusta Rail Trail will prompt new businesses to open as well as vacation rental properties. Studying and implementing an overlay district will help Henderson County and the municipalities to shape the growth according to the community vision.*

## Rec 1.2: Use available zoning tools to encourage context-appropriate rural businesses.

- A: Continue to allow for administrative approval for small to medium-scale uses that meet basic standards in rural areas (e.g. AG on *FLUM*).
- B: Modify thresholds for administrative approval requirements for certain types or sizes of new nonresidential uses.
- C: Collaborate with the Henderson County Partnership for Economic Development to encourage *redevelopment* of underutilized industrial and/or commercial properties.
- D: The size and intensity of uses in Neighborhood Anchors should be evaluated to maintain the local business economy.

*Public preference from the survey and public meetings indicated support for small-scale businesses and mixed-use development. The pictures below were among the development types that received the most votes during the public meetings. Buildings with a mix of uses received strong support, and some respondents specified that they should be located in activity areas.*



## GOAL 2: PROTECT AND CONSERVE RURAL CHARACTER AND AGRICULTURE



**Agricultural land and rural character are two of the County's greatest assets, and have other economic benefits beyond the value of the crops.** Farming is integral to the County's history and identity. Orchards, timber, and other crops support the economy and define much of the landscape in rural areas. *Agriculture* (including managed forests) covers 26% of land (60,000 acres) in the County.

Agritourism and the local food movement have grown significantly in recent years nationally and locally. Farmland grew slightly between 2012 and 2017, but increasing development pressure in many agricultural areas has led to a significant decline in farmland overall in recent decades. There is growing concern that if trends continue, the County will have significantly less agriculture land left in 2045 if the County does not follow the recommendations contained in this Comprehensive Plan. However, there are measures the County can take to increase the support systems for farmers, redirect development pressure, and encourage preservation of agricultural land.

### RECOMMENDATIONS

#### Rec 2.1: Support agriculture as an economic driver.

- A: Continue to collaborate with *Agribusiness Henderson County (AgHC)* on supporting existing agriculture.
- B: Recruit and prepare the next generation of farmers through the *4-H* and Future Farmers of America (FFA) program in coordination with

Henderson County Schools and *Blue Ridge Community College*.

- C: Leverage partnership with *Blue Ridge Community College* to advance workforce development assets and respond to specific agri-business needs.

Assist the three government-supported agricultural entities (*AgHC, Henderson County Soil & Water*

*Conservation District*, and *NC Cooperative Extension*) on joint issues and encourage collaboration.

- D: Continue to allow for a flexible approach to rural business development.
- E: Identify and address barriers to integration, extension, and diversification of *agribusiness* and agritourism (i.e. packing facilities, processing, value-added production, distribution, retail).
- F: Study the creation of an Agricultural Visitor Center and incorporated offices for agricultural related agencies.
- G: Collaborate with the *NC Cooperative Extension* and other organizations to connect current and future farmers to federal and state agricultural funding programs.

## Rec 2.2: Preserve existing farmland.

- A: Encourage enrollment in *Present Use Value (PUV)* and *Voluntary Agricultural District (VAD)* programs.
- B: Formulate a plan to create a Voluntary Farmland Preservation Program to purchase farmland development rights and establish agricultural conservation easements.
- C: Study the creation of a County-wide *Farmland Mapping & Monitoring Program*. (Term listed in Glossary)

## Rec 2.3: Promote cooperation between existing agriculture and new residential development.

- A: Discourage *rezonings* for higher density residential subdivisions outside the defined *Utility Service Area (USA)* and in the Agricultural/Rural (AR) area identified on the *Future Land Use Map*.



### Agricultural Trends



Agriculture is an important component of Henderson County's identity. Henderson County is #1 in apple growing in North Carolina. Significant agricultural production operations exist in all parts of the County and are integral to the landscape and local history.

From 2012-2017, the County saw an increase in the amount of farmland and an increase in per-farm net income. It also showed that 1 out of 3 farmers are considered "new or beginning," an encouraging indicator that there are people entering the industry to replace those who age out.

However, long-term data shows a pronounced decrease in farmland county-wide. According to the Census of Agriculture, the County lost 1/3 of its orchard land between 2002 and 2017.<sup>1</sup>

With farmland preservation ranking as a top-two priority in the community survey and a new commitment to intentional land use, many in Henderson County hope to stem long-term trends and see more new operations and agribusiness in the coming years.

<sup>1</sup> USDA Census of Agriculture, 2002, 2007, 2012, 2017

- B: Review the requirement for a 100 foot *setback* for all buildings from *Voluntary Agricultural District (VAD)*.
- C: Consider zoning updates to reduce development pressure in agricultural areas.

## Rec 2.4: Encourage non-farm development outside of agricultural areas.

- A: Continue to provide incentives for revitalizing existing commercial and *industrial* sites through economic development ventures.
- B: Encourage *industrial* growth in areas away from large concentrations of farmland and agricultural operations.
- C: Carefully evaluate potential utility extensions that could impact large concentrations of productive farmland.

- Hold community meetings with targeted input from farmers and landowners when planning for future growth and utility provision.

## Rec 2.5: Utilize zoning tools to help conserve rural character.

- A: Study existing rural character and identify defining elements that can be modeled.
- B: Work with developers to strategically locate required *open space*.
- C: Clarify buffers or “green belts” between commercial development and residential and between residential development and farmland.

# VOLUNTARY FARMLAND PRESERVATION

in Henderson County



A new program, potentially called Agricultural Preservation & Protection of Land & Economy (APPLE), is needed to protect the essential resource of farmland. This voluntary farmland preservation program would enable the County to buy the development rights to agricultural land, thereby protecting it from development. A county program could be used to supplement the NC Agricultural Development & Farmland Preservation program and other state and federal funding.

The land would have to meet certain standards, and the sale would be on a voluntary basis initiated by the landowner. Through this option, the land would remain undeveloped and allow the farmer to continue farming their land while benefiting financially.

This program could be funded through a number of funding sources (tax revenues, reallocation of funds, bond referendum, etc.). Through this setup, the County could make incremental yearly progress on farmland preservation that would add up significantly over time.

Alamance County, North Carolina provides a precedent for this type of program. The Alamance County Farmland Preservation Program has preserved hundreds of acres of farmland since its inception.



*As of 2019, the US Treasury included soils in Henderson County as an American Viticultural Area, which is considered to be as good as Napa Valley for grape growing and subsequently, wine making. Photo Source: Jake Petrosky, Stewart Consultants*

# GOAL 3: IMPROVE RESILIENCY OF THE NATURAL AND BUILT ENVIRONMENTS



**Protecting Henderson County’s natural resources and increasing its resiliency are inextricable, increasingly urgent goals.** Henderson County’s natural areas provide immeasurable benefits to the community. These benefits include air and water filtration and flooding and erosion control, in addition to providing recreation opportunities, wildlife habitats, and contributing to the scenic beauty that residents and visitors enjoy. Encouraging subdivision design that protects natural resources and rural character is a key to many of the recommendations in this section.

Reducing the risk exposure of structures and vulnerable populations is a high priority. Where risk reduction is not possible, careful planning and strengthening emergency response will help make recovery faster and more efficient when hazards do occur.

## RECOMMENDATIONS

### **Rec 3.1: Protect and conserve sensitive environmental habitats, steep slopes, and ridge tops.**

- A: Encourage conservation subdivision design in areas with sensitive environmental resources.
- B: Consider allowing for administrative approval for *conservation subdivisions* that meet certain

criteria as defined in the *Land Development Code*.

- C: Encourage the reservation of sensitive natural resources as *open space* in new development.
- D: Study the creation of guidelines for if development occurs on public lands.

- E: Consider incentivizing *open space* conservation in new *industrial* developments of a certain size and where appropriate.
- F: Consolidate steep slope requirements within the *Land Development Code* for simplification.
- G: Consider the creation of a voluntary program with a land conservancy fund to purchase development rights and establish conservation easements on important natural lands and other sensitive environmental habitats.

### Rec 3.2: Improve the resiliency of natural areas and critical assets against hazards.

- A: In collaboration with existing organizations, study how to protect sensitive habitats, farmland, and land adjacent to creeks and rivers throughout Henderson County.
- B: Coordinate efforts between Emergency Services and the Planning Department regarding emergency response and critical infrastructure.
- C: Regularly review implementation progress and update the *Hazard Mitigation Plan* to strengthen emergency management and response in the County.
- D: Ensure the *Land Development Code* is consistent with state and federal regulations.
- E: Continue work with local, state, and federal land managers to develop plans for wildfire management, especially in *interface areas*. (See also Rec 3.3 F)

*New incentives for "rural cluster subdivisions" could require lower density development that is more compatible with existing agricultural uses, while still allowing some new residential development.*



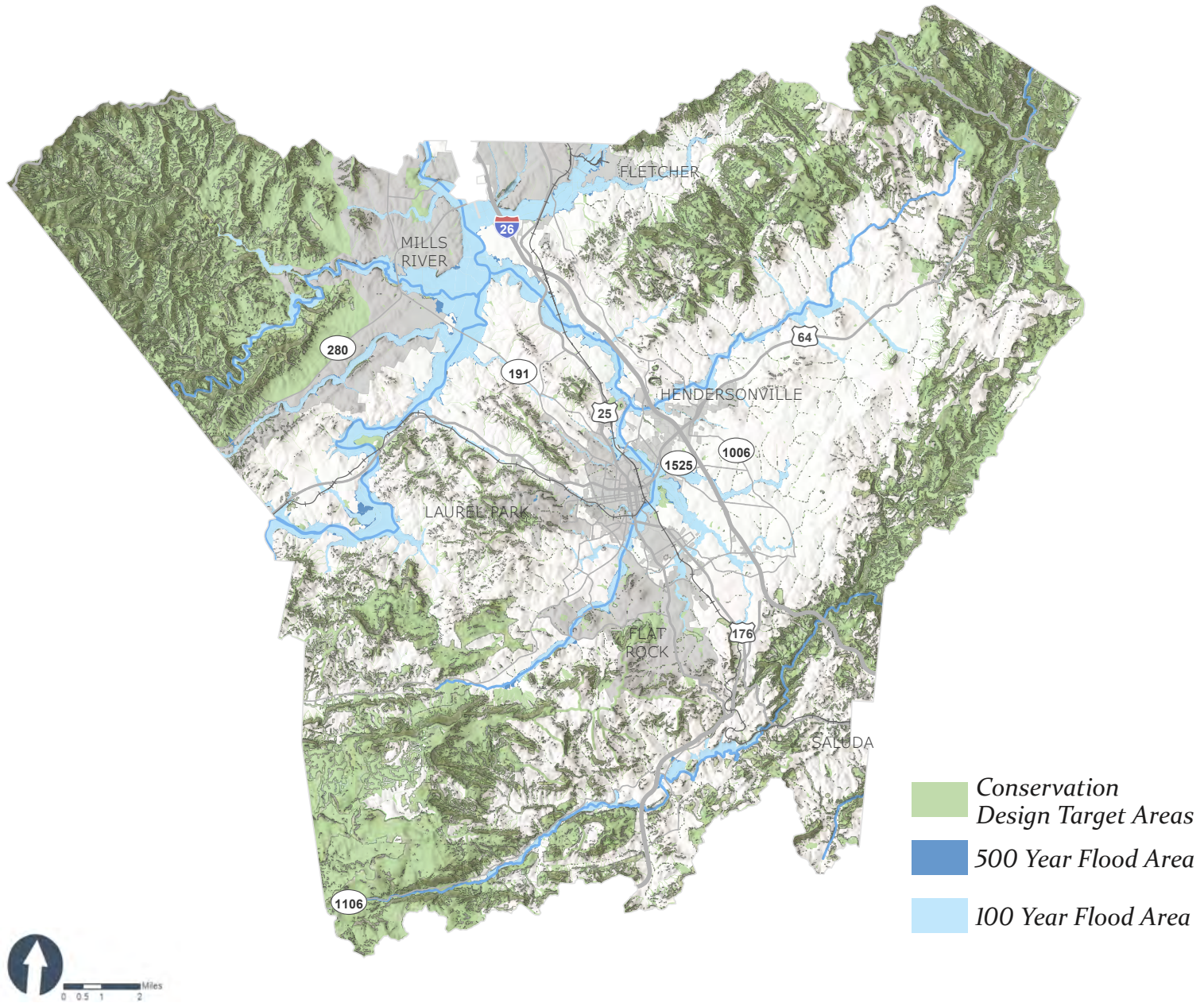
## NATURAL ASSETS

in Henderson County

Henderson County's natural resource areas are home to some of its most cherished, valuable, and delicate assets. Currently, there are 39,811 acres in managed areas across the County, accounting for about 16.6 percent of the County's land area. These spaces contain 64 designated Natural Heritage Natural Areas, which are home to 25 documented rare species occurrences. Additionally, there are three subwatersheds with federally listed species. Major natural asset areas include the Pisgah National Forest, Green River Game Lands, Dupont State Forest, French Broad River, Green River Headwaters and Gorge, and Big Hungry River.

*The Hellbender Salamander, an endangered species found in the County's waterways.*

## CONSERVATION DESIGN TARGET AREAS MAP



*Conservation Design Target Areas were determined based on environmental restrictions including 100 and 500 year floodplains, steep slopes (>15%), protected ridgelines, wetlands, potential debris flow pathways, Natural Heritage Natural Areas, public lands, and areas high in biodiversity and wildlife habitat value.*

- F: Continue to work with the community to increase emergency preparedness awareness and educate the community regarding existing response plans.

### Rec 3.3: Decrease the potential exposure to hazards by managing future development

- A: Within new subdivisions consider the reservation of *open space* and *conservation areas* in and around areas with a high potential for landslides.
- Maps of past debris flow and area of potential debris flow pathways are maintained by the NC DEQ. See [landslidesncgs.com](https://landslidesncgs.com) for more information.
- B: Use available vulnerability and risk assessment tools to guide development design and *rezoning* decisions.
- C: Discourage the amount of land disturbed in steep slope developments, including construction of roads, as well as density of development.
- D: Continue to limit fill in *floodplains* unless additional standards are met.
- E: Utilize the fire, building, and land development codes to mitigate risk of fire hazards in areas with limited access.
- F: Encourage wildfire mitigation principles in new developments located in the *Wildland Urban interface* including:
- Design recreation space and access roads to double as firebreaks



*Many homes and roads in the Gerton area are vulnerable to flooding and landslides.*

- Design each home site to have defined defensible space
  - Encourage fire resistant building design and provide defensible space around clustered development
- G: Encourage best practice design standards for new construction within the *Wildland Urban Interface*.
- H: Encourage additional street trees within new developments to enhance the environmental benefits of the requirement.

### Rec 3.4: Improve stormwater management strategies and water quality protections.

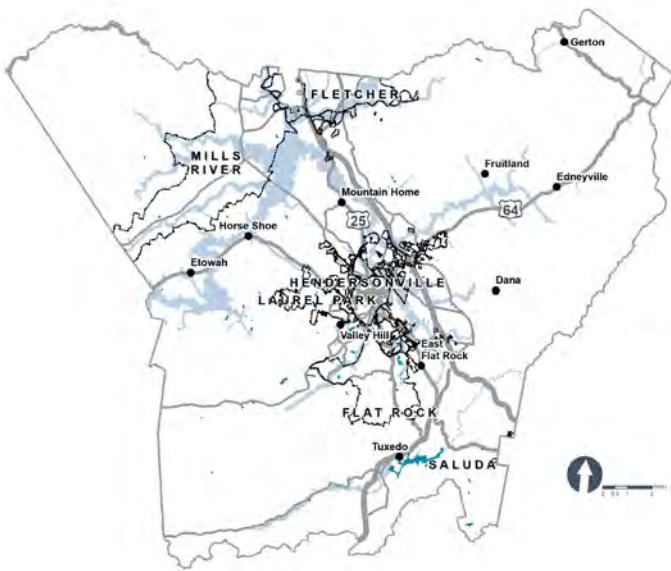
- A: Continue to limit built-upon area within the watersupply watersheds and provide standards for *stormwater management*.

- B: Monitor water quality trends to determine effectiveness of existing regulations and other trends.
- C: Consider additional site development standards to reduce stormwater and erosion impacts of new major subdivisions.
- These could include changes to minimum disturbance thresholds that require stormwater devices or adjusting impervious surface lot coverage maximums.
- D: Identify regulatory barriers and consider incentives for green infrastructure projects, which can lessen stress on natural systems.



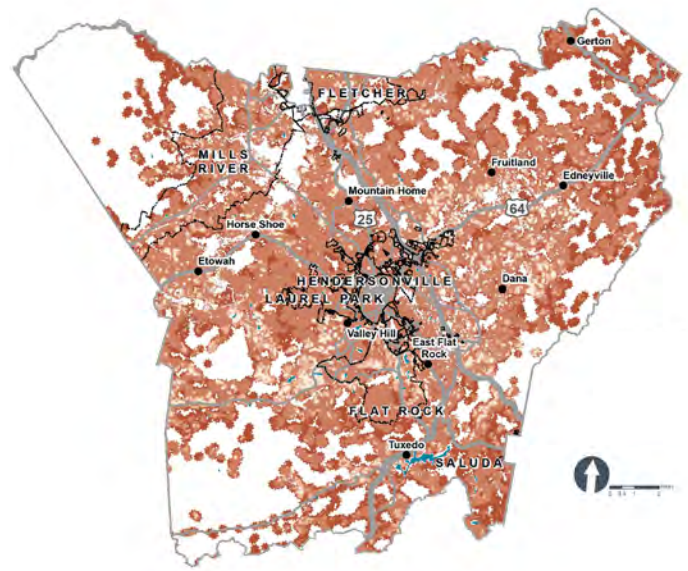
*The damage incurred by the various hazards in the natural environment can be mitigated through planning.*

*Larger versions of these maps can be found in the Appendix*



## Floodplains

Source: FEMA



## Wildfire Hazard

Source: wild/urban interface index,  
Southern group of state foresters

## Threat Assessment Summary

Types and levels of existing vulnerability vary across planning areas. For the County as a whole:

Flooding vulnerability driven by structures in the floodplain constructed pre-Flood Insurance Rate Map (FIRM)

- 8% of all commercial properties
- 2% of all residential
- 18 critical facilities (including churches, utilities, medical)

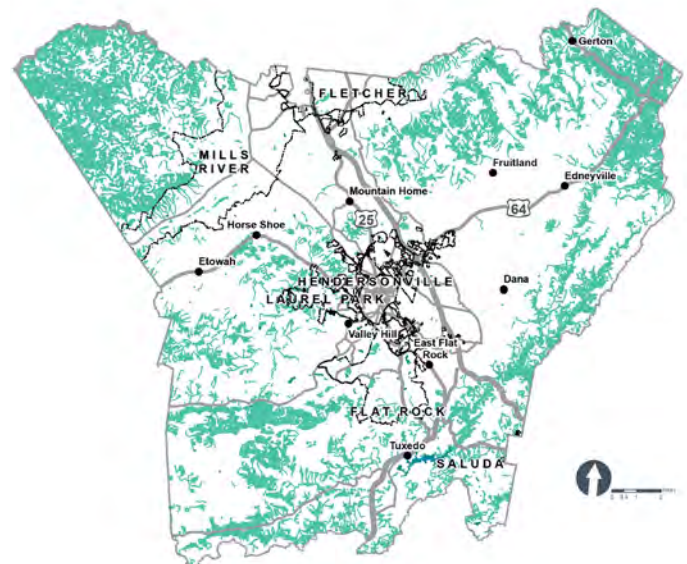
Landslide vulnerability increased by land disturbance

- 4% of all residential
- 16 critical facilities

Wildfire vulnerabilities

- Wildland Urban Interface areas outside a 5-minute emergency response drive time
- Increasing vulnerability is a concern due to increasing heavy precipitation, aging and sensitive populations, and growth in areas of risk

Source: Land of Sky Regional Council Vulnerability Assessment



## Landslide Hazard

Source: NCDEQ

## OUTCOME 2:

# CONNECTIVITY

Connect and serve the community by ensuring transportation, communication, and utility infrastructure is safe, efficient, and accessible.

**GOAL 4: Prioritize multi-modal transportation options and connectivity.**

**GOAL 5: Create a reliable, connected utility and communication network.**



# GOAL 4: PRIORITIZE MULTI-MODAL TRANSPORTATION OPTIONS AND CONNECTIVITY.



**Henderson County will continue to improve and expand its transportation systems so residents can travel efficiently and safely by multiple modes.** Road and traffic issues were some of those most common issues identified on the community survey.

Growth has exacerbated concerns about road conditions and capacity. The County's population has grown by 30 percent since 2000, but many of its roads remain largely unchanged over the same time period. Though *NCDOT* maintains the roads in the County jurisdiction, establishing policies for new development that limit impacts on roadways and documenting County transportation needs can help make the most of existing infrastructure and guide improvements in the future. Transportation planning over the next twenty years will not just focus on automobile transport, but will include bicycle, pedestrian, and public transportation within the *Utility Service Area (USA)*.

## RECOMMENDATIONS

### **Rec 4.1: Address traffic and road maintenance priorities.**

- A: Advocate for the County's transportation priorities at the *French Broad River Metropolitan Planning Organization (FBRMPO)* board meetings regarding project prioritization, roadway design, and safety.
- B: Coordinate with *NCDOT* and municipalities via the Henderson County Transportation Advisory Committee (TAC).
- C: Advocate for the *NCDOT* to update the Comprehensive Transportation Plan, which was adopted in 2008, and focus improvements around active transportation options and transit.
- D: Collaborate with *NCDOT* and the *French Broad River MPO* to develop a county-wide Rural

Roadway Design Manual to provide clear recommendations to *NCDOT* and developers for expanding and improving the transportation network throughout the County.

#### **Rec 4.2: Adopt policies and regulations that reduce or mitigate impacts of new development.**

- A: Encourage adequate roadway connectivity with appropriate access (ingress and egress) and limit dead ends/cul-de-sacs in new subdivisions.
- B: Consider reducing Henderson County's *Traffic Impact Study (TIS)* threshold for developments located along specific road classifications.
- C: Consider amending the *Land Development Code* to allow for integration of residential and commercial uses to allow for shorter travel time between destinations.
- D: Consider additional sidewalk/trail connections for new commercial developments, especially when adjacent to an existing trail.
- E: Encourage connections between existing and new commercial developments to reduce curb cuts and make it easier to access the businesses.

#### **Rec 4.3: Promote the development of Henderson County's transportation system in ways that benefit the community.**

- A: The County should continue to seek grant funding (through the *French Broad River MPO*



*Many roads are "farm-to-market" roads that have narrow lanes and limited shoulders. Improvements to these roads and key intersections are needed to address safety issues and accommodate development in some areas of the County.*

- and other sources) for corridor studies along primary roadways throughout the County.
- B: Establish a vision for significant roadway corridors and its surrounding land use, with input from the community they serve.
- C: Identify creative solutions for roadway congestion and safety during seasonal peak demand and at public schools.
- D: Support *NCDOT* with the on-going corridor studies for major roadways.
- E: Collaborate through the TAC and the *NCDOT* on intersections with safety and congestion issues in the County.
- F: Communicate the desire to *NCDOT* for prioritization of continuous traffic flow to allow for safer speeds and EMS access in strategic

rural intersections especially during high traffic seasons.

- G: Encourage *NCDOT* to accept and maintain all public subdivision roads and drainage infrastructure which were dedicated, recorded, approved, or installed prior to October 1, 1975, without requiring the private property owners who adjoin the improvement to pay the costs of bringing them up to current *NCDOT* standards.

#### **Rec 4.4: Improve active transportation options (i.e. transit, sidewalks and bicycle facilities) in the County.**

- A: Identify opportunities to incorporate transit, cycling, and pedestrian facilities into roadway upgrades.
- B: Encourage *NCDOT*, where appropriate, to install paths along key roadways, giving people an option for bicycle and pedestrian commuting or for recreational use when applicable.
- Encourage *NCDOT* to install appropriate signage for bicyclists to follow local traffic laws.
- C: Conduct studies of the transportation network surrounding County schools to identify deficiencies in safety and access.
- D: Identify safe cycling routes and create maps to community members and visitors and update as needed.
- E: Support the State Legislature to improve solutions for the funding, construction, and

maintenance of bike, public transit, and pedestrian infrastructure.

- F: Work with *NCDOT* and the municipalities to create guidance for businesses that want to connect to a *greenway* identified in the Greenway Master Plan.
- Advocate for safety of pedestrians and bicyclists through parking lots and via roadway access.
  - Encourage adjacent businesses to develop connections along existing trails.



*Henderson County staff are beginning the Apple Country Transit Feasibility Study (2023) to provide a comprehensive understanding of Henderson County's current and future transit needs over the short- and long-range planning horizons.*

#### Rec 4.5: Maintain Apple Country Public Transit's service levels and invest in infrastructure to support transit.

- A: Conduct a transit feasibility study to identify gaps in transit service, particularly to schools, large employers, and *greenways* and recreational facilities as needed.
- B: Use the *Future Land Use Map* to identify potential stops along transit routes.
- C: Support higher density housing developments along transit routes.
- D: Consider directing development to within 3/4 mile of the fixed-route transit system by extending the distance of the routes, and adding new routes.
- E: Continue to work with regional partners and explore the concept of a Regional Transit Authority (RTA) that would focus on regional transit service while preserving local control of existing systems.
- F: Explore mechanisms to provide express routes to connect Hendersonville to Asheville and other destinations in Buncombe, Madison, and Haywood County, while focusing on regional mobility management, employee training, maintenance, and funding administration.
- G: Explore possible connections between transit and *greenways* to help reduce traffic and vehicle miles traveled.

- H: Continue to improve existing bus stops through amenities like benches and shelters.
- I: Explore solutions to solve the garbage collection issue at bus stops.
- J: Collaborate with the City of Hendersonville on a joint planning effort for a more robust transfer station in downtown Hendersonville.
- K: Encourage diversification of the Henderson County vehicle fleet, including transit buses, for optimum resiliency and to reduce costs of operations.



*There are multiple EV charging stations in Henderson County, like this one at Sierra Nevada Brewery, but many more are needed. A map of these locations would be helpful to users. In 2022, the County received over \$200,000 from the VW Settlement funds to create a fast charging and Level 2 charging stations at the County's '95 courthouse, as well as a Level 2 charging station at the Tourism Development Authority's visitors center on Main Street in Hendersonville.*

## Rec 4.6: Complete the trail and greenway network.

- A: Implement the Greenway Master Plan's policy to incorporate the use of existing and future sewer utility easements for public use *greenways*.
- B: Work with municipalities, employers, nonprofits, and schools to provide additional amenities for existing *greenways* and trails (i.e. parking, benches, lighting, restrooms, water fountains, bike repair stations, mile markers, and educational signage).
- C: Coordinate with partners to advance, complete, and maintain the entire 19 miles of the Ecusta Rail Trail.
- D: Coordinate with *NCDOT* to ensure that all Ecusta Rail Trail roadway crossings follow safety standards for vehicles and pedestrians, are highly visible for drivers, and have appropriate signage.
- E: Coordinate with the Rail Trail Advisory Committee, Transportation Advisory Committee (TAC), *Planning Board*, and Recreation Advisory Board on priority *greenway* implementation.
- F: Prioritize planning and design for *greenway* segments to connect existing trails.
- G: Incorporate spurs and short connections (where feasible) to hospitals and County-owned properties, like parks, into *greenway* planning.
- H: Update the Henderson County Greenway Master Plan to reflect current progress, new initiatives, updated funding opportunities, and tentative community partners.



*The 2012 Ecusta Rail Trail Planning Study & Economic Impact Analysis documented that initial construction would infuse \$42 million into the community plus an annual benefit of \$9.4 million in tourism revenue, health care cost savings and increased values of property along the trail.*

- I: Prioritize the design of new trails to be adequately designed, resilient, and withstand extreme weather events, as well as design for stormwater best management practices (BMPs), when cost effective, and other flood prevention strategies.
- J: Appropriate hydraulic modeling should be performed whenever a *greenway* is to be constructed in a *floodplain*.
- K: Create a user-friendly, online method for people to report maintenance issues on County-maintained *greenways*.
  - This could be done via a smart phone application, a specific telephone line, or an email address dedicated to the *greenway* system.

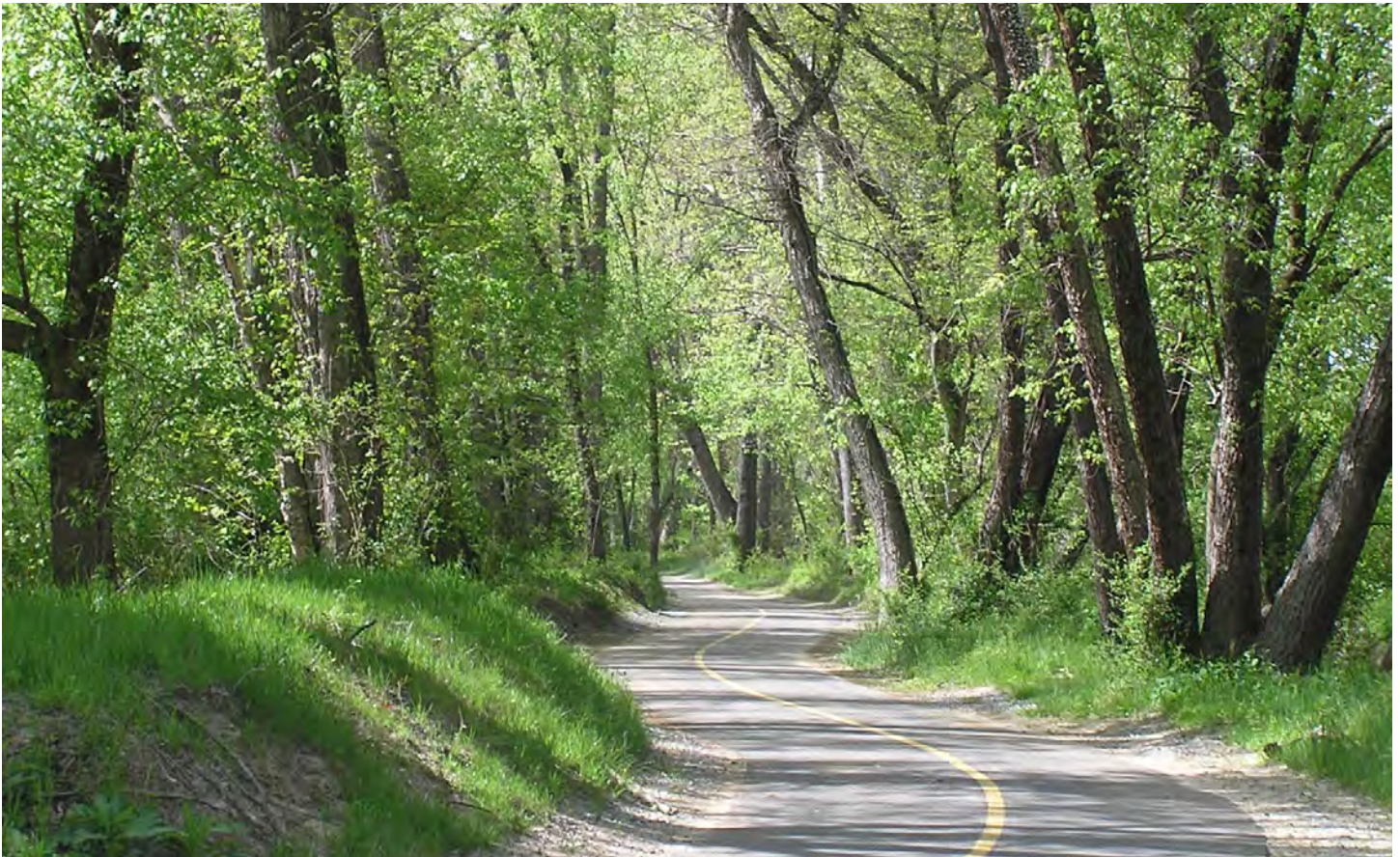
**Rec 4.7: Support education and encourage activities related to bicycling.**

- A: Encourage skills clinics that teach novice riders how to ride safely and efficiently when riding alone or in groups.
- B: Encourage bicycle riding and utilization of the Ecusta Rail Trail and other *greenways*.

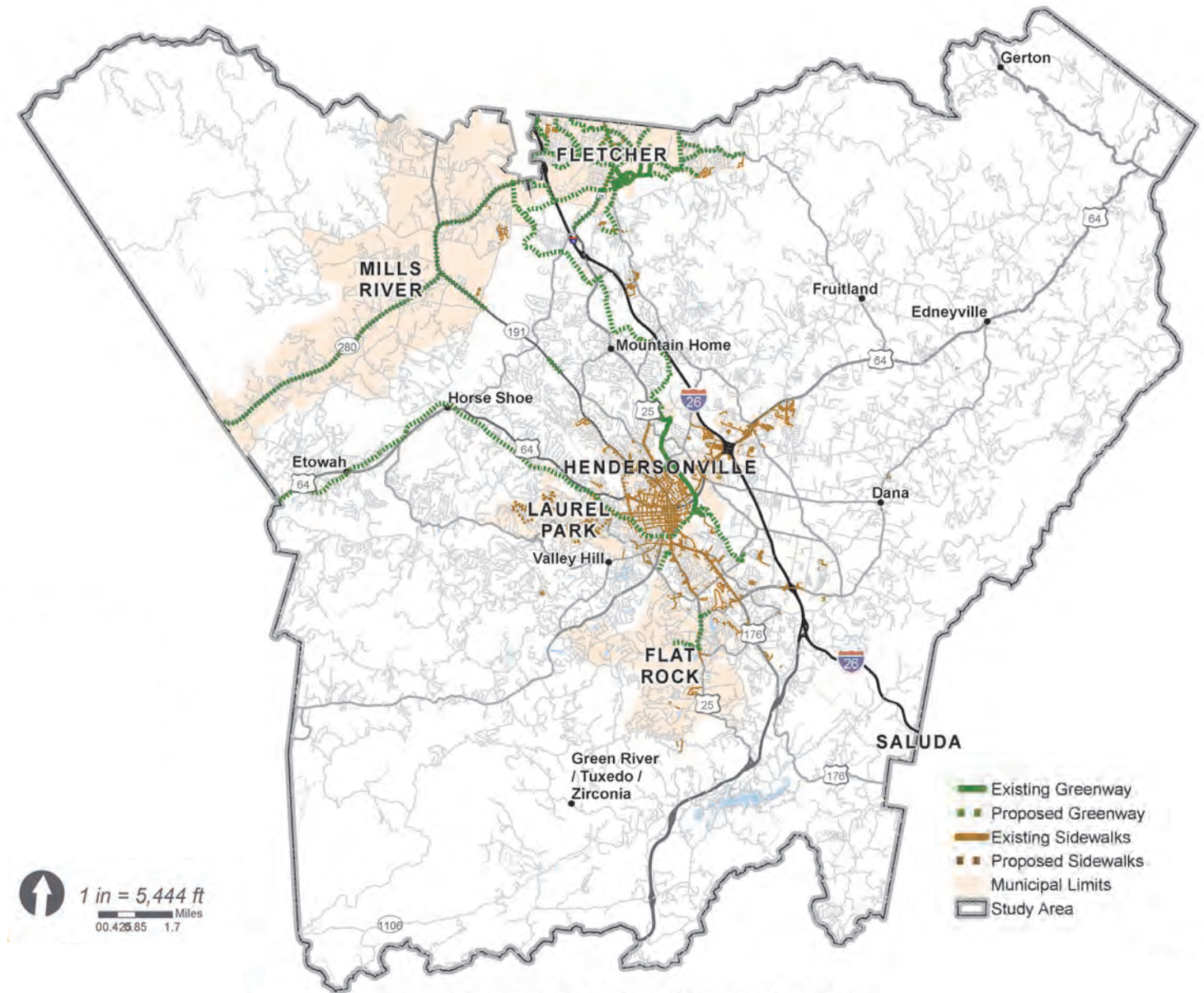
**260%**

Usage of the Oklawaha Greenway increased 260% between 2018 and 2022.

*The Oklawaha Greenway is a heavily used greenway in Henderson County. There are currently seven miles of existing greenway in the County. Greenways and trails were the highest priority of parks and recreation facilities identified at the public meetings for the Comprehensive Plan and have grown in popularity in recent years.*

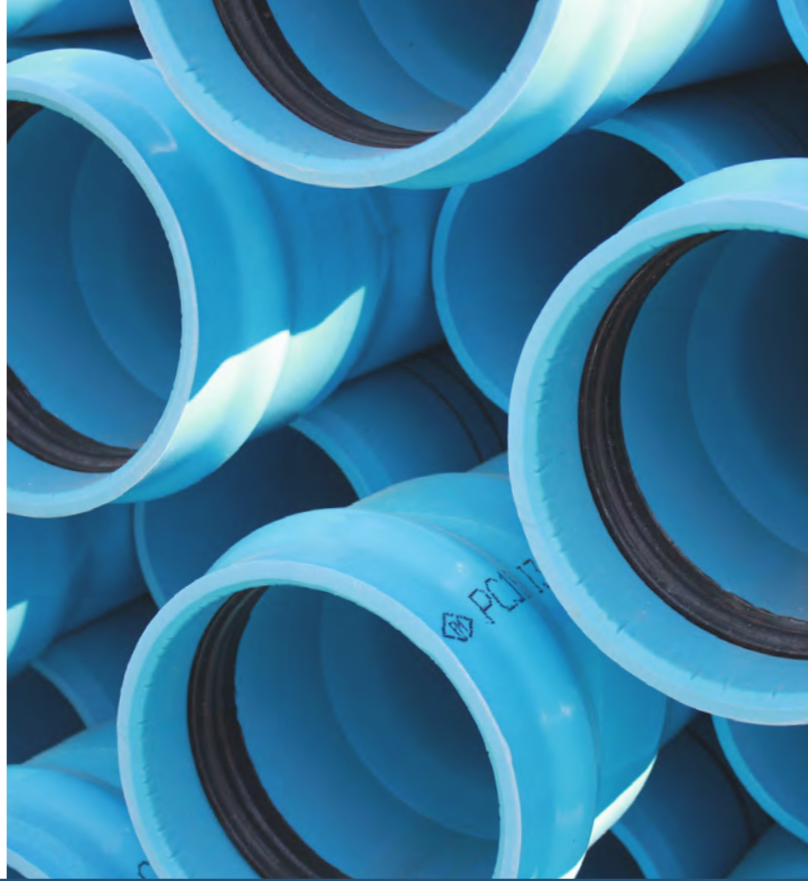


## GREENWAYS AND SIDEWALKS MAP



The map above shows existing and planned [greenways](#) in Henderson County. The County's Greenway Master Plan identifies three priority greenways. Two of those greenways are fully planned and the Ecusta Trail will be fully built in the next 3-4 years. Future planning and design for greenway segments should seek to extend and connect existing facilities. Specifically connect Ecusta Trail's eastern terminus to the Oklawaha Greenway, Mud Creek Greenway, 7th Avenue, and the Clear Creek Greenway. Connect the Advent Health loop with the Cane Creek Greenway and also connect the Mills River Valley Trail to the French Broad River priority greenway & Ecusta Trail on the western side.

# GOAL 5: CREATE A RELIABLE, CONNECTED UTILITY AND COMMUNICATION NETWORK.



**Reliable, well-planned infrastructure systems keep a growing County functioning.** Henderson County will expand and strengthen the systems that support everyday life for residents, specifically public utilities and communication infrastructure.

Smart utility planning creates a more cost-effective, efficient system, and will be a key tool in guiding development. This section also addresses ways to improve *broadband* access and cell coverage for County residents, which were common priorities specified in the community survey. While the County does not control these services, there are ways in which the County can work with partners to plan and support the develop the infrastructure that residents need.

## RECOMMENDATIONS

### Rec 5.1: Improve communications infrastructure.

- A: Strive to improve the County's *Broadband Availability Index* ranking per the NC Broadband Infrastructure Office.
- B: Pursue the extension of *broadband* Internet, especially trunk-line improvements or extensions between major population centers, including improvements along I-26.
- C: Continue participation in *broadband* planning programs. Work with the State to receive and distribute funding for building *broadband* infrastructure grants, such as the Completing Access to Broadband Grant Program and others.
- D: Continue County participation in the BAND-NC grant program to complete the county-wide *digital inclusion plan*.
- E: Consider implementation of the *Henderson County Broadband Taskforce's* recommendations concerning the most effective and legal role for Henderson County to take in assisting and

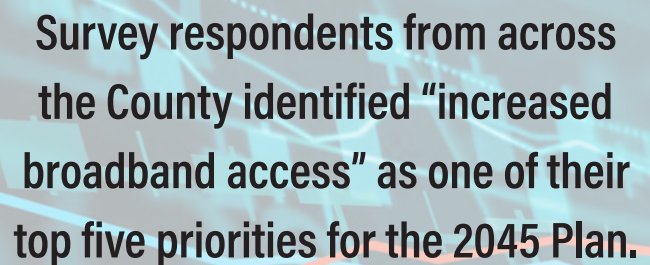
promoting improvements and growth of *broadband* infrastructure.

**Rec 5.2: Locate utilities to maximize efficiency of services, minimize cost of service, and minimize impacts on the natural environment.**

- A: Initiate and conduct utility planning efforts that align with land use policies and community goals.
- B: Coordinate with local governments and regional entities to address service issues and secure long-term water and sewer capacity.
- C: Coordinate targeted utility and service enhancements within the defined *Utility Service Area*.
- D: Discuss with Henderson County Schools regarding alignment of future school planning with water and sewer infrastructure planning.

**Rec 5.3: Use utilities to incentivize economic development and conservation opportunities.**

- A: County staff and elected officials should coordinate with partners to plan for effective site readiness for specific economic development projects.
- B: Encourage conservation subdivision designs for all new major residential subdivisions of a certain size in *unincorporated areas* tied to sewer infrastructure.



Survey respondents from across the County identified “increased broadband access” as one of their top five priorities for the 2045 Plan.

**Rec 5.4: Take a leadership role in sewer and water planning by helping to foster intergovernmental cooperation.**

- A: Recommend a water and sewer management structure including County and municipal participation to manage growth within the entire County.
- B: Coordinate transportation studies with the City to evaluate and prioritize development potential for future commercial and/or *industrial* development.
- C: Encourage the development of a capital improvement program and capital reserve fund to help implement planned investments in sewer infrastructure and other services.

## OUTCOME 3:

# OPPORTUNITY

**GOAL 6: Stimulate innovative economic development initiatives, entrepreneurship, and local businesses.**

**GOAL 7: Diversify housing choices and increase availability.**

**GOAL 8: Promote healthy living, public safety, and access to education.**



# GOAL 6: STIMULATE INNOVATIVE ECONOMIC DEVELOPMENT INITIATIVES, ENTREPRENEURSHIP, AND LOCAL BUSINESSES.



**Henderson County will continue to develop a thriving economy across all scales, from smaller local businesses to large employers.** This robust and resilient economy will employ the County's abundant local talent pool and provide opportunity to residents.

The community's vision is for Henderson County to be a place of opportunity for all, where workers and businesses from every neighborhood can fully contribute to and participate in innovation, entrepreneurship, and economic growth. To accomplish this, the County will bolster qualities that attract large employers while supporting, celebrating, and expanding the local small business network. It will encourage local higher-education to align today's students with tomorrow's employment needs. This will help County residents find work near home, keeping younger people in the County and increasing community prosperity. Collaboration with partners such as *BRCC* and *HCEDP* is instrumental in accomplishing this goal.

## RECOMMENDATIONS

### **Rec 6.1: Increase high-wage employment and foster growth in the local tax base.**

- A: Using the *Future Land Use Map*, identify and publicize key sites for diverse *industrial* development in cooperation with The Partnership.
- B: Encourage *rezonings* to commercial and *industrial* zoning districts in areas identified as

Employment and Industry on the *Future Land Use Map*.

- C: Consider small scale business development in the Neighborhood Anchors to promote local spending.

### Rec 6.2: Coordinate workforce education.

- A: Leverage partnership with *Blue Ridge Community College* to advance workforce development assets and respond to specific industry needs via curriculum updates and employer partnerships.
- B: Support *Blue Ridge Community College* in their mission to educate students for direct, local employment.

### Rec 6.3: Advance small businesses and entrepreneurs.

- A: Encourage development of office, retail and light *industrial* space through land use and zoning decisions.
- B: Prioritize expansion of small business infrastructure needs such as high-speed *Broadband*.
- C: Support the assets of *Blue Ridge Community College* to respond to industry, consumer trends, and emerging opportunities.

# 30%

of the County tax base is from manufacturing businesses. Each year manufacturing and industrial development contributes over \$5,000,000 in tax receipts to the County.

*Source: Henderson County Economic Development Partnership*

## IMPORTANCE OF MANUFACTURING

in Henderson County



Henderson County has a successful history of supporting and attracting high-wage manufacturers. Currently, the more than 5,000 employees at local manufacturers earn, on average, 31 percent above the county-wide non-manufacturing average wage. Those residents with a high school degree earn 33 percent more in local manufacturing than the average worker with the same level of education in other local industries. Attracting and keeping manufacturers depends on the availability of suitable sites, good schools, and a high quality of life.

**Rec 6.4: Facilitate placemaking efforts to reinforce community character and attract businesses and investment.**

- A: Work with the *Henderson County Tourism Development Authority* (TDA) to develop a uniform signage style and place directional, gateway and/or historical signage within established community centers.
- B: Encourage *NCDOT* to improve the safety of intersections for pedestrians.

**98%**

of local businesses employ fewer than 100 workers, together accounting for 64% of all County jobs.



**Henderson County residents value small businesses.**

**"Small-scale retail and restaurants"** was survey respondents' top answer when asked what type of development they feel the County is missing.

# GOAL 7: DIVERSIFY HOUSING CHOICES AND INCREASE AVAILABILITY.



**Concerns about housing access were well-documented throughout the public engagement process.** Addressing housing availability and cost concerns is a significant task that will have implications for economic development, land use, transportation, public services, quality of life, and beyond.

Henderson County will utilize tools within its power to address both housing supply and housing accessibility. This will involve examining unintended obstacles to housing development within ordinances and proposing changes that will allow different densities and housing types. In order to realize the community vision of minimizing sprawl, vacant lots will need to become sites for infill, dis-invested places will need investment, and underutilized land will need to be repurposed for higher and better uses that improve the quality of life. The plan also looks at the particular needs of certain groups, such as the workforce, the elderly, and agricultural workers.

## RECOMMENDATIONS

### Rec 7.1: Increase housing in the Utility Service Area (USA).

- A: Encourage *rezonings* for high density housing and mixed-use development within the *USA*.
  - Areas within the *USA* have access to transportation, utilities, and services. In addition, growth in these areas is less likely to create conflicts with agriculture and natural resources.
- B: To avoid conflict with agricultural areas and natural resources, major subdivisions should be located near defined centers and within the Infill and Transitional Areas as defined on the *Future Land Use Map*.
- C: Allow for a variety of housing types, including condos, townhomes, and multi-family

complexes, and manufactured homes in the defined *Utility Service Area*.

- D: Re-evaluate standards for intermediate and maximum residential density within all zoning districts.
- E: Consider allowance for small-scale multi-family units (3-4 units) without a Special Use Permit if supplemental requirements are met.
- F: Eliminate the requirement of a Special Use Permit for developments with attached residential units within the *USA* and keep the existing Special Use Permit for areas outside the *USA*.
- G: Develop a rural cluster option in the *Land Development Code* (LDC) that allows for smaller *setbacks*, building spacing, and innovative layout/design.
- H: Continue to provide a density bonus for *conservation subdivisions*.
- I: Consider administrative approval for *conservation subdivisions*.

## Rec 7.2: Encourage development of housing.

- A: Consider creating incentives to encourage the creation of *workforce housing* developments.
  - Incentives could include a density bonus or reductions in site design requirements (i.e. amount of required *open space*).
- B: Allow for a variety of housing types and mixed-use development at appropriate key locations along the Ecusta Rail Trail.

- C: Support appropriately sized, affordable housing developments within rural, agricultural areas and residential zoning districts.

## Rec 7.3: Support the ability to “age in place.”

- A: Encourage age-sensitive design in all residential developments to appeal to a variety of residents.



## TRAIL-ORIENTED DEVELOPMENT

in Henderson County

The Future Land Use Map encourages mixed-use development near and around the future Ecusta Rail Trail. When these areas are developed, they should be encouraged to orient their structures toward the trail to fully maximize their location. Adding features such as seating areas and service windows on the trail side of the building will encourage users to stop and patronize their businesses, and can contribute to the social quality of the trail. The photo here shows an example of an active trailside business along the Baltimore and Annapolis Trail.

(Source: via [arlnow.com](http://arlnow.com))

- B: Consider adjustments to the *Land Development Code* to allow for assisted living residences that meet supplemental standards and have water and sewer connections within the *USA* without a *special use permit*.
- C: Provide option for administrative provision of a percent reduction in parking space requirements for retirement and/or age-targeted housing developments.
- D: Consider accessibility for seniors when creating new recreation spaces.
- E: Promote the “Village Network” model, similar to that of Saluda, among older populations.
  - Saluda (*SLIPNC*) provides a model of a “Village Network” where neighbors help each other age in place.
- F: Continue to allow for accessory dwelling units.
- G: Partner with municipalities to study housing needs, disseminate information on housing options, and increase supply of affordable, *workforce housing*.

# 25%

of the County's population is age 65 or older, compared to 16% statewide.

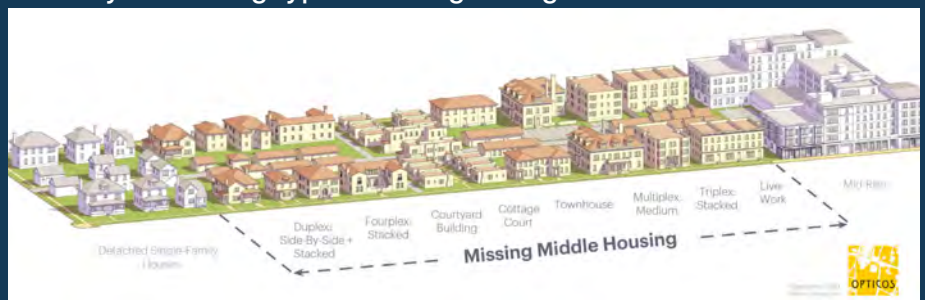
*Source: 2021 Community Health Assessment*

## Rec 7.4: Locate workforce housing near jobs.

- A: In accordance with guidance from the *Future Land Use Map*, support residential development near employment areas and in and around commercial centers.
- B: Coordinate with municipalities to jointly plan for areas near new employment areas that share municipal and County jurisdiction.
- C: Increase awareness of USDA Farm Labor Housing Direct Loans and Grants.

## MISSING MIDDLE HOUSING

Research shows there are numerous benefits to mixed-income and mixed-use communities, including encouragement of wealth building and opportunity for all residents. The anchor strategy of the plan supports this concept, which includes quality housing that is affordable and attainable for a variety of income levels. These kinds of communities should see investments focused at anchors and in Neighborhood Anchors, along with a variety of housing types meeting a range of household sizes and incomes. Housing developments should include attached and detached housing in the form of missing middle housing, which can include live/work units, townhouses, courtyard apartments, fourplexes, and more. (Source: [missingmiddlehousing.com](http://missingmiddlehousing.com))



- D: Support innovative housing solutions that serve seasonal and year-round farm workers.
- E: Encourage opportunities for homeownership by continued partnership with the Housing Assistance Corporation and other agencies that help renters become homeowners.
  - Support efforts for property acquisition by the Housing Assistance Corporation and others by engaging the business community and the public at large.



*Much of Henderson County's workforce currently must commute from other counties to reach job opportunities.*

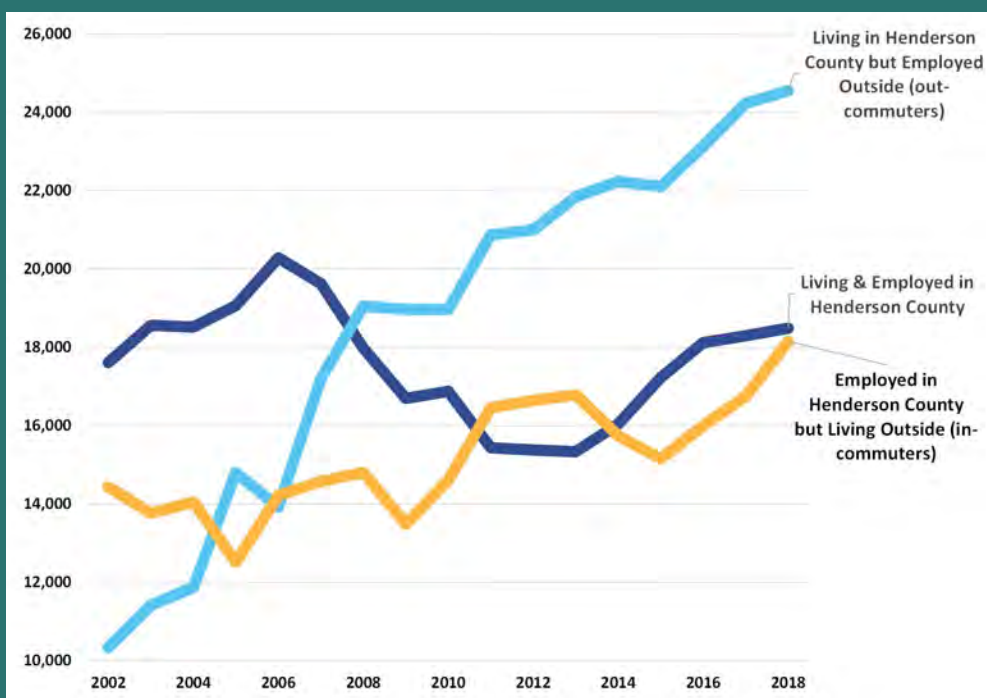
## WORKFORCE COMMUTING

in Henderson County

As of 2018 around 18,000 workers in Henderson County commute from other counties. The cost of housing in Henderson County contributes to this trend. Stakeholder interviews stressed that lack of housing and housing prices make it difficult to recruit highly attractive workers. Providing more workforce housing in and near municipalities can help reduce commute times and allow public and private employees to become more invested in the County.

### Workforce Commuting Trends

As of 2018, 24,000 residents commuted outside of Henderson County to work. Although commute times are below the North Carolina average (21.8 Minutes compared to 24.8 minutes in NC) these trends contribute significantly to traffic on major roadways. Providing more jobs and housing locally could help to slow growth in out-commuting and in-commuting.



# GOAL 8: PROMOTE HEALTHY LIVING, PUBLIC SAFETY, AND ACCESS TO EDUCATION.



**Community health and safety, educational access, and access to parks all play a role in contributing to quality of life.** The 2045 *Comprehensive Plan* identifies improvements and promotes the programs, spaces, and civic infrastructure that supports a high quality of life. Using this Plan, the County will create safe and accessible places to recreate that will promote active living for residents, and bolster tourism. The County will also work to increase access to medical care and healthy food, and address public safety issues.

## RECOMMENDATIONS

### **Rec 8.1: Encourage healthy living by expanding access to parks, greenways, and other recreational amenities.**

- A: Plan for recreational needs of the communities in Henderson County.
- B: Address facilities and programming priorities, document ongoing maintenance needs, and provide benchmarking related to facilities and staffing within a master plan.
- C: Develop a multi-year capital improvement plan for park facilities that includes planning for major maintenance expenditures.
- D: Continue to support the development of all-inclusive playgrounds in the County.
- E: Develop a master plan for Jackson Park. The master plan should address connectivity, parking issues, facility enhancements, and involve a variety of user groups.
- F: Pursue grant funding and other funding sources for the replacement of playgrounds.

- G: Consider additional county-owned parks, including pocket parks, in areas of the County with under-served populations.
- H: Enhance recreational programming to address the needs of senior and disabled populations.
- I: Improve access to rivers for recreational purposes through partnerships and other stakeholders.
- J: Coordinate with municipalities, *Conserving Carolina*, the US Forest Service, the North Carolina Forest Service, the National Park Service, and the NC Wildlife Resources Commission, et al. to improve and increase access to existing hiking, camping, fishing, and additional recreational opportunities.
- K: Encourage new development to incorporate recreational needs into the *open space* design of new subdivisions.
- L: Encourage major subdivisions to provide pedestrian connections or provide easements to immediately adjacent greenway facilities.
- M: Work with the *Henderson County Tourism Development Authority* to provide support for safe and sustainable recreational tourism.
- N: Consider investment of a county-owned indoor and outdoor sports complex.



*Bearwallow Mountain*  
Photo Credit: Todd Bush

## PARKS AND RECREATION

in Henderson County

The Henderson County Parks and Recreation Department (HCPRD) oversees the programming, maintenance, rental of facilities, safety, and usage of twelve parks in Henderson County. County maintained parks include the Athletics & Activity Center, Blantyre River Access, Dana Community Park, East Flat Rock Park, Edneyville Community Center, Edneyville Community Park, Etowah Park, Jackson Park, Tuxedo Park, Upper Hickory Nut Gorge Trailhead, and Westfeldt Park. The County is also home to many large tracts of public lands including Pisgah National Forest, Dupont State Forest, the Green River Gamelands and a portion of Chimney Rock State Park. Conserving Carolina, the local land trust is active in permanently protecting sensitive lands in the County and manages a number of properties for conservation, though many do not have public access.

## Rec 8.2: Improve and coordinate access to health services.

- A: Coordinate with the County Health Department and non-profit partners to promote physical and emotional resiliency through the utilization of existing parks for physical and mental health programs.
- B: When expanding public transit and *paratransit* services, consider connecting areas with medical services to residential areas for easier access.
- C: Address substance misuse and mental health by utilizing the opioid litigation settlement funds to support programs and spread awareness of *Strategy-Specific Resources* for addiction recovery.
- D: Consider creating a collaborative "Recovery Court" (also known as drug diversion court) in Henderson County for low-level offenses.

## Rec 8.3: Expand access to healthy food.

- A: Review zoning ordinances to facilitate grocery stores, farm stands, and other commercial food retail establishments.

# 22.4%

of adults in Henderson County reported that they get the recommended amount of physical activity

*Source: 2018 Community Health Assessment*

- B: Increase local retailers' awareness of the North Carolina Healthy Food Retail Designation Program.
- C: Study the creation of a farm-to-foodshare program, a farm-to-school program, or similar programs to connect local farms with residents and students.
- D: Support and expand farmers markets in rural areas, either by introducing new traditional farmers markets or creating a mobile version.
- E: Identify and work with partners that actively manages the aggregation, distribution, and marketing of local food products from a variety of sources including new and urban farms.

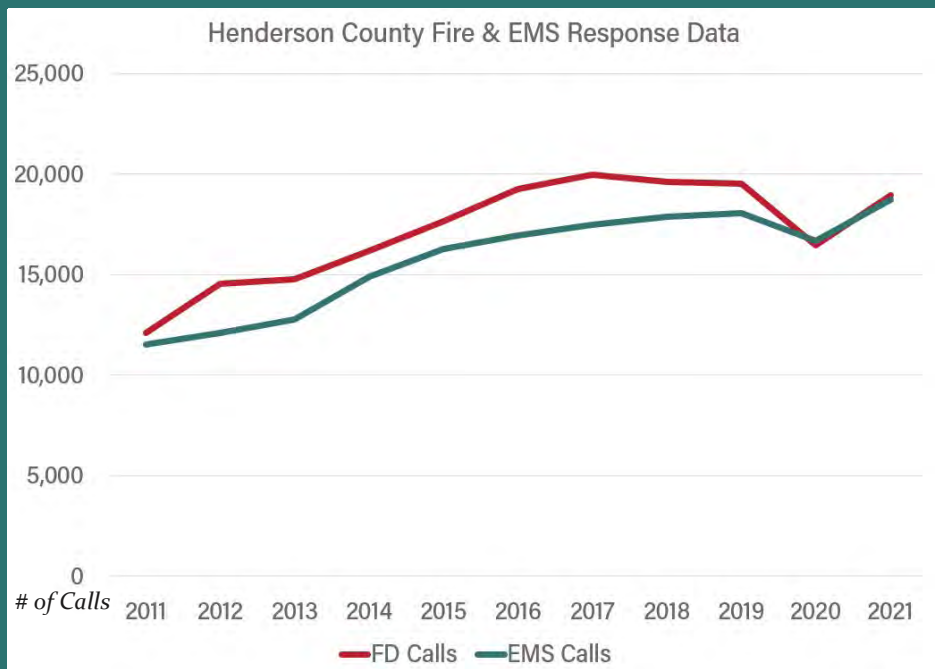
## Rec 8.4: Provide high-quality public and emergency services.

- A: Plan for expansion of public services, capital projects, and personnel, in proportion to increasing demand.
- B: Incorporate emergency service access into planning decisions.
- C: Encourage high-density growth in areas closest to emergency services such as fire and police.
- D: Plan for mental health needs and encourage best practices during healthcare, public safety, and emergency response interactions.
- E: Ensure efficient public service by providing information in other languages. Consider contracting an on-call interpreter firm to better serve non-English speaking community members.

## DEMAND FOR EMERGENCY SERVICES

in Henderson County

The County's increased population means an increased need for emergency services. The graph shows the increase in County Fire and EMS calls since 2011, which have been steadily rising, with the exception of during the COVID-19 pandemic in 2020. According to County emergency service data, Edneyville's calls alone increased from 863 in 2011 to 1,312 in 2021. As growth continues, the County will need more fire and emergency services stations to efficiently serve residents. This will become increasingly important with an aging population and as natural hazards become more frequent.



### Rec 8.5: Coordinate and support the school system.

- A: Collaborate with the School Board to plan for capital needs as the County grows.
- B: Partner with nonprofits and other organizations to expand services for early childhood education including Head Start.
- C: Support programs that help students stay in school.
- D: Assist *Blue Ridge Community College* to maintain low tuition costs for all students.
- E: Support *Blue Ridge Community College* to provide a variety of training courses focused on workforce readiness.

### Rec 8.6: Increase access to education for every community member.

- A: Support nonprofits in their endeavor to assist non-English speaking community members with government services including student applications to *Blue Ridge Community College*.
- B: Ensure public libraries are adequately equipped for future growth and are placed in multiple locations around the County to increase access.
- C: Support the County libraries in their programming and outreach efforts.



*Blue Ridge Community College offers multiple education options that benefit the diverse community needs. The school's success will continue to help make Henderson County a wonderful place to learn.*

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# ACKNOWLEDGMENTS

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Prepared with assistance from



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HENDERSON COUNTY

# APPENDIX

Part 1: Glossary

Part 2: Plan Maps

Part 3: Public Outreach

Public Workshop Summaries

Survey Results



# GLOSSARY

The Glossary of terms below is provided to aid in understanding the Comprehensive Plan by defining terms that may be unfamiliar to readers. This glossary is not intended as an instrument of enforcement or policy.

**4 H Youth Development Club:** Locally led by NC Cooperative Extension in Mills River, kids and teens complete hands-on projects in areas like health, science, agriculture, and civic engagement with guidance from mentors.

**8 80 Cities:** The concept that cities should be designed so both the young and old can navigate safely and comfortably on their own and have access to welcoming public spaces. This idea has been pushed by the Toronto based non-profit organization, [8 80 Cities](#).

**Aging in Place:** As defined by the U.S. Centers for Disease Control and Prevention, aging in place is the ability to live in one's own home and community safely, independently, and comfortably, regardless of age, income, or ability level. The National Institute on Aging offers [information and resources](#) on how to age in place, including preparations and renovations to homes to improve accessibility.

**Agriculture:** Activities that primarily involve raising, producing, or keeping plants or animals, forest management, tree farms, and timber areas. Agriculture includes direct sales of such products at retail and at wholesale facilities. The agricultural industry is also supported by research, distribution and processing facilities. New agricultural trends in Henderson County include crops such as berries and ornamentals, agritourism operations and new technologies such as greenhouses and vertical farms.

**Affordable Housing:** According to Federal guidelines, housing that a household can obtain for 30% or less of its total gross income including utilities.

**Agribusiness Henderson County (AgHC):** As of 2023, Agribusiness Henderson County is a public and privately funded non-profit organization promoting the economic development of agriculture and agribusiness within the County.

**Apple Country Public Transit (ACPT):** Apple Country Public Transit is Henderson County's public transit service. Currently operated by a private provider, ACPT provides 3 bus routes throughout the urban areas of the county, as well as paratransit service. ACPT connects with Asheville Rides Transit (ART) at the Asheville Regional Airport.

**Broadband Availability Index (BAI):** A state tool used to prioritize grant funding.

**Blue Ridge Community College (BRCC):** A state-run, two-year, community college. The main campus is in Flat Rock, and the Transylvania County campus is in Brevard.

**Broadband (Current Broadband metric for adequate internet speed):** According to the [Federal Communications Commission \(FCC\)](#), broadband is high-speed Internet access that allows users to access the Internet and Internet-related services at significantly higher speeds than those available through "dial-up" services. Usage standards are defined by number of devices in use at a time and intensity of use. For moderate use by two devices at a time, medium service is defined as 12 to 25 Mbps (Megabits per second).

**City of Hendersonville Water/Sewer:** The City of Hendersonville's Water/Sewer service serves Henderson County as the primary water and sewer utility provider for the County. Most residents who have water or sewer in the County are in the City's system. Other providers exist including the Metropolitan Sewerage District (MSD) and private providers that service the northern and western portions of the County.

**Comprehensive Plan:** Comprehensive plans are guiding documents that set policy for the county or local government. State law requires a current comprehensive plan to establish or enforce zoning. Comprehensive plans provide a guide for land use

decisions. They are not regulatory but can inform changes to regulations such as zoning. Plans typically contain a set of goals for the County based on community and stakeholder feedback. It will also contain a set of policies that will be used by the County and its staff, elected and appointed officials in their decision making for the next 10-20 years. The plans will be used to guide development design and public investments, such as parks, water, sewer, and transportation improvements.

**Conservation Development:** An alternative form of subdivision design that focuses on environmental stewardship and preservation of land through configuration of lots that results in open space and linkages among open spaces within and outside a development's boundaries. Cluster developments and conservation subdivisions are types of conservation development.

**Conserving Carolina:** Conserving Carolina is a non-profit organization that works to conserve and protect land in Western North Carolina. Most conservation easements in the County are processed and recorded through Conserving Carolina.

**Cost of Services:** Development and land use decisions can influence the tax base in Henderson County and also the cost of community services required to serve new development. These costs are associated with serving new development with schools, emergency services, parks, utilities, etc.

**Digital Inclusion Plan:** A state of North Carolina initiative; a digital inclusion plan specifically addresses the digital divide and identifies strategies to close it, as well as identify those areas.

**Edneyville Sewer:** The proposed sewer system that will be administered by Henderson County, to primarily serve the NC Justice Academy and Edneyville Elementary School. Sewer in Edneyville will likely serve agricultural operations, businesses and some residential growth in the community.

**Etowah Sewer:** The Etowah sewer system is a private wastewater system, previously permitted by the State of North Carolina. While not fully utilized, the existing permit is in place and could lead to development with sewer service in Etowah.

**Existing Land Use:** Existing land use is how land is currently used. This is usually determined from tax parcel records, viewing aerial photography and/or windshield surveys.

**Extraterritorial planning jurisdiction (ETJ):** The portion of a municipality's planning jurisdiction located outside the corporate boundaries of the municipality.

**Farmland Mapping and Monitoring Program:** A Farmland Mapping and Monitoring Program (FMMP) produces maps and statistical data used for analyzing impacts on agricultural resources. Agricultural land is rated according to soil quality and irrigation status; the best quality land is called Prime Farmland. In other jurisdictions, the maps are updated every two years with the use of a computer mapping system, aerial imagery, public review, and field reconnaissance.

**Floodplain:** An area of low-lying land adjacent to a watercourse that is subject to flooding or inundation.

**French Broad River Metropolitan Planning Organization (FBRMPO):** The [French Broad River Metropolitan Planning Organization \(FBRMPO\)](#) is the regional transportation planning organization, under the Land of Sky Regional Council. MPOs, required by federal law, serve as the regional planning organization to coordinate the allocation of federal funds for transportation projects.

**Future Land Use:** Future Land Use as shown on a Future Land Use Map is illustrative of an intended development pattern that meets community goals. The Future Land Use Map is generally divided into different character areas that describe general uses, intensity, and other shared attributes.

# GLOSSARY

**Greenway or Trail:** Paved or unpaved trail and associated green space that is utilized for recreation and/or transportation.

**Hazard Mitigation Plan (HMP):** Hazard mitigation is any sustained action taken to reduce or eliminate the risk of property or personal damage from natural or human-caused environmental disasters. A hazard mitigation plan is a planning document developed by/with hazard mitigation planners, local municipal planning staff, emergency services staff, regional transportation agencies, and utility providers to prepare for expected and unexpected disasters in a particular planning area. It often involves calculating the risks for certain hazards and making recommendations to mitigate risk, provide protection, and improve hazard education for the area. (Source: [Planning.org](http://Planning.org))

**Henderson County Broadband Taskforce:** The Henderson County Broadband Taskforce consists of County Commissioners, County Department heads, and local broadband experts. The taskforce is charged with assisting and advising the Board of Commissioners by navigating public-private partnerships for the provision of adequate broadband/internet services in all areas of the county.

**Henderson County Environmental Health:** Environmental Health is a division of the Henderson County Public Health Department. Its goal is to prevent the spread of disease and promote personal safety through proper sanitation, safe food, clean water, proper disposal of waste, environmental education, and the management of disease-carrying pests. It is the County division responsible for the issuance and monitoring of all well and septic permits within the County. The feasibility of well and septic systems, which is largely dependent on the quality of soils, can allow or limit development on properties.

**Henderson County Partnership for Economic Development (HCPED):** The Henderson County Partnership for Economic Development (HCPED)

serves as the County's primary Economic Development organization. Their four pillars are marketing and business development, product development, existing industry, and advocacy.

**Henderson County Soil & Water Conservation District (SWCD):** Works with federal, state, and local offices to provide educational, technical, and financial assistance to conserve soil, improve water quality, and enhance the natural resources of Henderson County.

**Henderson County Tourism Development Authority (TDA):** The Henderson County Tourism Development Authority is the official body for marketing Henderson County to potential tourists for economic development. The TDA is managed by a 9-member board, made up of appointees and staff from Henderson County, the Henderson County Chamber of Commerce, the City of Hendersonville, the Village of Flat Rock, and the Town of Fletcher.

**HUD:** The Department of Housing and Urban Development is the Federal agency responsible for national policy and programs that address America's housing needs, that improve and develop the Nation's communities, and enforce fair housing laws. HUD's business is helping create a decent home and suitable living environment for all Americans, and it has given America's communities a strong national voice at the Cabinet level. HUD plays a major role in supporting homeownership by underwriting homeownership for lower- and moderate-income families through its mortgage insurance programs (Source: [hud.gov](http://hud.gov)).

**Industrial/Industry:** A land use type which may include manufacturing, warehousing, distribution, agricultural processing, research and development, and other comparable uses. These use types may be stand alone uses or organized in a business/industrial park setting.

**Institutional:** A land use type which may include schools, government offices, churches, hospitals, and other institutions.

**Infill:** Refers to the construction of buildings or other facilities on previously unused or underutilized land located within an existing urban–or otherwise developed–area. This type of development is meant to discourage urban sprawl and accommodate environmentally sustainable growth by making use of existing utility and transportation infrastructure. This is a general term and differs from the character area.

**Land Development Code (LDC):** A set of regulations that specify approval procedures and requirements related to the subdivision and use of land. Also known as the LDC. Henderson County developed the LDC and Official Zoning Map in order to help direct and manage growth. [See this website](#) for more information.

**Land of Sky Regional Council:** The [Land of Sky Regional Council](#) is a multi-county, local government, planning and development organization. Authorized by state law, a regional council implements joint regional decisions, provides management, planning, and technical services to local governments. Land of Sky provides these services to Henderson, Buncombe, Madison, and Transylvania counties.

**Land Supply:** Vacant or available land and underutilized land that could accommodate additional development. Land supply is determined by an analysis of the ratio of the value of structures on a parcel compared to the value of land within the parcel. Land supply does not take into account environmental constraints or the owner's intentions for the property.

**Living Wage:** A wage that a worker must earn to afford basic necessities, without public or private assistance, based on the local cost of living.

**Metropolitan Planning Organization (MPO):** As defined by the U.S. Census Bureau, a local governmental unit with legal jurisdiction over an urbanized area with a population of more than 50,000. Within their jurisdiction, MPOs provide government service planning such as transportation and land use planning.

**Metropolitan Sewerage District (MSD):** The Metropolitan Sewerage District (MSD) is Buncombe County's primary sewer service. Its service extends down into northern Henderson County, including communities such as Fletcher, Mills River, and Horse Shoe.

**Missing Middle Housing:** Missing Middle Housing is a range of house-scale buildings with multiple units that are compatible in scale and form with detached single-family homes and located in a walkable neighborhood. Please see [missingmiddlehousing.com](https://missingmiddlehousing.com) for more information.

**Mixed Use:** The use of a building, a set of buildings, or a specific area for more than one land use (i.e. commercial and residential).

**Mobile/Manufactured Home:** A prefabricated structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities.

**Multifamily Home:** Any building or set of buildings that contain multiple dwelling units intended to house three (3) or more individual families living independent of each other and sharing common walls. Multifamily dwelling does not apply to a single duplex on an individual parcel of land. Multifamily dwellings include, but are not limited to, apartments, condominiums, and townhomes.

**Multimodal Transportation:** A combination of more than one mode of transportation. A multimodal transportation system caters to all users (i.e. car drivers, transit riders, pedestrians, wheelchair users, and bicyclists).

**NC Cooperative Extension:** Based at NC State and N.C. A&T State Universities, unique programs "extend" research-based knowledge regarding agriculture, health, and nutrition to families, businesses, and communities. The universities also work together, along with county, state, and federal governments, to form a partnership.

# GLOSSARY

**NCDOT:** The North Carolina Department of Transportation is responsible for all public roads and highways that are not owned by a municipality.

**Nodal Development/Node:** A growth pattern that concentrates development within strategic spots to create nodes or activity centers. An alternative to strip development.

**Open Space:** Open space is an area that is not encumbered with any substantial structure and is typically owned by a collective for no development purposes. Private open space may include land in conservation easements that is not publicly accessible. Public open space is legally and practicably accessible to the general public.

**Paratransit:** Comparable transportation service required by ADA for individuals with disabilities who are unable to use fixed route transportation. It functions as a “safety net” for persons with disabilities, but it is not intended to meet all their transportation needs.

**Planning Board:** A 9 member board of County residents from backgrounds related to planning, including real estate, development, surveying, and finance. The board is directed to conduct studies and develop plans containing recommendations for the future of the County, advise the Board of Commissioners on land use and development, administer regulations regarding the subdivision of land, and review requests for amendments to the Land Development Code and Official Zoning Map.

**Present Use Value (PUV):** A statewide program that allows agricultural, horticultural, and forestland to be assessed at its present-use value for tax relief. A “bona fide farm” in Henderson County is typically enrolled in the [Present Use Value program](#) and is exempt from county zoning.

**Redevelopment:** Any proposed expansion, addition, or major change to an existing building, structure, or parking facility.

**Rezoning:** The action or process of changing land or property to a different zoning district with associated use allowances and restrictions. The rezoning process is a legislative process and requires action and input from the Planning Board and the Board of Commissioners.

**Setback:** The space between the lot line and the outer wall of the primary building on a site. This is often regulated by zoning in order to separate buildings from public realm, public facilities, and neighboring properties and their uses.

**Single Family Home:** A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

**Saluda Living in Place (SLIPNC):** A dynamic and responsive organization that helps equip older adults in the greater Saluda community to live independent, vibrant, healthy, and active lives.

**Smart Solar:** [Smart Solar](#) guides solar development to where it has the least negative impact on land well suited for farming, ensures that agricultural land where projects are sited can be farmed in the future, and promotes “agrivoltaics” solar projects to create opportunities for both farming and solar energy on the same land. For more information, visit: [www.farmland.org](http://www.farmland.org).

**Special Use/Special Use Permit:** A permit issued to authorize development or land uses in a particular zoning district upon presentation of competent material, and substantial evidence establishing compliance with one or more general standards requiring that judgment and discretion be exercised, as well as compliance with specific standards. Runs with the land once permitted.

**Sprawl:** Urban sprawl refers to a pattern of low-density, often poorly-planned development stretching away from an urban center. Recent rise of suburbs led to fragmented communities connected by roads and dependent upon cars. This trend, also known

as "suburban sprawl", generally comes with adverse environmental and social impacts, including traffic congestion, air pollution, loss of forest and agricultural lands, and communities that are more segregated by race and class.

**Statewide Transportation Improvement Program (STIP):** "A 10 year State and Federal-mandated plan that identifies the construction funding for and scheduling of transportation projects throughout the state." [Source: NCDOT.](#)

**Stormwater Management:** The practice of controlling the runoff generated by rainfall during a storm event. This covers the areas of erosion control, stormwater quantity, conservation or protected buffers, nitrogen reduction, water supply watershed protection, environmentally sensitive watershed protection, and floodplain management.

**Strategy-Specific Resources:** Strategy-Specific Resources are [High-Impact Opioid Abatement Strategies](#), provided by the North Carolina Department of Justice. County specific strategies include but are not limited to: evidence-based addiction treatment, recovery support services, and early intervention.

**Streetscape:** The natural and built environment of a street including but not limited to paving, lighting, plantings, stormwater management, furnishings, utilities, and transportation facilities.

**Strip Development:** A growth pattern that is characterized by highly auto-oriented commercial development arranged in a line, usually along a major roadway.

**Suitability:** The capacity of land to support a type of land use based on various environmental and economic attributes.

**Tax Base:** A significant portion of county services are funded from property taxes. A more diverse tax base which includes commercial and industrial development can help keep taxes low on residential properties.

**Traffic Impact Study (TIS):** A TIS or a traffic impact analysis (TIA) is a document prepared by qualified

traffic engineering firms to assess the potential effects of a proposed development on the surrounding roadway network. The County, as well as NCDOT, requires a developer to produce a TIS under certain circumstances.

**Unincorporated Area:** The area of the county that does not lie within municipal city limits or extraterritorial jurisdiction.

**Urban Growth Boundary (UGB):** Geographic area that encompasses the municipal limits and appropriate for growth that includes adaptive reuse and high-density development during the next 20 years. Municipal growth should be directed to the UGB.

**Utility Service Area (USA):** The USA is shown on the Future Land Use Map and represents an area intended to be served by water, sewer, and broadband utilities as well as other services by 2045. This area also accounts for the existing services and the relative feasibility of sewer extension from sewer providers (City of Hendersonville, MSD, Etowah, and proposed Edneyville).

**Vision Zero:** Vision Zero is a national road traffic safety project that aims to achieve a highway system with no fatalities or serious injuries involving road traffic.

**Voluntary Agricultural District (aka Farmland Preservation District):** A designated Voluntary Agricultural District is designated to facilitate the preservation of the existing agricultural land. The district creates additional setbacks for new structures placed on adjacent properties, as an effort to curtail any nuisance or encroachment on the farm.

**Wildland Urban Interface:** The [WUI](#) is an area where human development meets or intermingles with undeveloped wildland and vegetative fuels that are both fire-dependent and fire-prone.

**Workforce Housing:** Any form of housing that is affordable for households with an earned income that is insufficient to secure quality housing in reasonable proximity to the workplace.