

Henderson County 2045

Steering Committee 2

October 21, 2021



Agenda

Project Update



Public Engagement Highlights



Community Profile



Discussion

A photograph of a covered wooden bridge in a forest. The bridge has a dark, gabled roof with exposed wooden rafters. The bridge deck is made of wooden planks. In the background, there are trees and a sign that reads "MOUNTAIN RIVER PLACE" and "LAND FOR SALE". A white fence is visible on the right side. A semi-transparent white box with a thin black border is overlaid on the center of the image, containing the text "Project Update" and a horizontal line below it.

Project Update

A COMPREHENSIVE PLAN IS...

Long-range

- Makes forecasts based on past trends and data
- 10-20 year time frame

Guidance

- Land uses, intensity, design
- Staff, programs and infrastructure investment

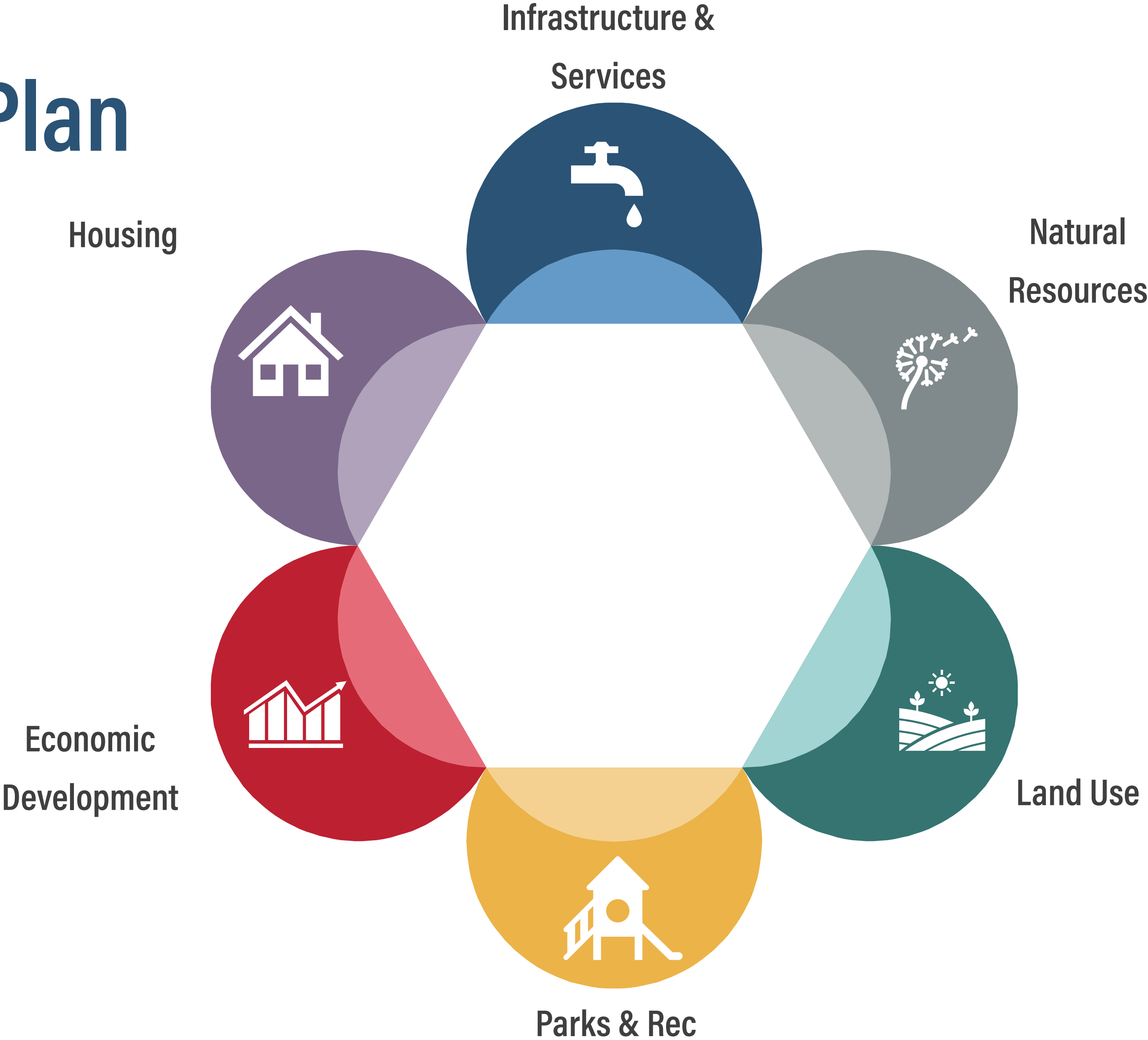
Collaborative

- Documents a community conversation

Policy, not regulatory

- Lays the groundwork for current and future regulations

A Comprehensive Plan addresses...



OVERVIEW OF SCHEDULE

Summer 2021

Fall 2021

Winter 2021

Summer 2022

Fall 2022

Phase 1: Initiation & Analysis

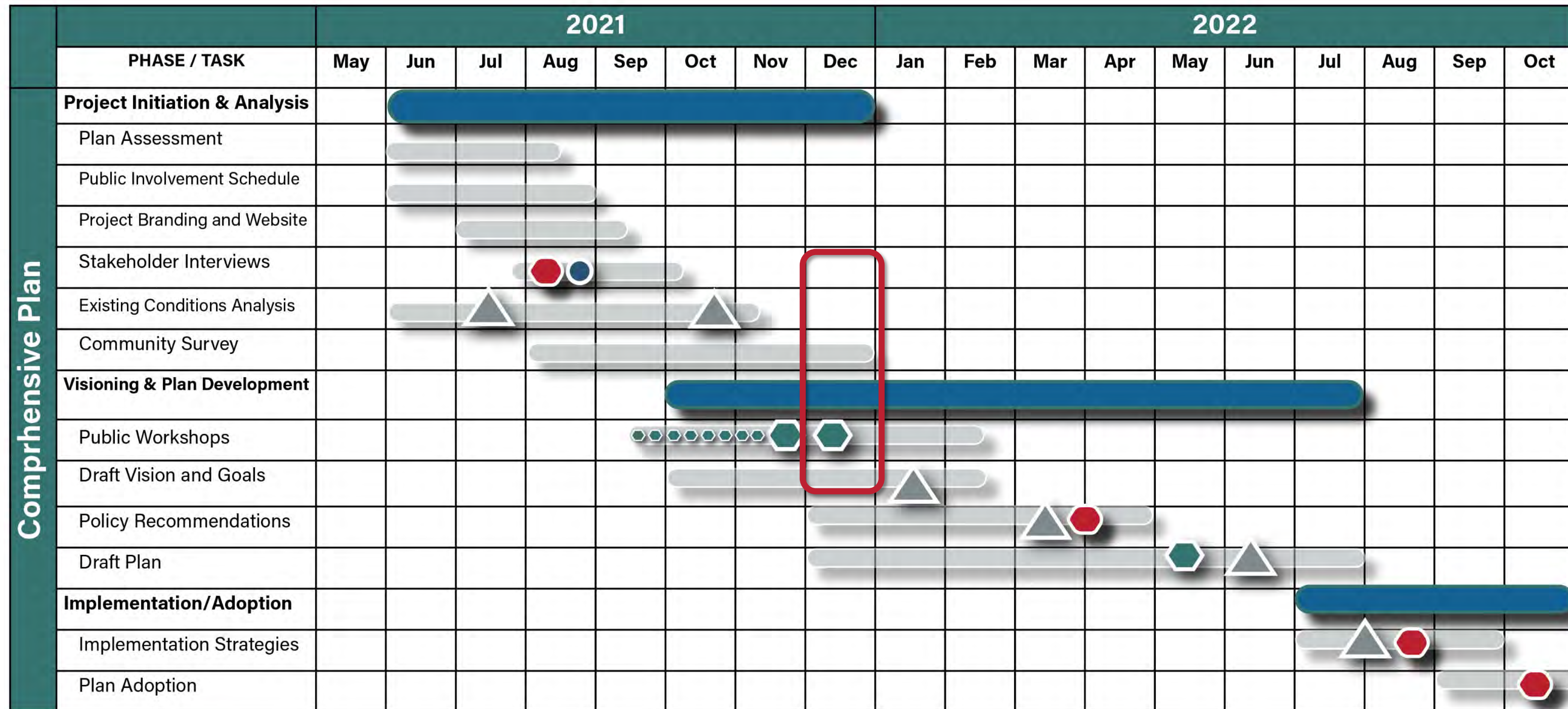
Phase 2: Visioning & Plan Development

Phase 3: Adoption



We are here

DETAILED SCHEDULE



SC #2: Update on Process and Discuss Outreach and Analysis Efforts

SC #3: Report on Outreach Results and Worksession on Vision, Goals and Plan Themes

-  **Task**
-  **Subtask**
-  **Steering Committee**
-  **Stakeholder Meetings**
-  **Public Meetings** (for a complete list of public meetings see www.hendersoncounty2045.com/get-involved)
-  **Board of Commissioners Meeting**

Public Engagement



Stakeholder Interviews



Community Survey



Steering Committee



Public Meetings



Website

STAKEHOLDER INTERVIEWS

- Construction & Developers
- Planning Board Members
- Economic Development
- Transportation & Municipalities
- Conservation, Recreation & Tourism
- Higher Education & Health
- Schools, Youth & Housing
- Agriculture & Summer Camps



SURVEY

- Addresses land use, recreation, housing, vision
- Included with tax bill
- Online option
- Responses

4,575

responses as of
Monday afternoon



2045 Henderson County
COMPREHENSIVE PLAN

What is your vision for
Henderson County in 2045?

Take the Community
survey today!

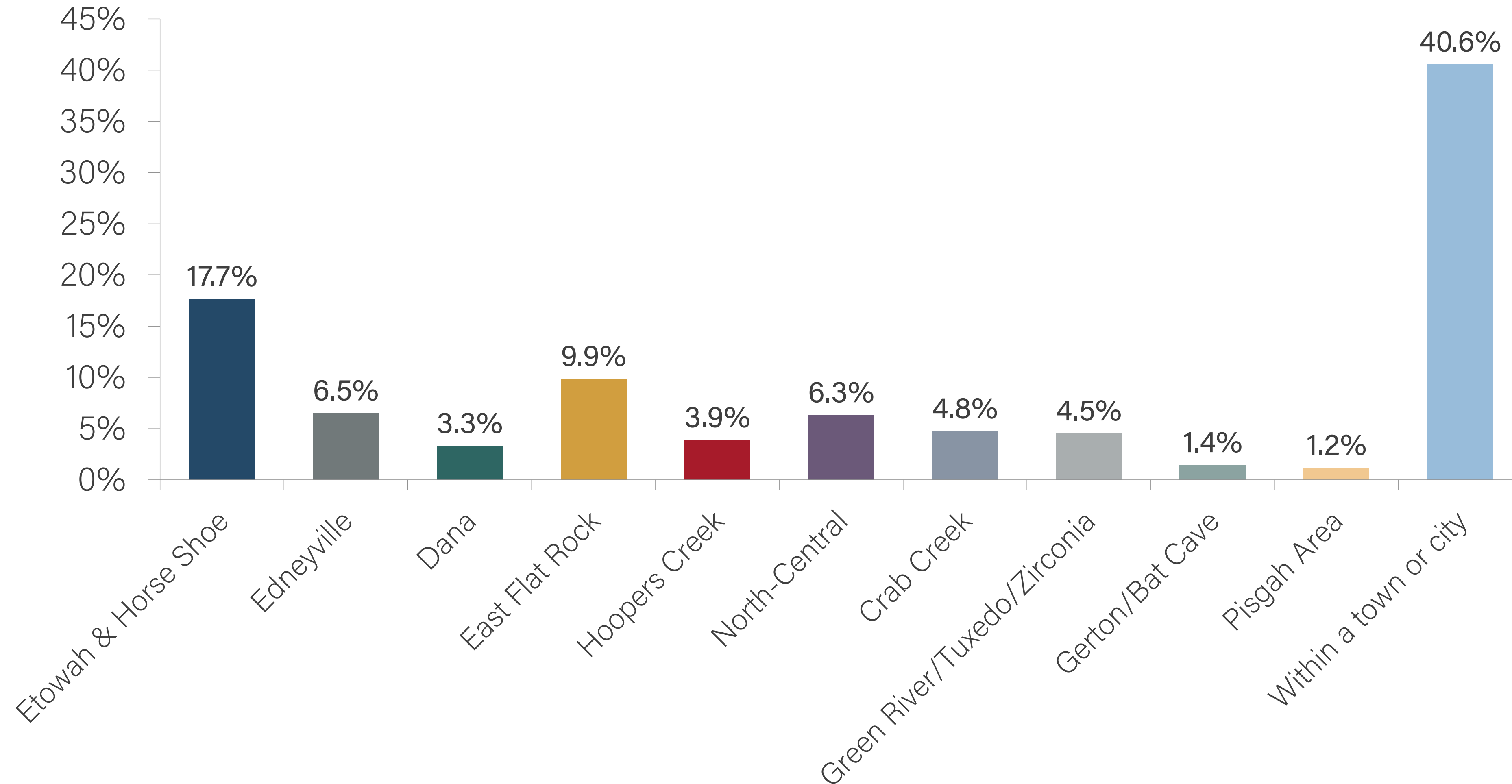
Visit the project website at
www.hendersoncounty2045.com
to take the survey!



SURVEY

60% of respondents live in unincorporated area
(68% of County population lives in unincorporated area)

Where do you live or spend the most time? (Choose closest area)



SURVEY

Top Growth-Related Concern (Countywide)

1. Traffic congestion and road maintenance (73%)



2. Loss of Farmland and/or impacts to natural resources (49%)



3. Changes in community character (35%)



SURVEY

Top Priorities for 2045 Plan (All respondents)

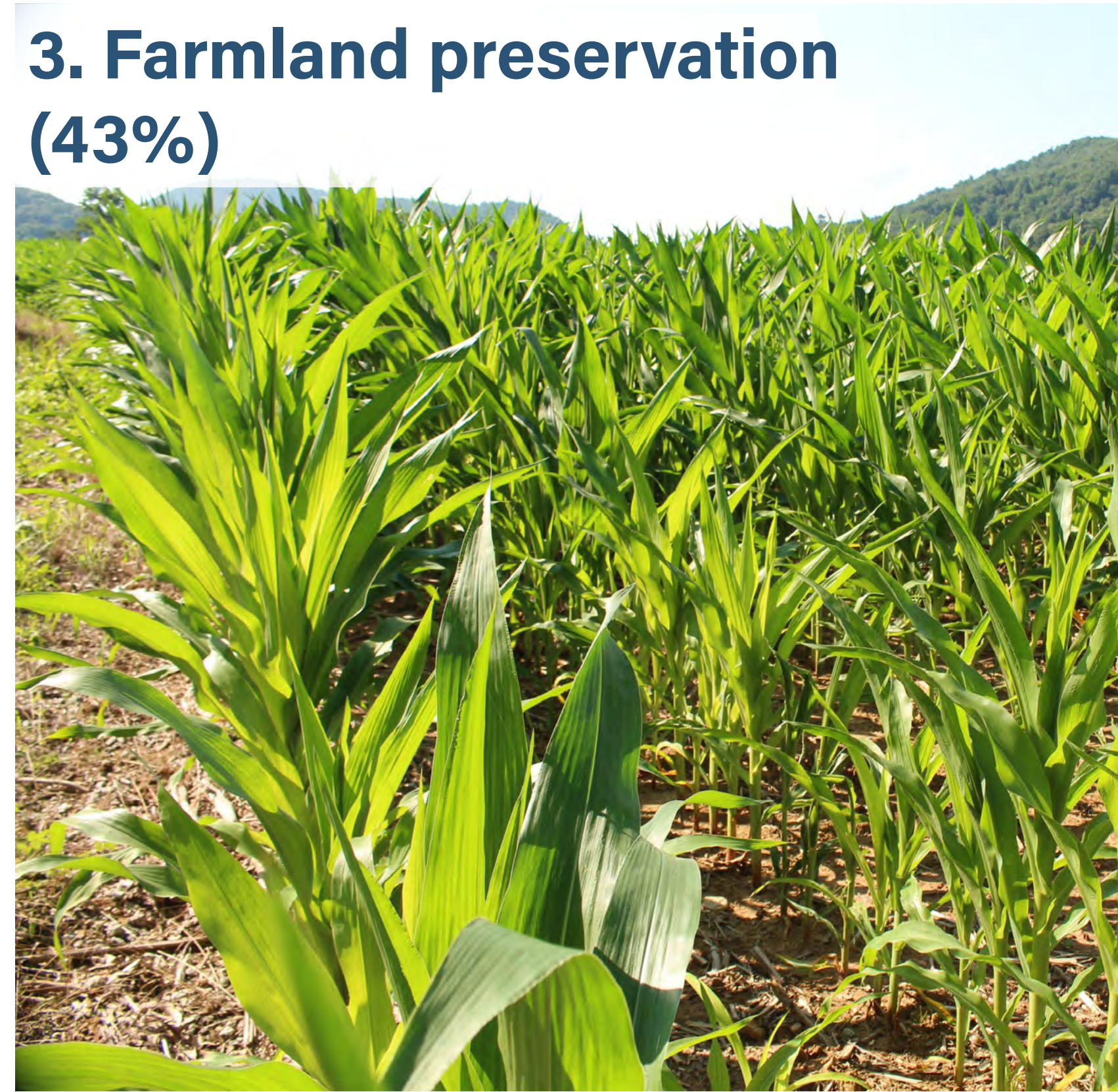
1. Protecting open spaces/Forests (56%)



2. Conservation of unique natural areas (45%)



3. Farmland preservation (43%)



SURVEY

Top Priorities for 2045 Plan (Edneyville)

1. Farmland preservation (60%)



2. Improve Access to Internet (53%)



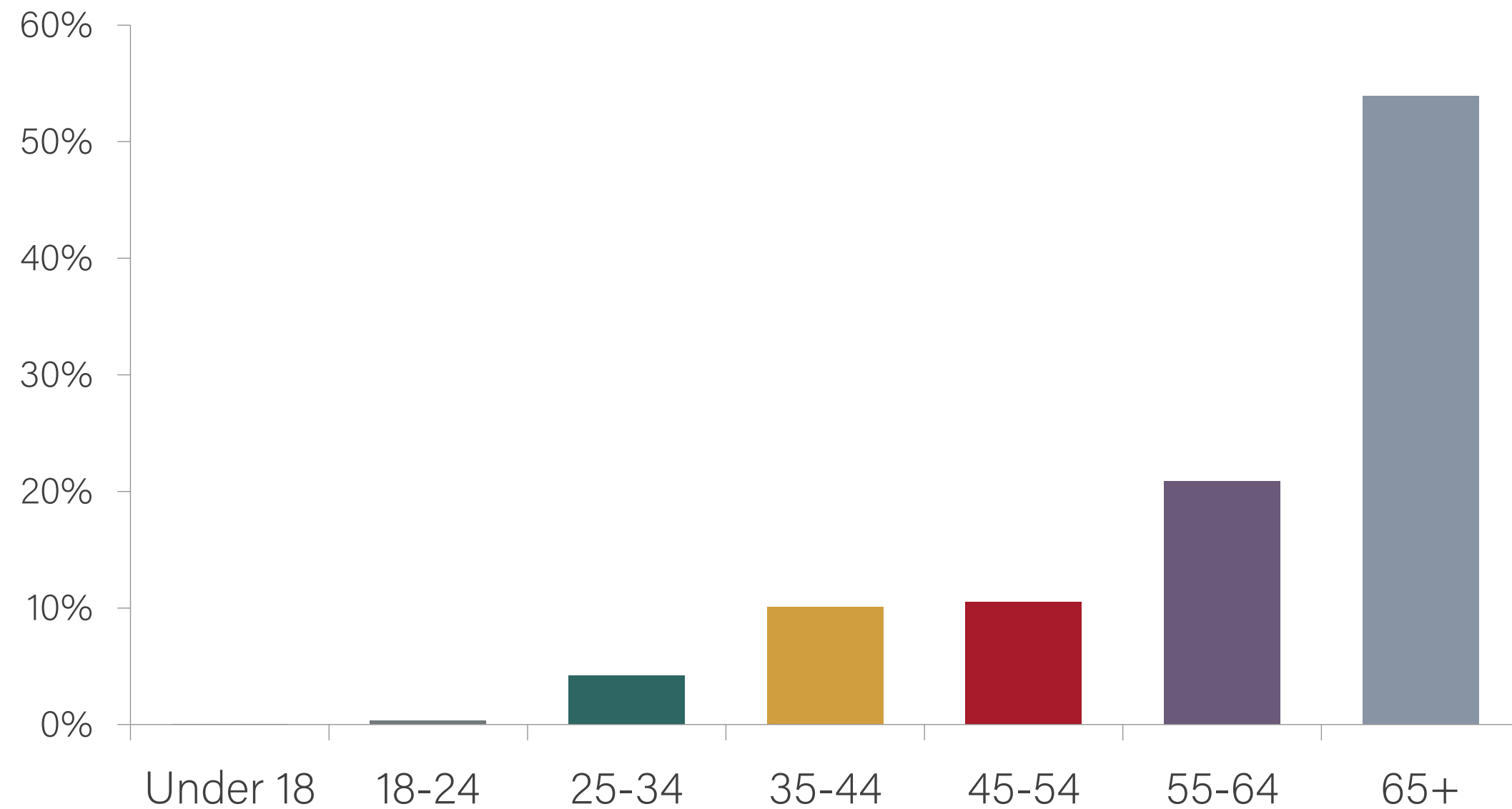
3. Protect open spaces/forests (52%)



SURVEY

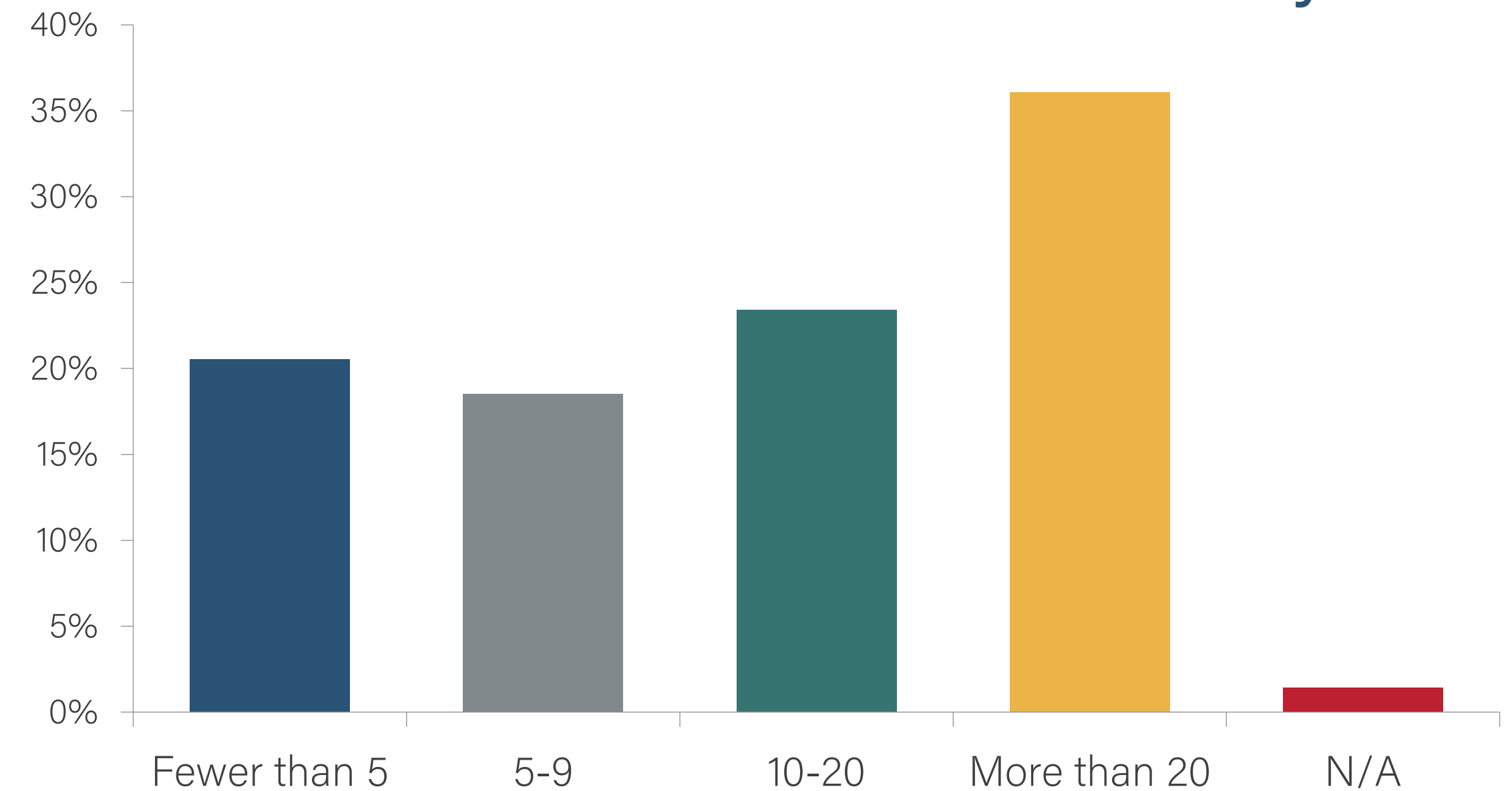
Demographics

Age



54% of respondents are over 65, but only 26.4% of population is in that age range

How many years have you lived/worked in Henderson County?



60% of respondents have lived or worked here at least 10 years

Community Profile



Demographics &
Economy



Land Use



Steering
Committee

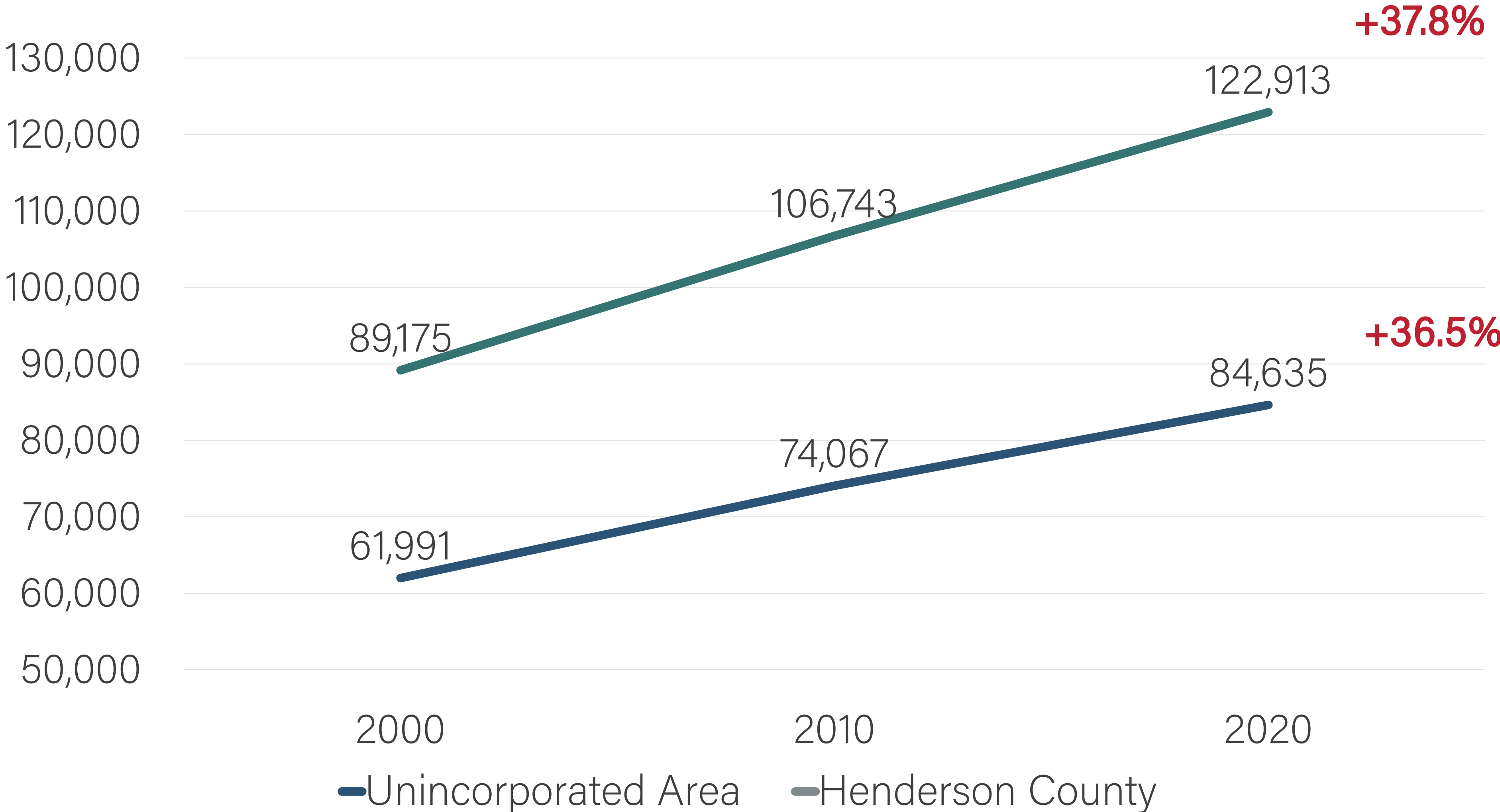


Public Meetings



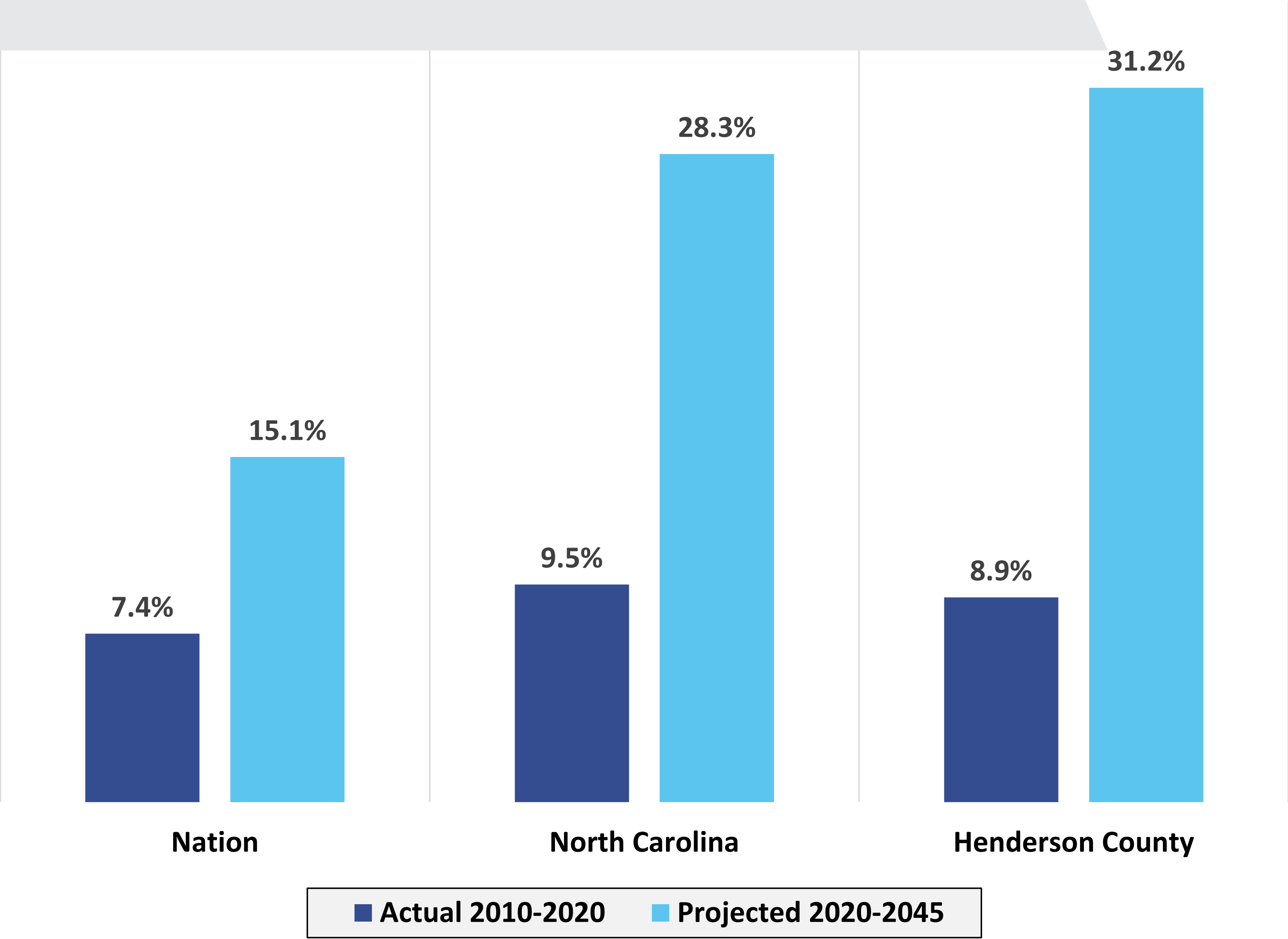
Website

POPULATION



Source: US Census, ESRI

PERCENT GROWTH



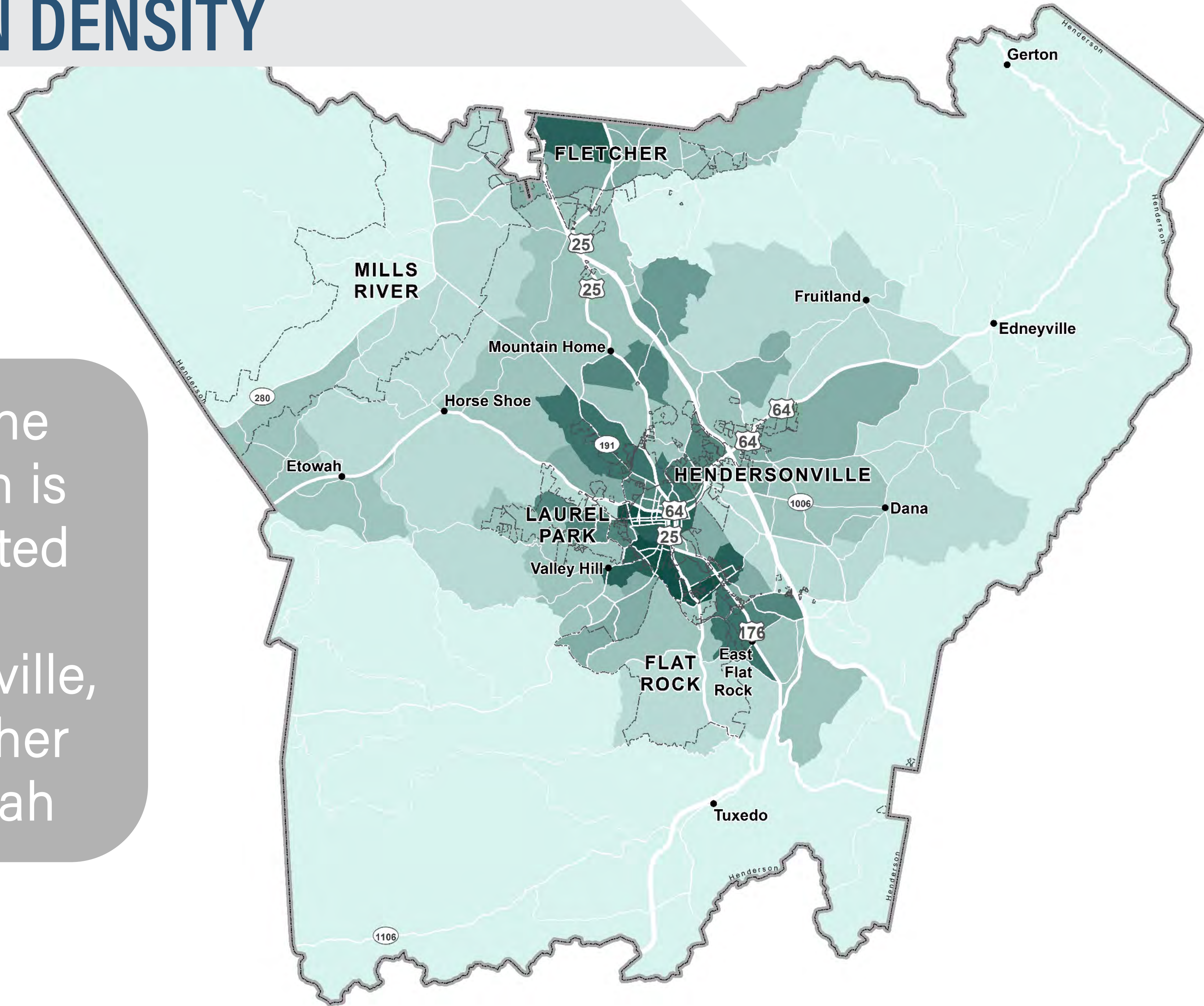
Henderson County's population growth rate is projected to outpace both the state and nation.

Sources: US Census Bureau, NC Office State Budget & Management, SYNEVA Economics

POPULATION DENSITY

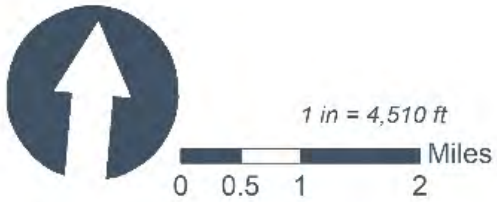
SOURCE: CENSUS ACS DATA (2019)

Most of the population is concentrated around Hendersonville, I-26, Fletcher and Etowah

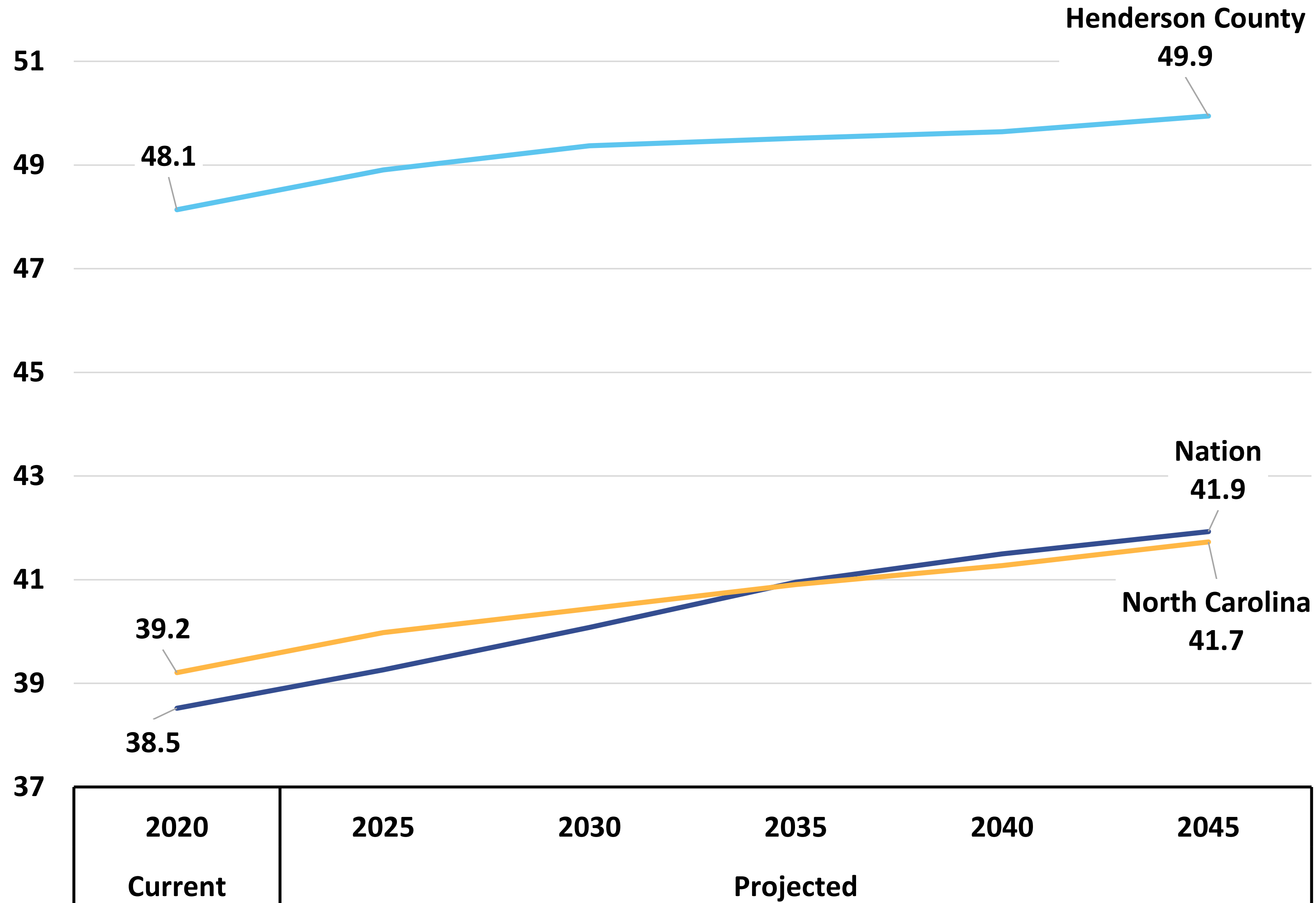


Study Area
Municipal Limits
ACS Census Data (2019)
Population per Square Mile

- < 250
- 250 - 500
- 500 - 750
- 750 - 1000
- 1000 - 1250
- 1250 - 1500
- 1500 - 1750
- 1750 - 2000
- > 2000

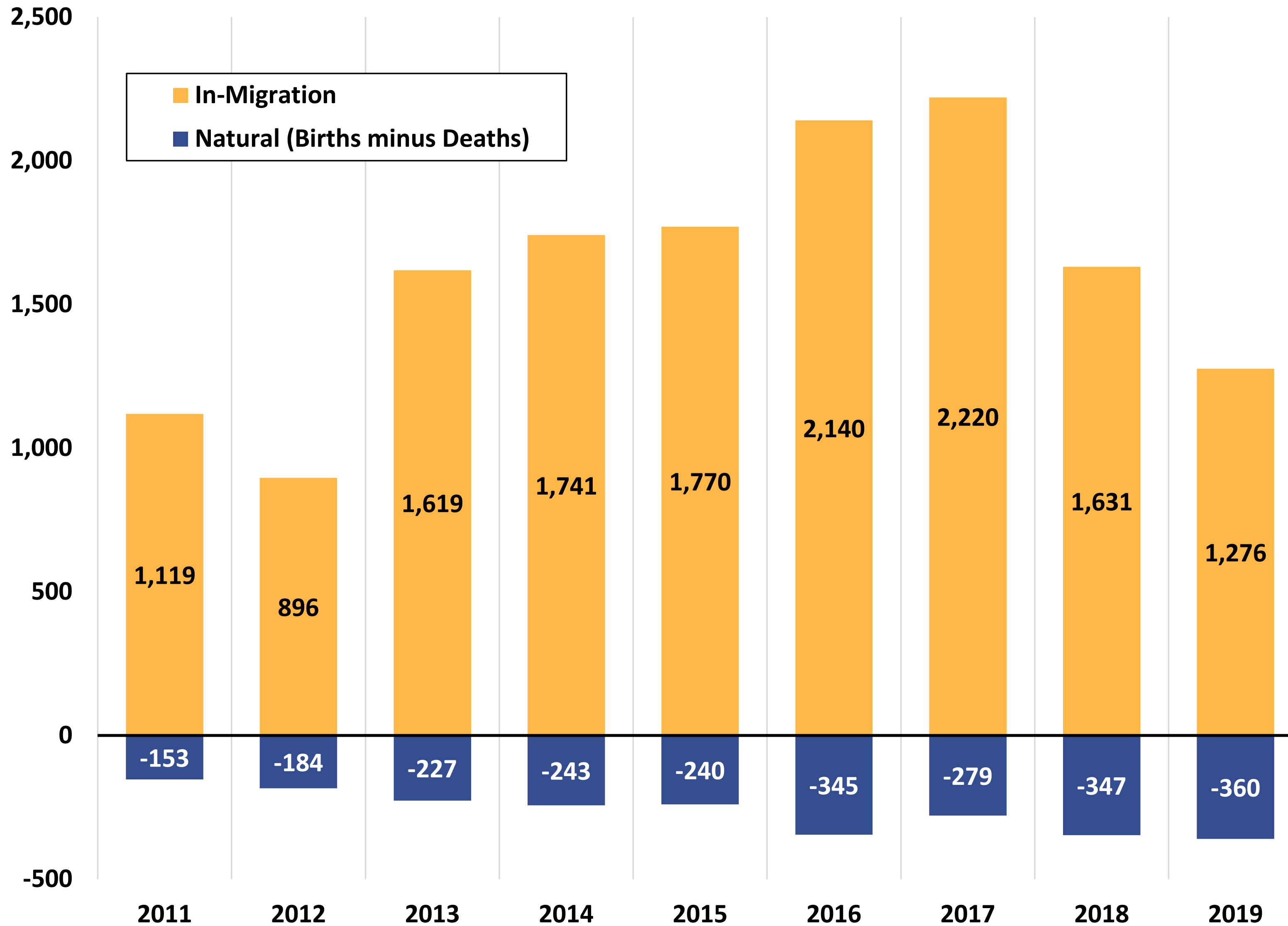


MEDIAN AGE



Henderson County's median age is projected to remain above the state and nation.

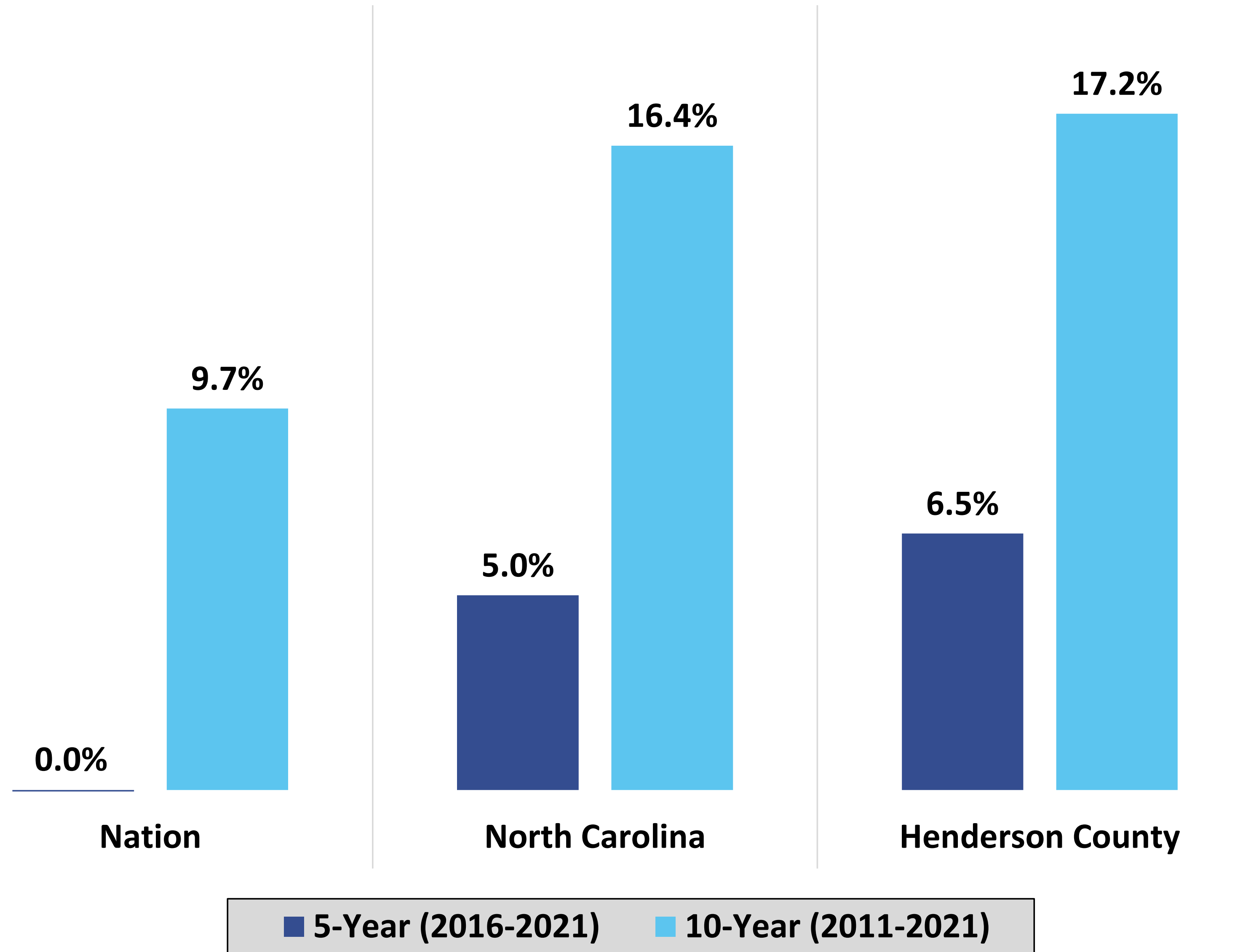
SOURCE OF POPULATION CHANGE



In-Migration into Henderson County accounts for all of the county's net population growth.

Sources: US Census Bureau, SYNEVA Economics

Employment Growth Rates



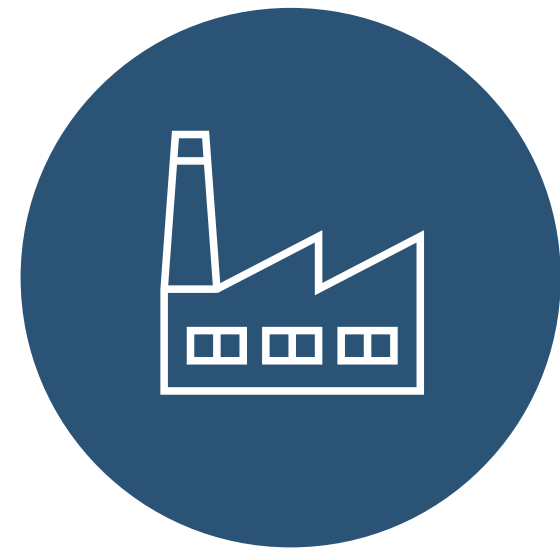
Henderson County's employment growth rate has outpaced the nation and state.

Sources: NC Department of Commerce, US Bureau Labor Statistics, SYNEVA Economics, 1st Quarters

EMPLOYMENT

Top Industries

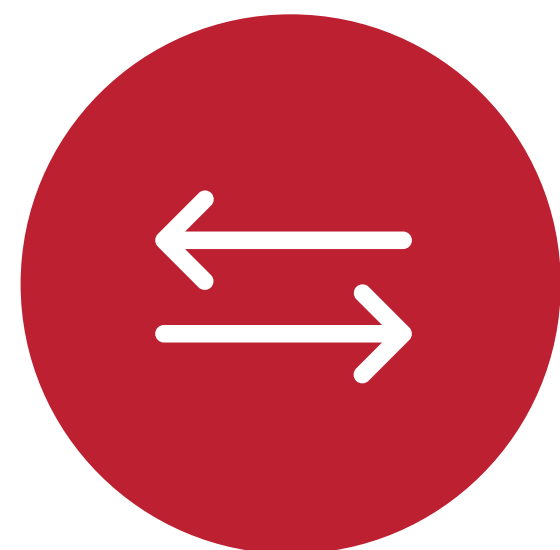
Growing Sectors



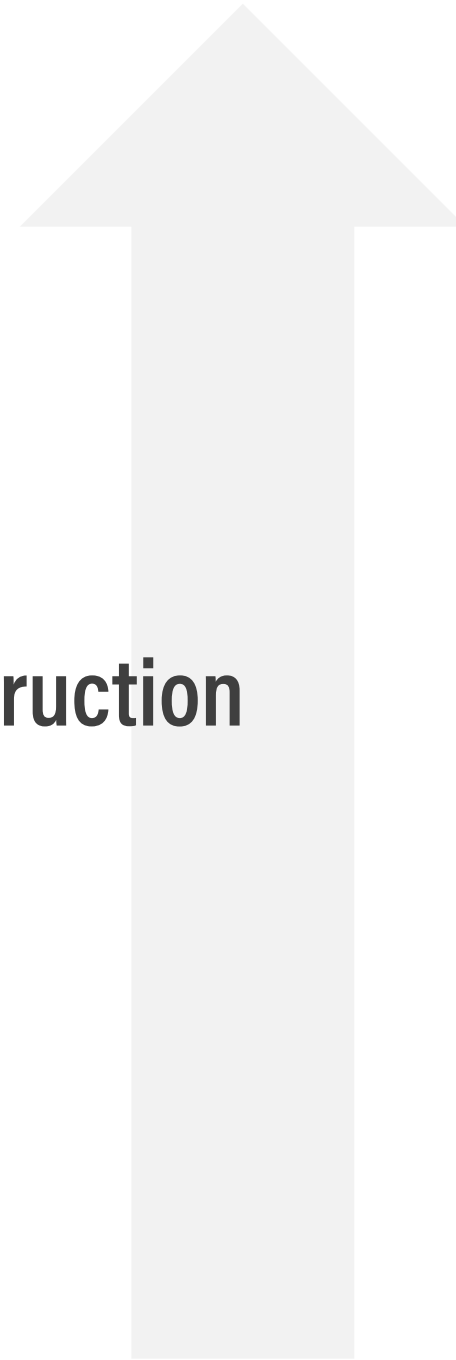
Manufacturing



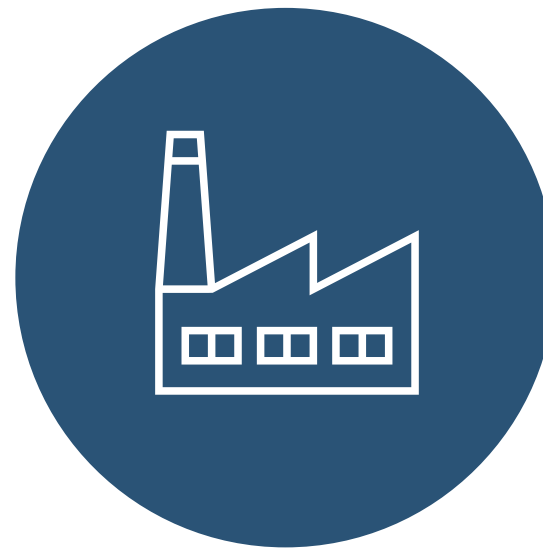
Construction



Wholesale Trade



Top Sectors



Manufacturing



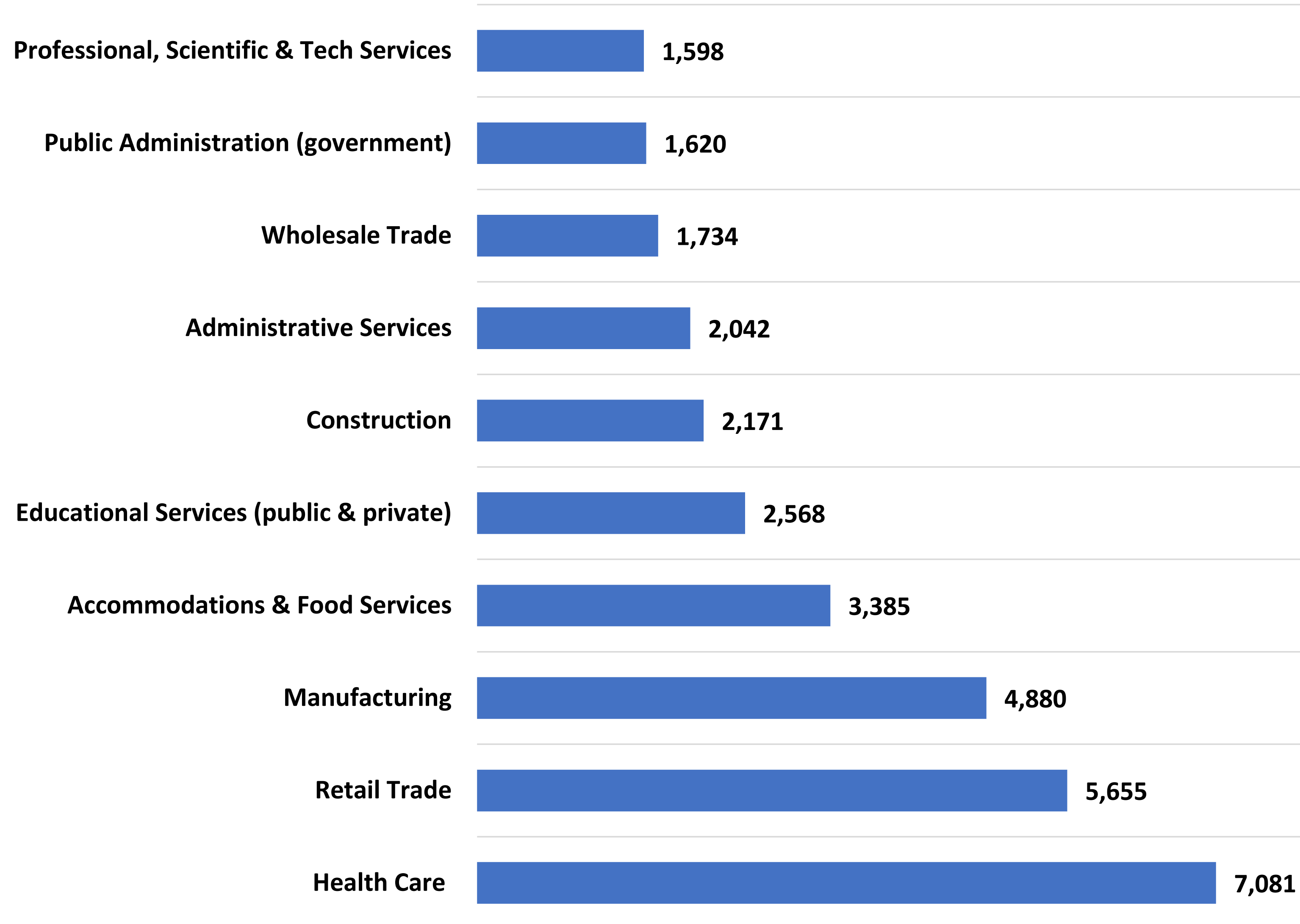
Agriculture



Professional services
(Engineering, Financial, Tech)

Source: Henderson County Relocation Guide and US census

Ten Largest Sectors by Employment

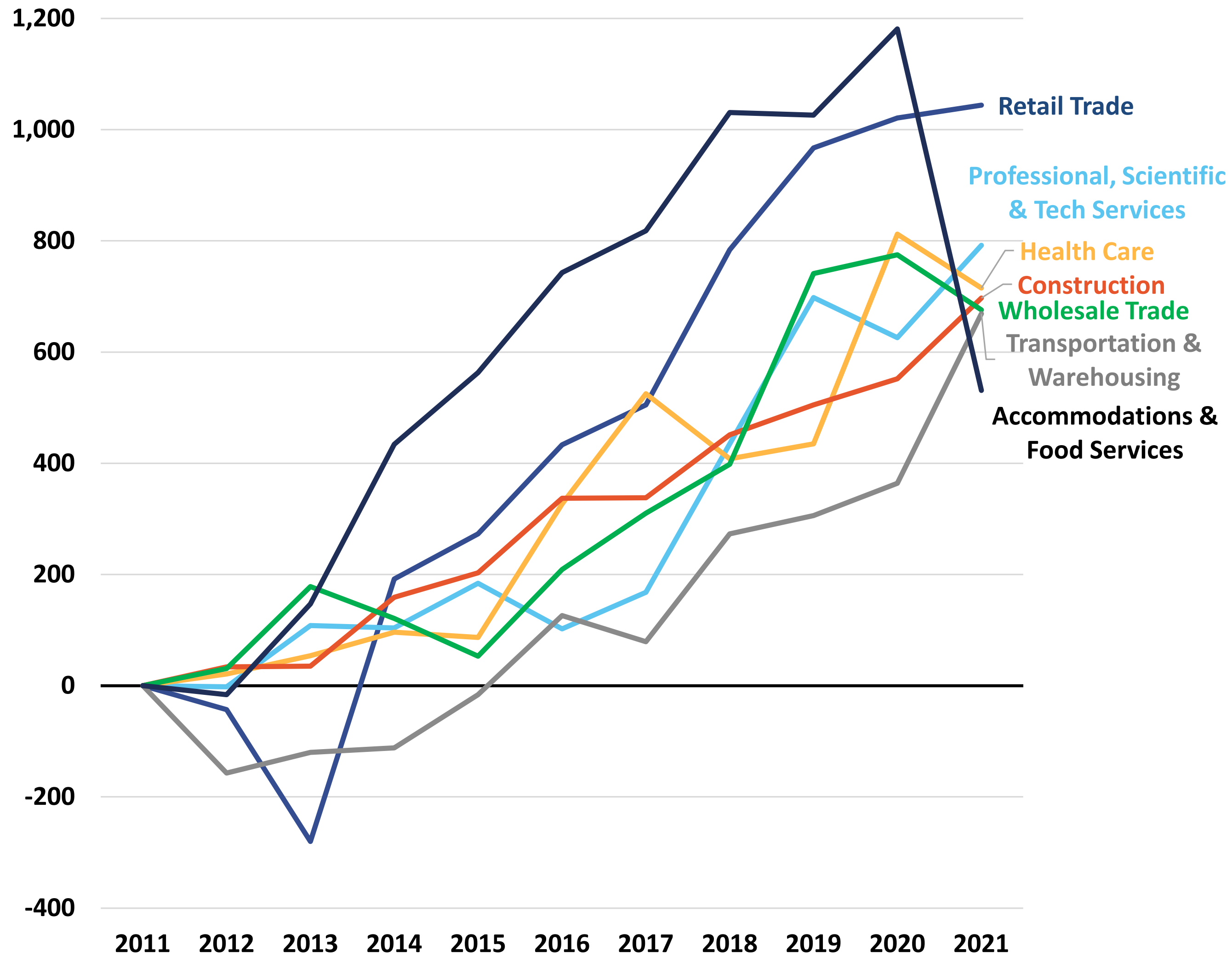


Henderson County's four largest industry sectors account for 55% of all employment.

Sources: NC Department of Commerce, 2021 1Q

Largest Employment Gains by Sector

(2011 = 0)



Sources: NC Department of Commerce, 1st Quarters

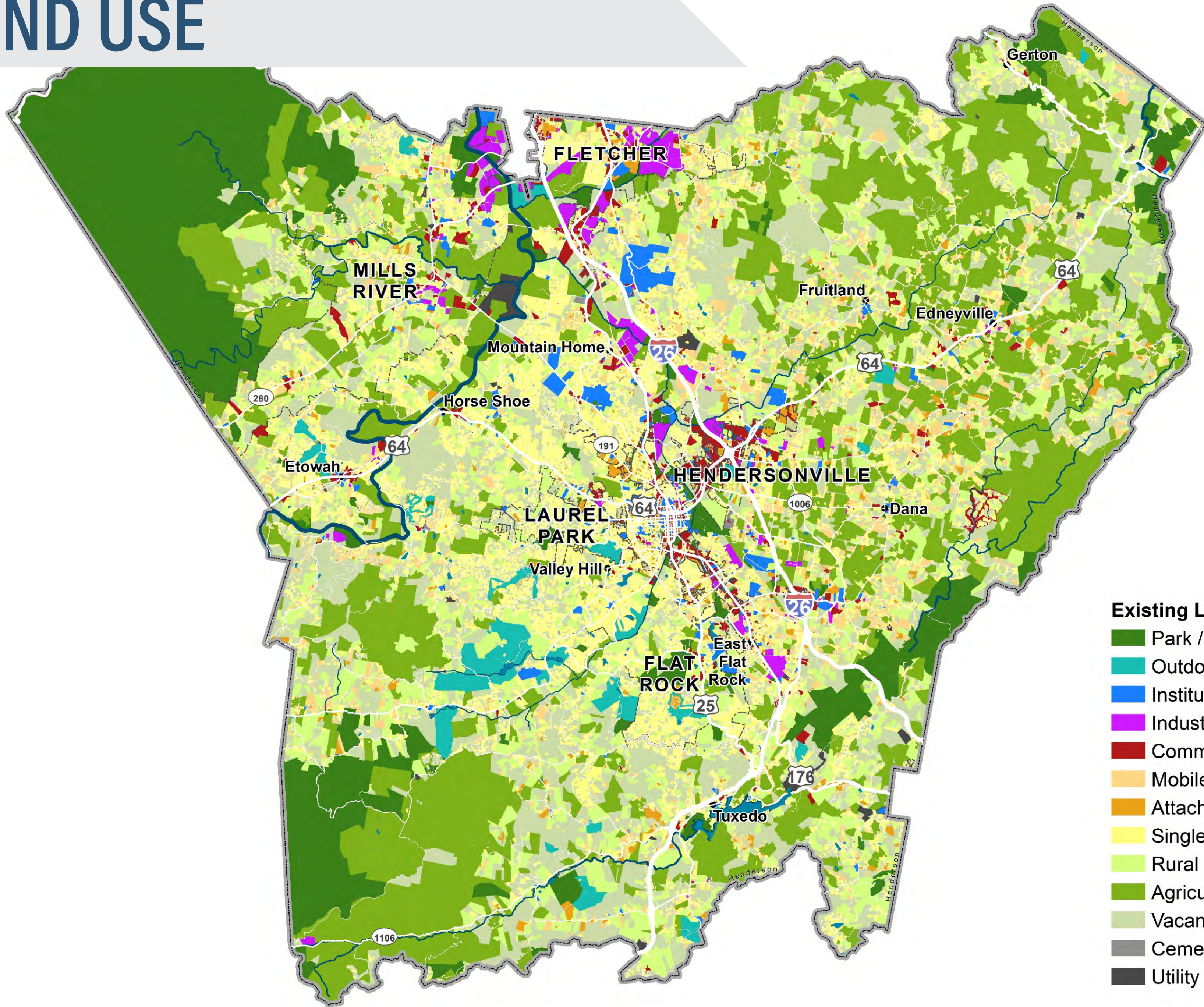
Accommodations & Food Services led Henderson County's employment growth until the pandemic.

Land Use

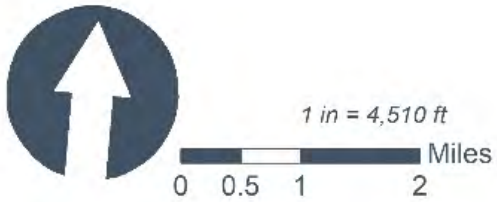


EXISTING LAND USE

SOURCE: 2021 TAX
PARCEL RECORDS



- Existing Land Use**
- Park / Conservation
 - Outdoor Recreation (Incl. Camps)
 - Institutional
 - Industrial
 - Commercial
 - Mobile Home
 - Attached Residential
 - Single Family Residential
 - Rural Residential
 - Agricultural
 - Vacant
 - Cemetery
 - Utility / Right of Way

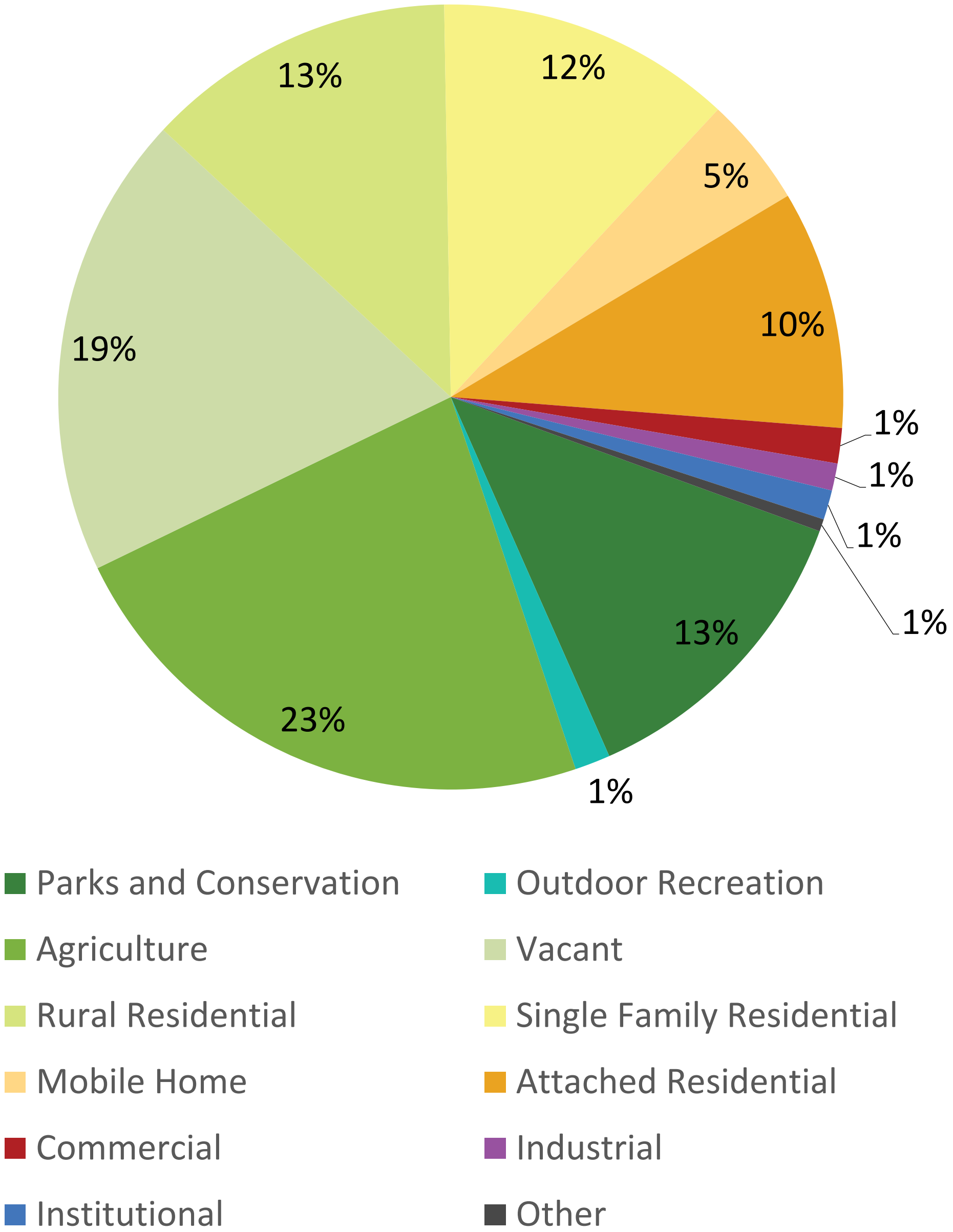


EXISTING LAND USE

LAND USE BY ACREAGE

SOURCE: 2021 TAX
PARCEL RECORDS

- Commercial and industrial uses make up 2.6% of land (~6,600 acres) and concentrated along highways (I-26, US 64, NC 191, NC 280)
- Agriculture (including crops and timber) covers 23% of land (60,000 acres)
- Subdivisions and attached residential makes up 27% of land
- Rural residential (> 5 acres), 13% of land
- Parks and conservation areas make up 13% of land

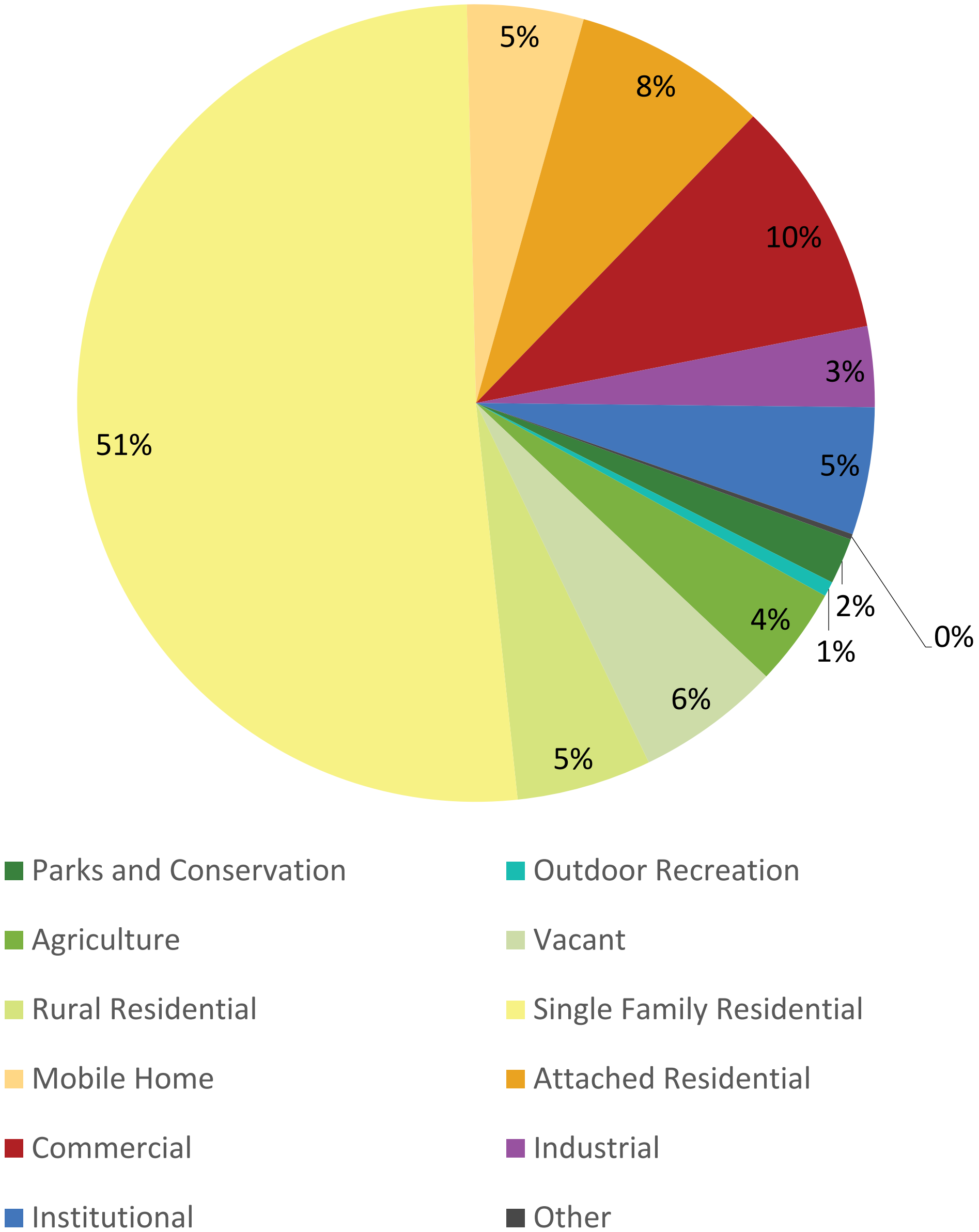


EXISTING LAND USE

LAND USE BY VALUE

SOURCE: 2021 TAX
PARCEL RECORDS

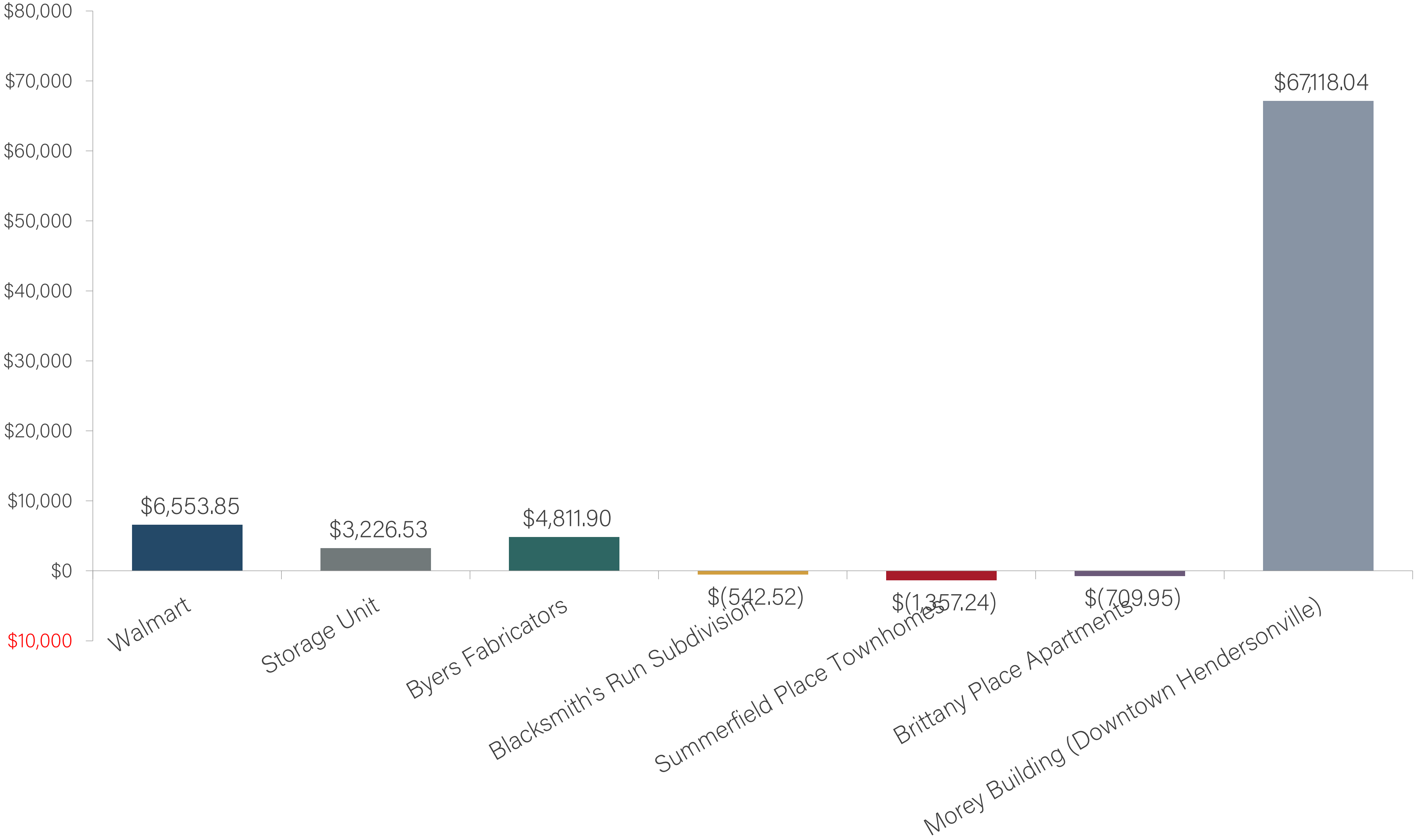
- Commercial and industrial uses make up 2.6% of land but 13% of property value
- More subdivisions and attached residential makes up 27% of land and 64% of property value



EXISTING LAND USE

SOURCE: 2021 TAX
PARCEL RECORDS

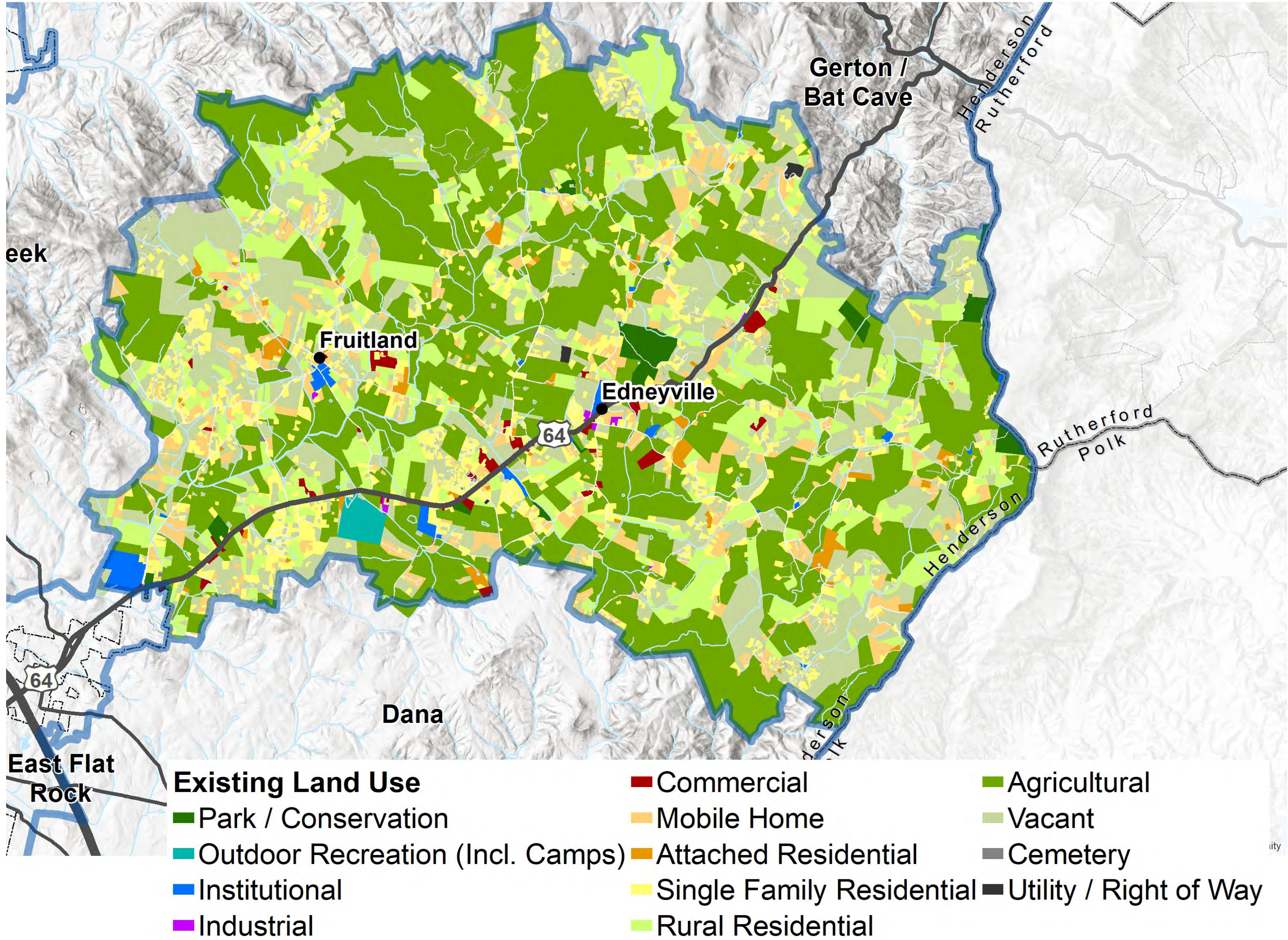
Return on Investment per Acre



EXISTING LAND USE

SOURCE: 2021 TAX
PARCEL RECORDS

- Highest acreage of agricultural land in all planning areas of the county (48% of land area)
- Average parcel size is 4.8 acres
- Avg. parcel size of agricultural lands is 22 acres
- Avg. parcel size of residential properties is 2.65 acres
- Predominant zoning is R2R (2 units/acre max)and R3 (1 unit/1.5 acres)



AGRICULTURE

2012-2017

MORE
FARMS

Land in farms: 41,099 acres
Up **15%** from 2012!

MORE
FARMERS

36% "New or beginning" farmers

MORE \$\$

35% Increase in per-farm net
income



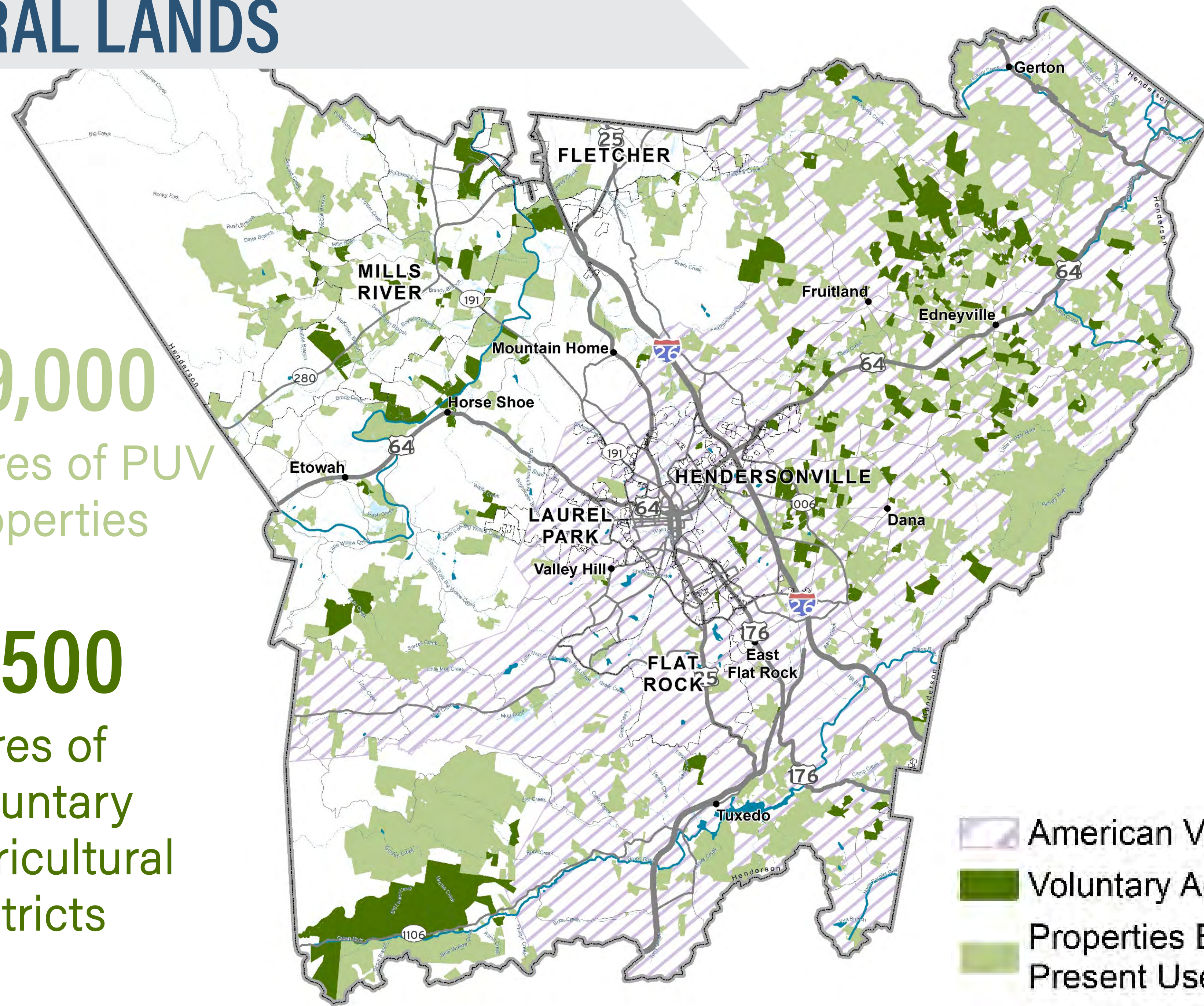
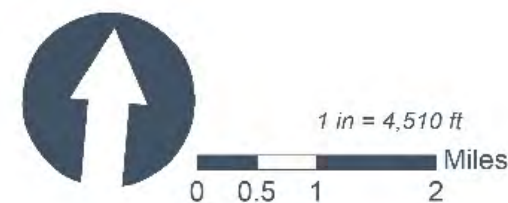
AGRICULTURAL LANDS



59,000
Acres of PUV
Properties



11,500
Acres of
Voluntary
Agricultural
Districts



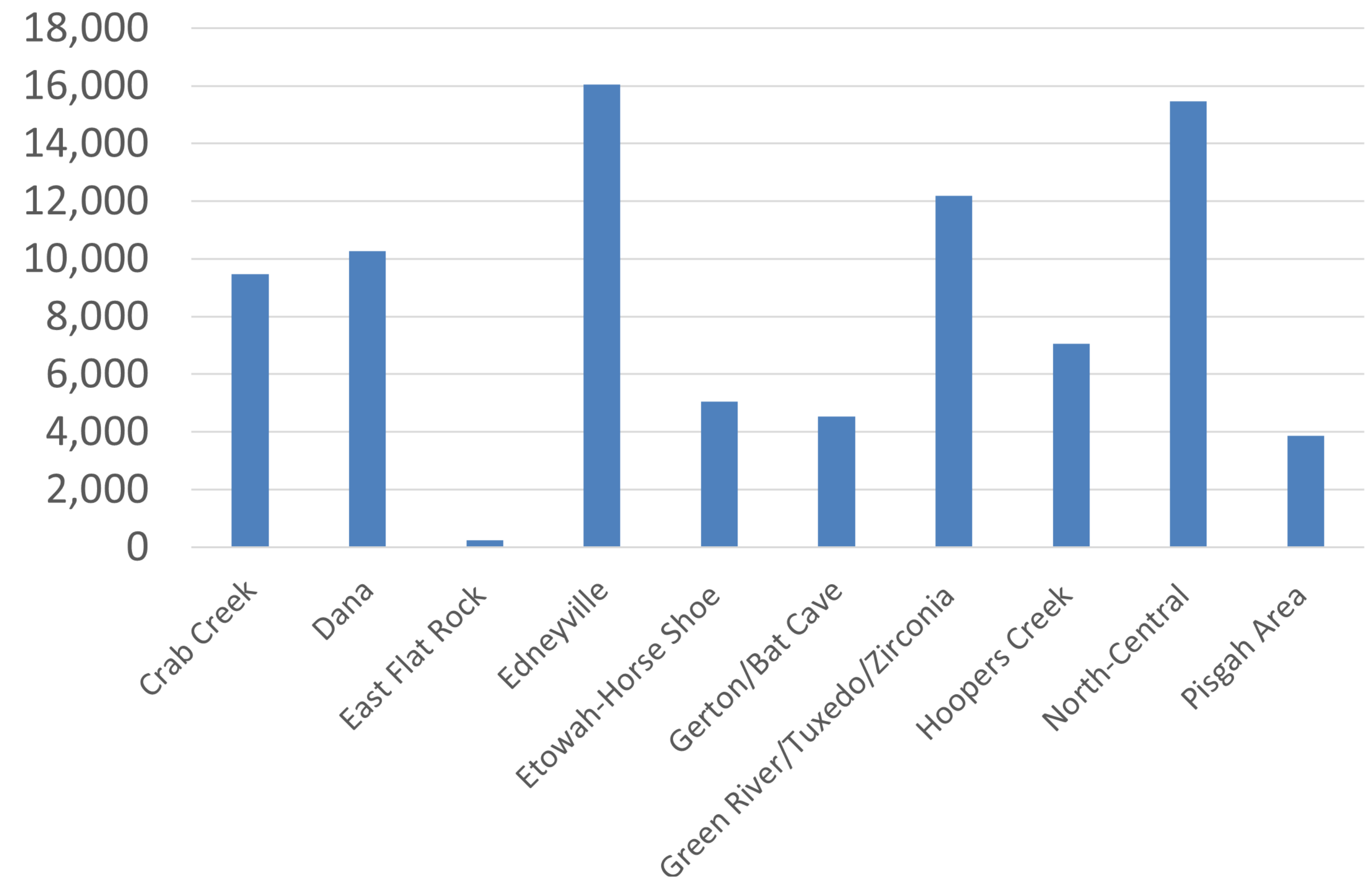
- American Viticultural Area
- Voluntary Agricultural
- Properties Enrolled in the Present Use Value Program

TRENDS BY PLANNING AREA

SOURCE: 2021 TAX
PARCEL RECORDS

- Edneyville and North Central are highest concentrations of Present Use Value (PUV) properties
- GRTZ is 3rd highest amount of working lands, including the most acreage of forestry lands

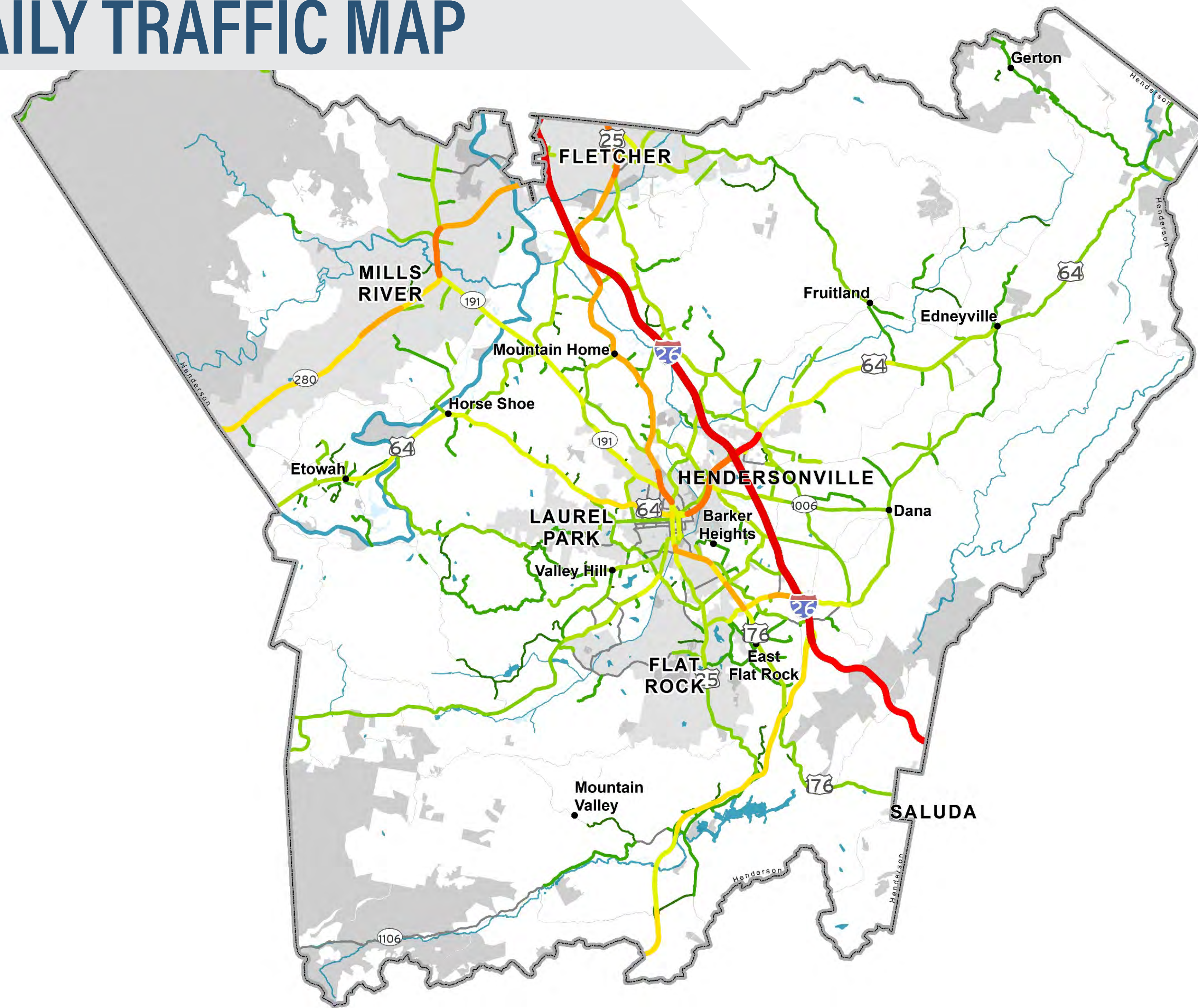
Present Use Value Acreage by Planning Area



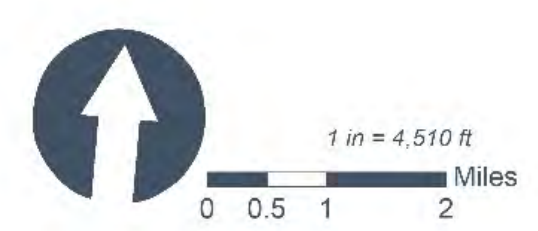


Infrastructure

AVERAGE DAILY TRAFFIC MAP

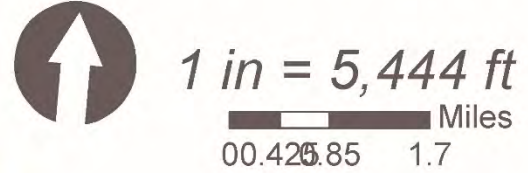
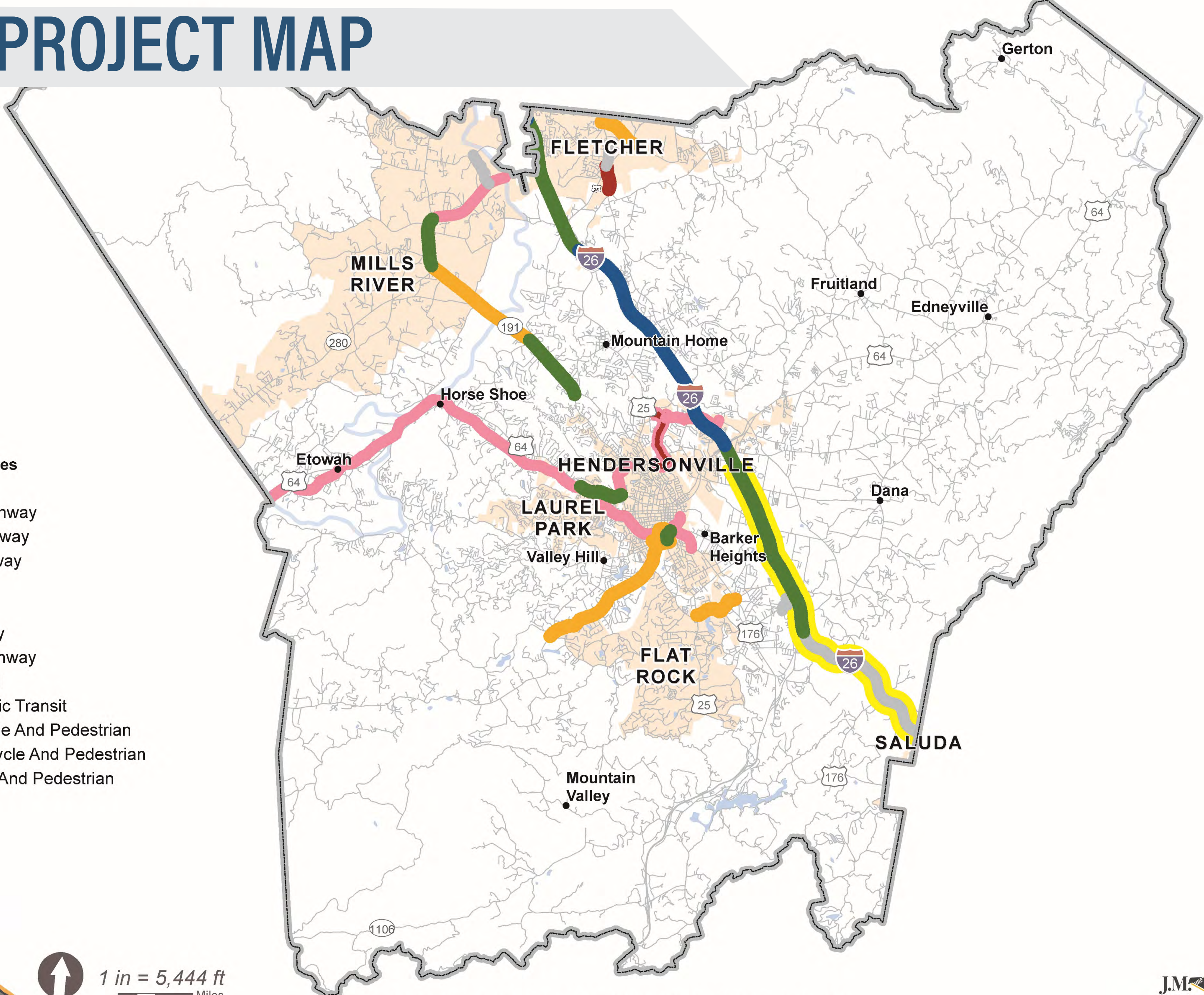


- Study Area
- Conservation Areas
- Municipal Limits
- AADT 2019**
- AADT**
- 60 - 499
- 500 - 1,999
- 2,000 - 4,999
- 5,000 - 9,999
- 10,000 - 14,999
- 15,000 - 19,999
- 20,000 - 24,999
- 25,000 - 34,999
- 35,000 - 54,999
- 55,000 - 69,999



NCDOT STIP PROJECT MAP

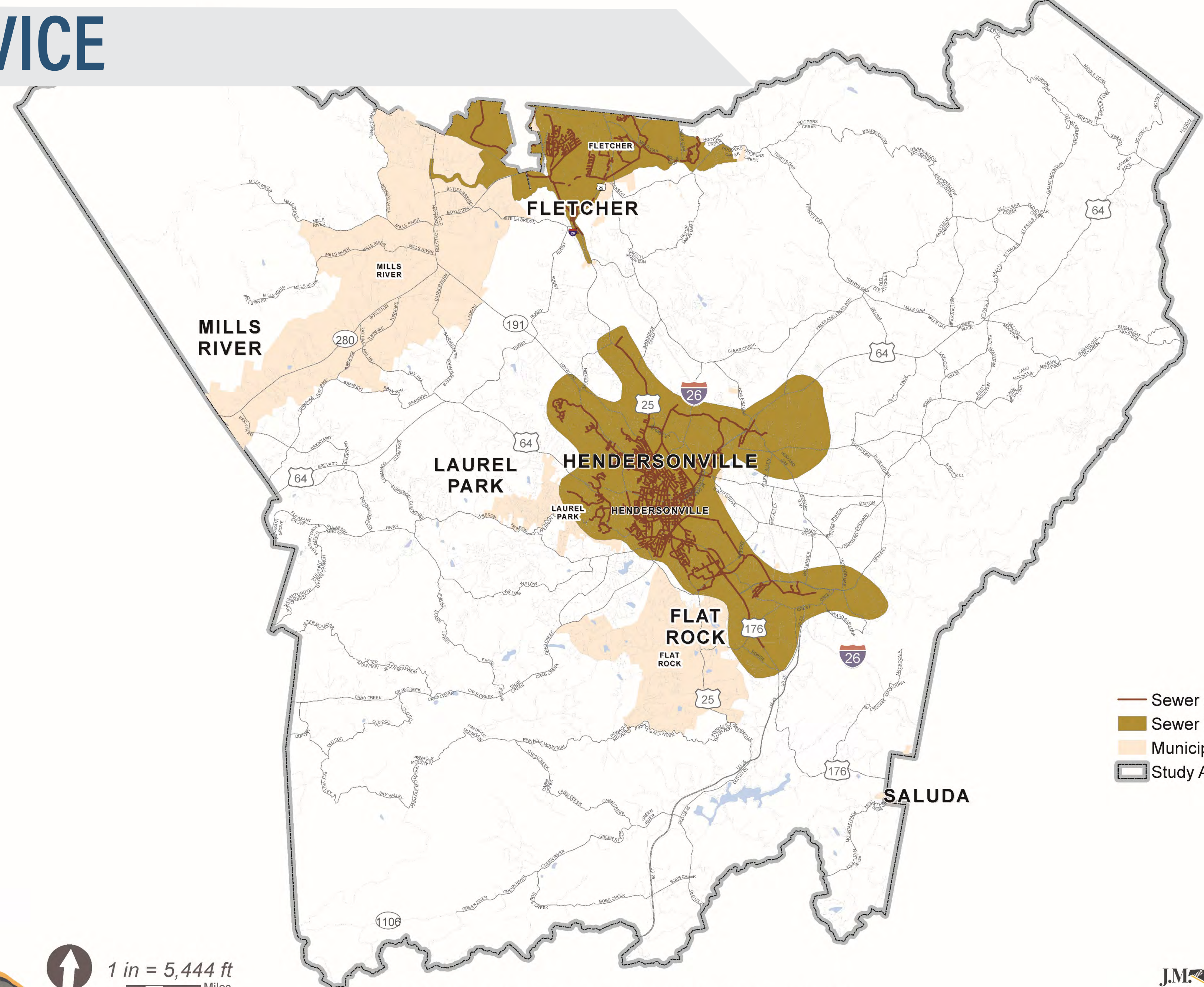
- 2020-2029 STIP Lines**
- Project Type**
- Statewide Highway
 - Regional Highway
 - Division Highway
 - IM
 - CMAQ
 - Other Highway
 - Transition Highway
 - Transition Rail
 - Regional Public Transit
 - Division Bicycle And Pedestrian
 - Transition Bicycle And Pedestrian
 - Other Bicycle And Pedestrian



HENDERSON COUNTY COMP PLAN
NCDOT STIP 2020-2029



SEWER SERVICE



- Sewer Pipes
- Sewer Districts
- Municipal Limits
- Study Area



↑
1 in = 5,444 ft
0.425 0.85 1.7 Miles

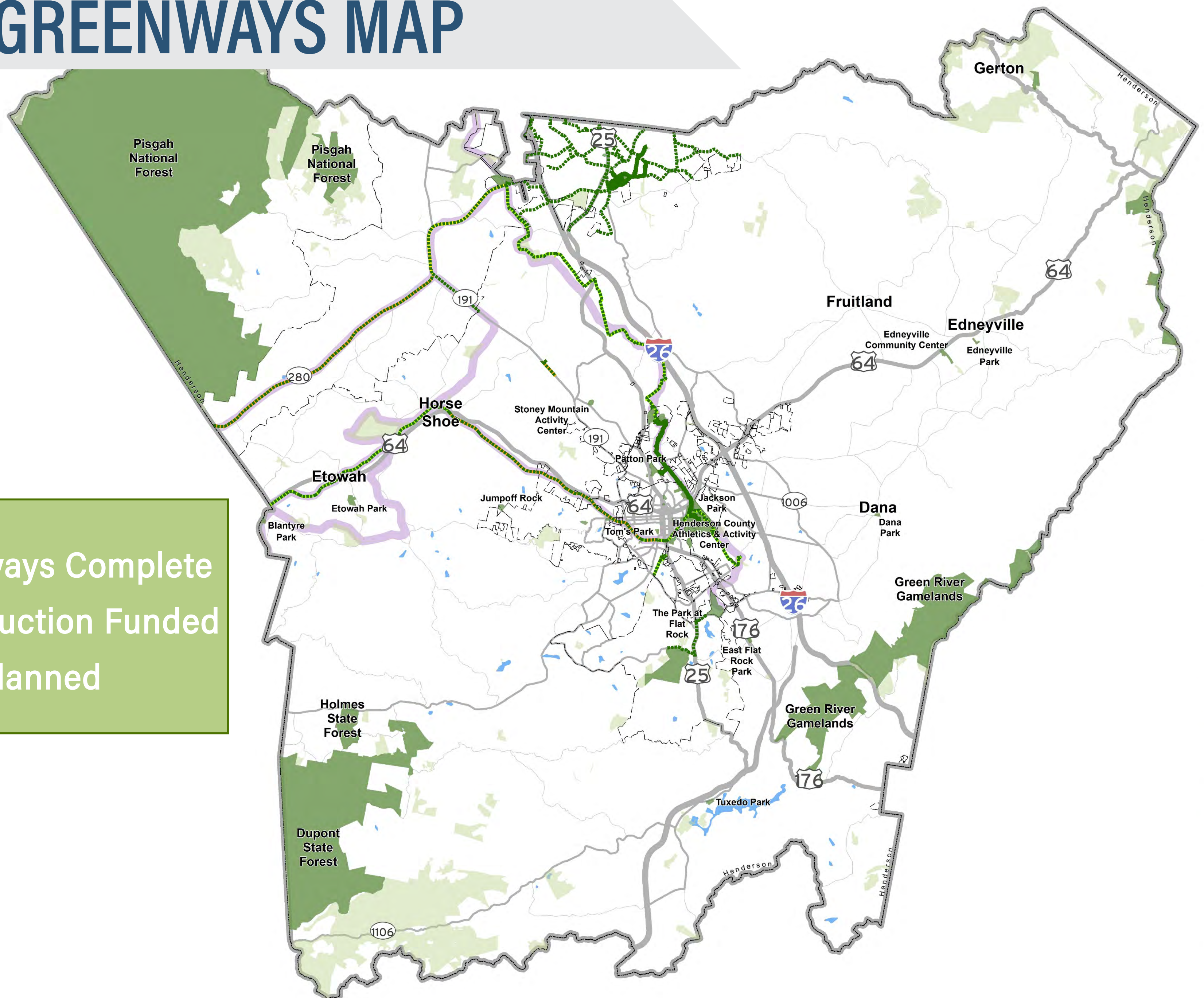




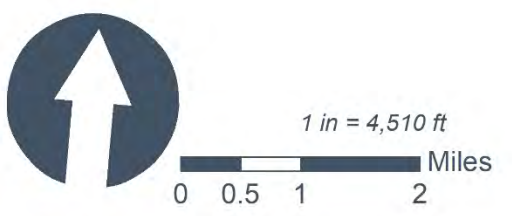
Parks & Natural Resources

PARKS AND GREENWAYS MAP

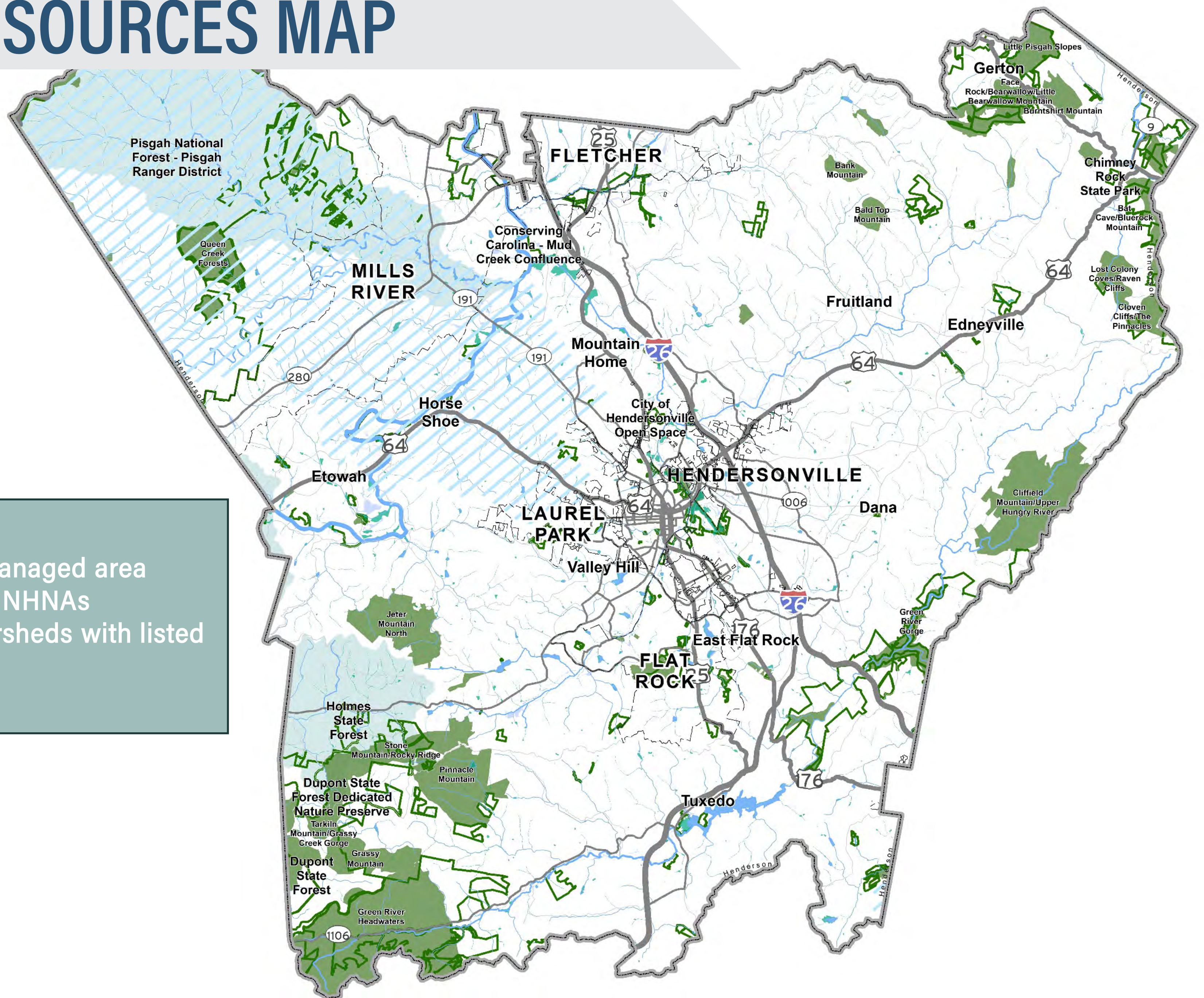
7 Miles of Greenways Complete
 12 Miles of Construction Funded
 71 Miles Planned



- Henderson County Greenways**
- Existing
 - - - Construction Funded
 - · - · - PE Funded
 - · · · - Study Complete
 - · · · · Planned Route
- Other Features**
- Hellbender Regional Trail Plan
 - Parks and Open Space
 - Managed Areas
 - Municipal Limits
 - Study Area

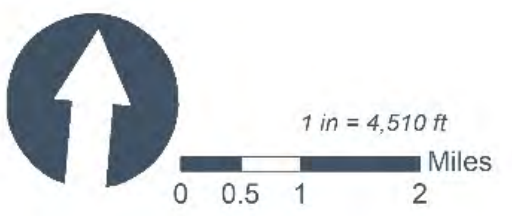


NATURAL RESOURCES MAP



48,324 of acres in managed area
 33,357 acres of NHNAs
 87,050 acres of subwatersheds with listed species

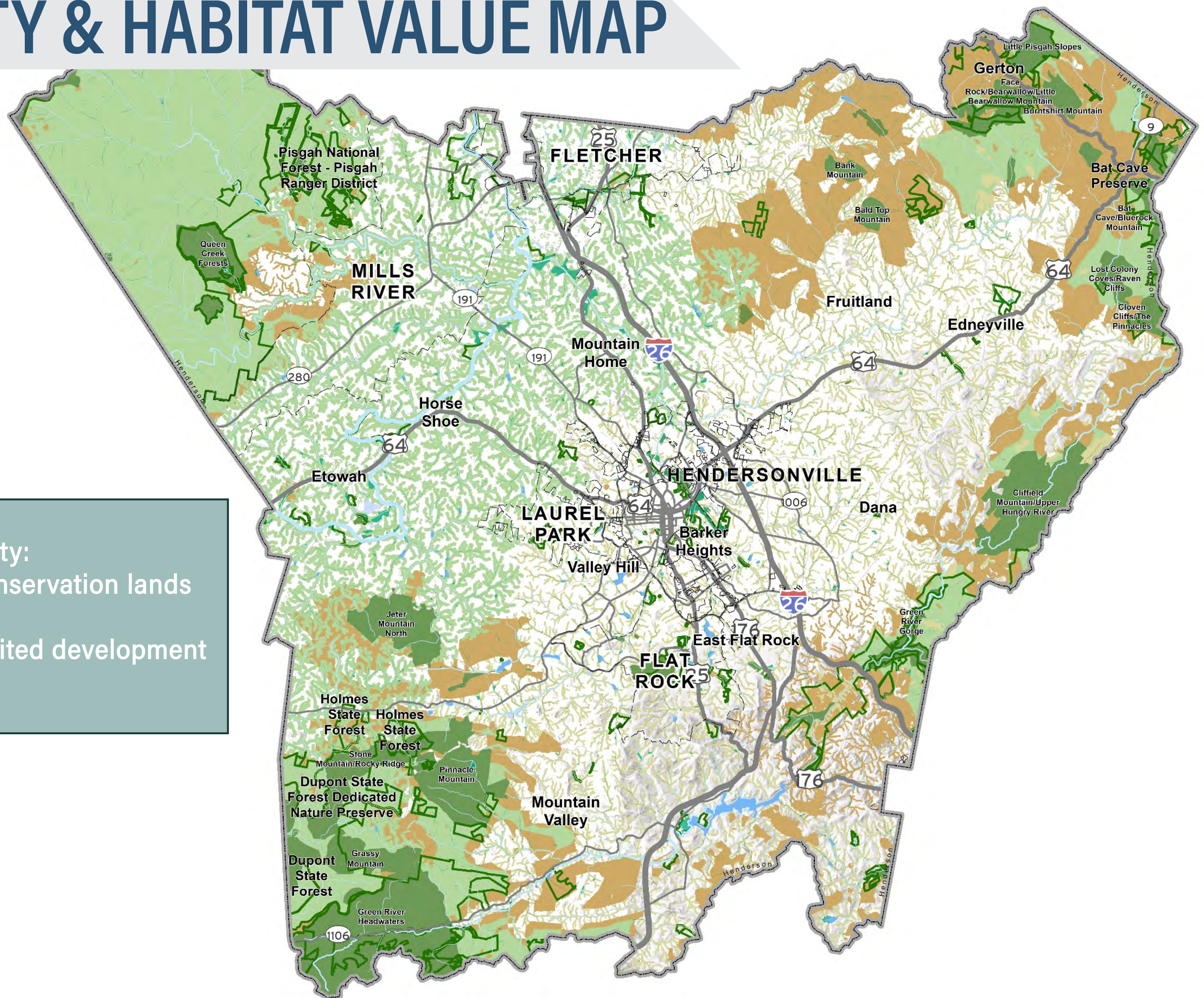
- Municipal Limits
- Study Area
- Water Supply Watersheds
- Managed Areas
- Natural Heritage Natural Area
- Subwatersheds with Federally Listed Species



BIODIVERSITY & HABITAT VALUE MAP

Areas high in biodiversity:

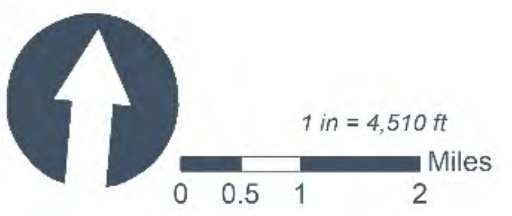
- Adjacent to large conservation lands
- Riparian Areas
- Large tracts with limited development



Municipal Limits
 Study Area
 Managed
 Natural Heritage
 Natural Area

Biodiversity and Habitat Value

- 7-10 (Very High)
- 2-6 (Moderate-High)
- 1 (Moderate)
- 0 (Unrated)



A photograph of a covered wooden bridge in a forest. The bridge has a dark, gabled roof with exposed wooden rafters. The bridge deck is made of wooden planks. The bridge is surrounded by trees, some with green leaves and some bare. In the background, a sign for 'MOUNTAIN RIVER PLACE' and 'LAND FOR SALE' is visible. A white fence is also visible in the distance. A semi-transparent white box with a dashed border is overlaid on the center of the image, containing the text 'Vulnerability Assessment' and 'First Step Towards Resilience'.

Vulnerability Assessment

First Step Towards Resilience



Residents (People) & Residential Property



Commercial Property



Government-Owned and Critical Facilities



Natural Property



Roads & mobility



Flooding



Landslides



Wildfire

THREAT SUMMARY



FLOODING

- 79% of vulnerable commercial properties in towns
- South Hendersonville commercial corridor most vulnerable in County (25%)
- 44% of vulnerable residential properties in towns
- Etowah & Horse Shoe area has the highest number of vulnerable residential properties
- East Flat Rock has relatively high social vulnerability and residential property vulnerability



WILDFIRE

- Dana/East Flat Rock have areas with highest occurrence of social and residential property vulnerability in the County
- While high levels of exposure are associated with wildfire due to the large number of homes in the wildland urban interface, most are within a 5-min drive time from the nearest fire station



LANDSLIDES

- Levels of vulnerability are about the same as the region as a whole
- Residential vulnerability to landslides is relatively high in several areas of the County, such as in Gerton/Bat Cave, and in the Bear Rock and Walnut Cove Rd areas.
- For properties exposed to landslides the majority were constructed before the steep slope ordinance was established



Discussion & Next Steps

NEXT STEPS

- Promote Survey and Upcoming Public Meetings
- Public meetings - November/December
- SC #3 - January