

Henderson County 2045

Steering Committee #4

March 17, 2022



Agenda

Process and Schedule



Working Goals



Future Land Use Map and Character Areas



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 says "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 "Process and Schedule" and a horizontal line.

Process and Schedule

OVERVIEW OF SCHEDULE

Summer 2021

Fall 2021

Winter 2021

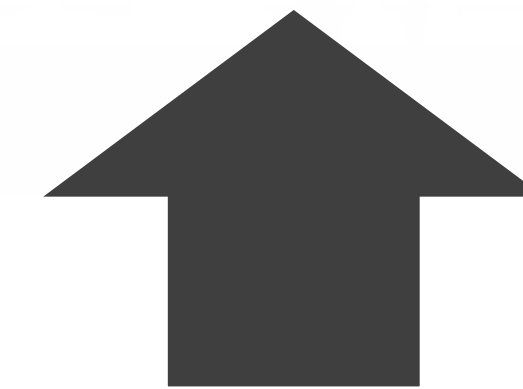
Summer 2022

Fall 2022

Phase 1: Initiation & Analysis

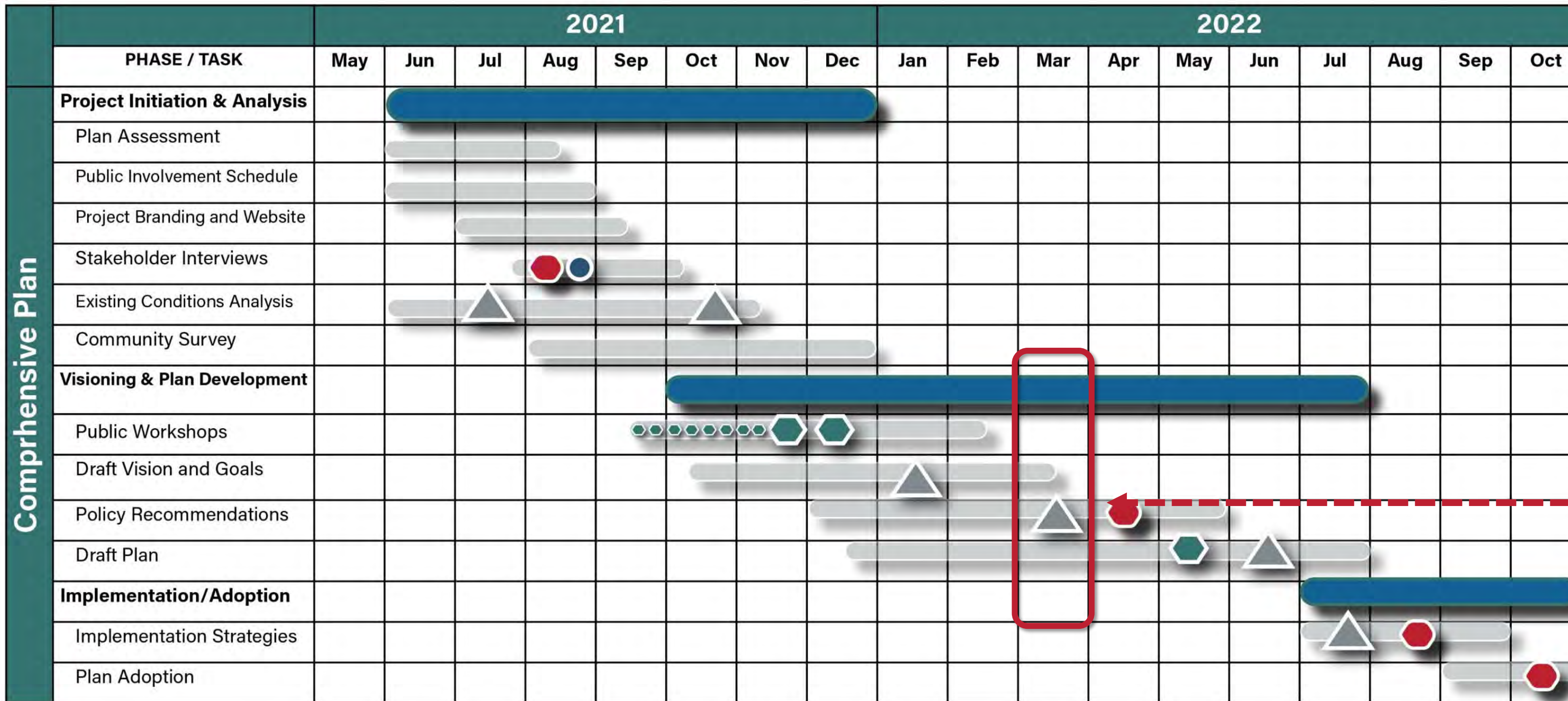
Phase 2: Visioning & Plan Development

Phase 3: Adoption



We are here

DETAILED SCHEDULE



This meeting: Discuss initial Future Land Use map and character areas

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



Working Goals

- Study Area
- Parks and Open Space
- Streets
- Interstate
- Primary US & State
- Secondary State
- Major Roads
- Municipal Limits

KEEP

What should we keep?
What do you like?
What adds value to the community?

Toss

What don't you like?
What causes problems or should be gotten rid of?

CREATE

What do we need more of?
What would you like to see or make?

Public Input Themes

What are we hearing from the public?

Agriculture

Protect the County's agricultural land, heritage and rural character

Transportation and Infrastructure

Roads and traffic are an issue for the community. **Broadband access** is important to the community, as is strategic planning of **water and sewer utilities and school** facilities.

Housing

The community would like to encourage more accessible **housing for the workforce, young families and seniors**.

Growth Management

Direct growth away from sensitive environmental areas and agricultural lands. Focus on encouraging **certain types of development** such as small business and retail.

Environmental Preservation

Protect the county's **water quality, wooded areas**, and other sensitive environmental assets.



Stakeholder / SC / Advisory Board Themes

Economic Development



Housing



Concern over farmland loss



Objectives / Outcomes

Intentional Land Use

- Smart land use decisions
- Protect agriculture and rural character
- Improve resiliency (environmental & financial)

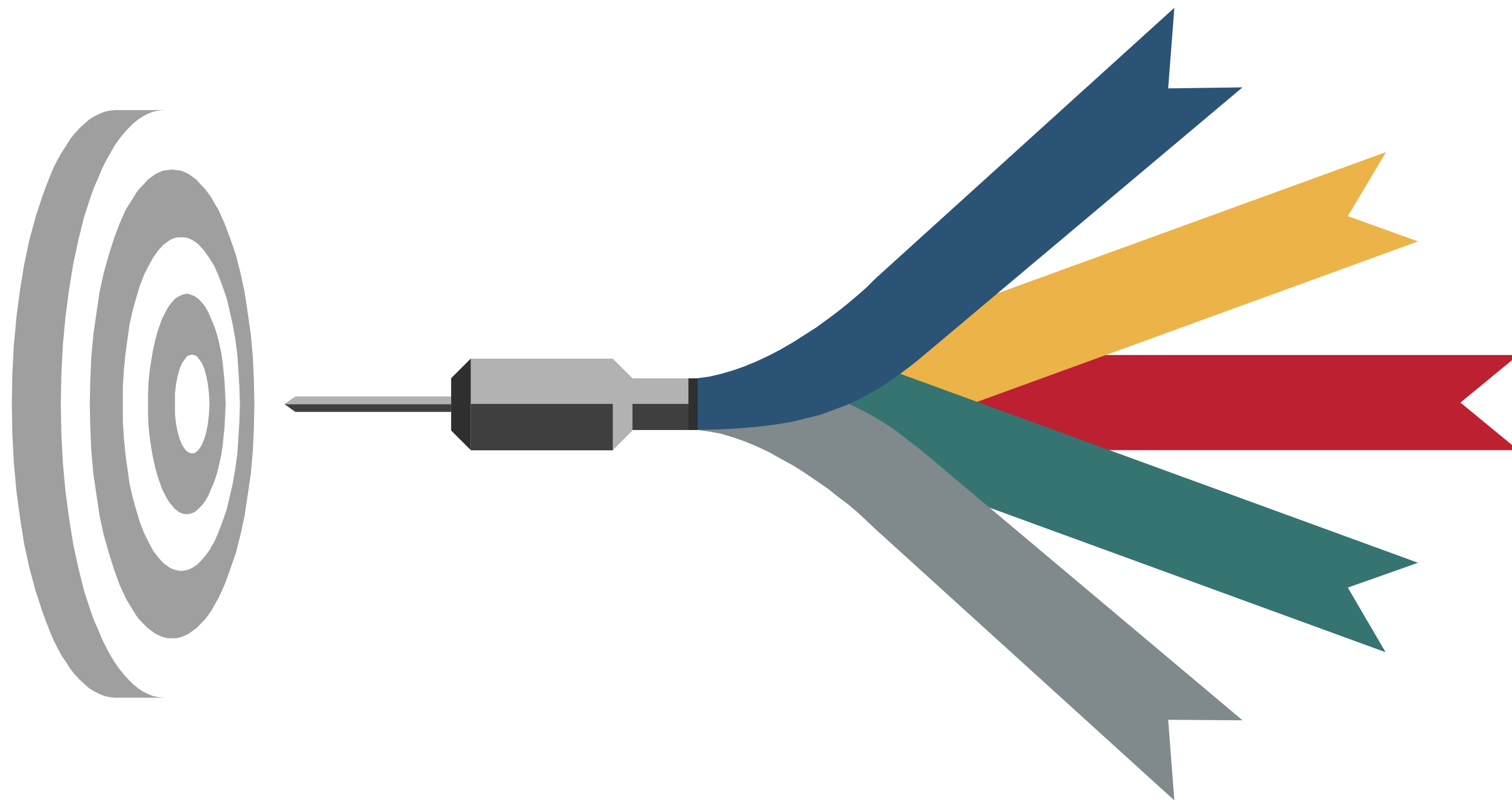
Connectivity

- Transportation options and connections
- Infrastructure availability (water, sewer, broadband)

Opportunity

- Housing needs
- Alignment of workforce, education and economic development actions
- Health and quality of life

Goals



Themes guide the creation of the goals and recommendations.

They reflect the community's priorities and respond to the trends expressed in the survey and other public engagement opportunities.

Draft Goals and Outcomes

Updated since last SC meeting

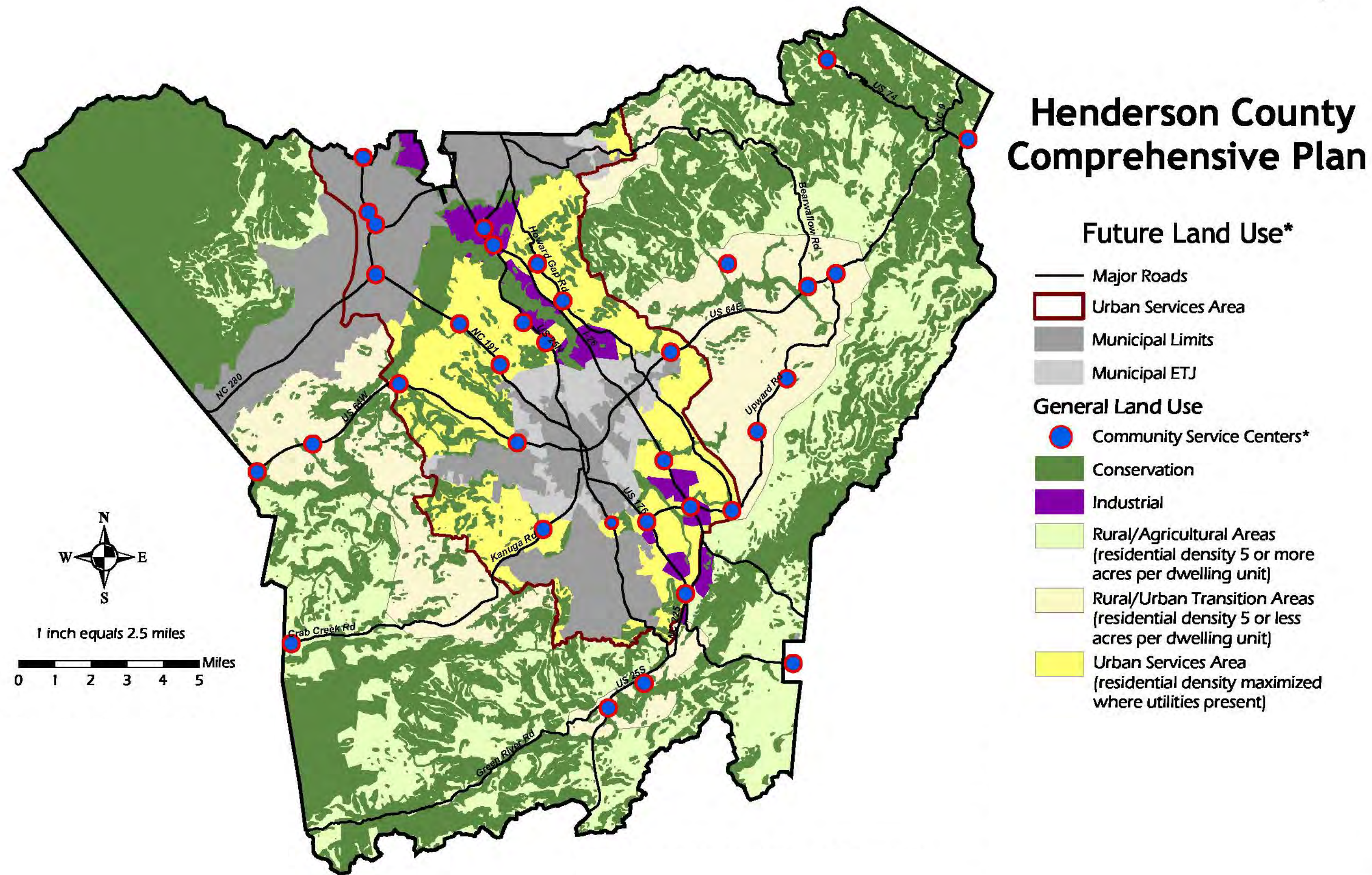
OBJECTIVE / OUTCOME	GOALS
INTENTIONAL LAND USE	Coordinate development near existing community anchors and build on existing character.
INTENTIONAL LAND USE	Protect and conserve rural character and agriculture.
INTENTIONAL LAND USE	Improve resiliency of the natural and built environments.
CONNECTIVITY	Prioritize transportation options and connectivity.
CONNECTIVITY	Accessible infrastructure (e.g. sewer, water, and broadband).
OPPORTUNITY	Innovative and diverse economic development initiatives.
OPPORTUNITY	Increase housing choices.
OPPORTUNITY	Encourage healthy living and access to education.



Future Land Use

Future Land Use Plan

From 2020 Comprehensive Plan



Critique

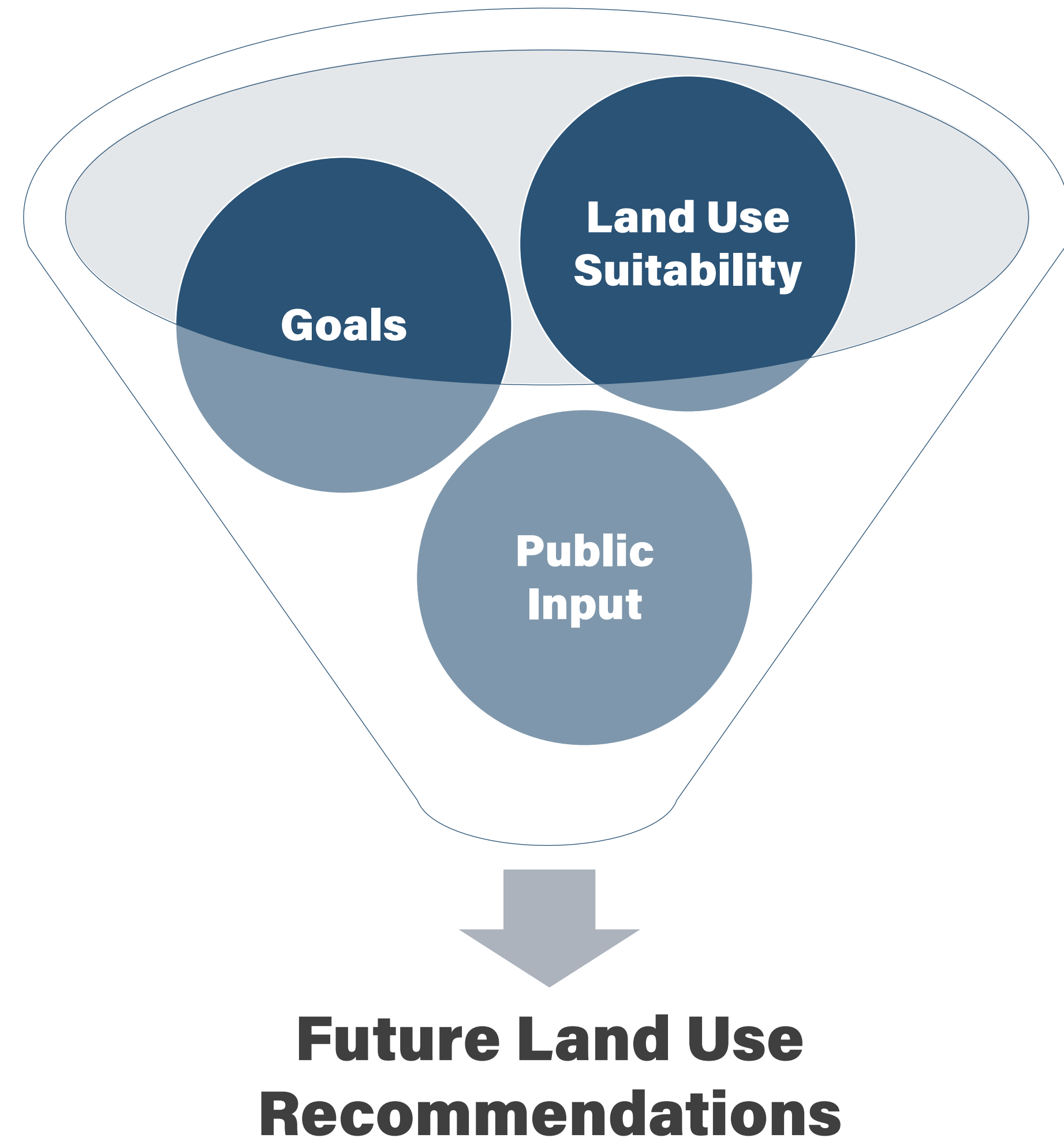
Of Adopted Future Land Use Map

- Provided framework for initial zoning of Open Use areas, but does not differentiate between strategic agricultural areas, low density residential areas and constrained areas.
- Community Service Centers identified but locations are generalized and there is no differentiation between scale.
- Conservation areas clutter the map and are both too detailed and may not represent all priority conservation areas.

Note: The Future Land Use Map will be updated as part of the Comprehensive Plan process. Draft will be developed in February.

Creating the Future Land Use Map

- **Previous plans and policies**
- **Goals**
- **Public and Stakeholder Input**
- **Land use suitability**



Draft Future Land Use Plan

As of DATE

RC

**RURAL COMMUNITY
CENTER**

Small concentrations of commercial, residential, and civic uses in rural areas centered around community anchors like a school, church or crossroads.

CC

COMMUNITY CENTER

Commercial / mixed-use areas that serve a broader geography than rural centers. Typically include retail, services, lodging, offices and a mix of housing types.

EI

**EMPLOYMENT AND
INDUSTRIAL**

Areas with strategic access to highways and/or utilities with potential for job-generating land uses including office, industrial, etc.

MDR

Medium Density

Residential focus area that includes a mix of housing types inside subdivisions and planned developments.

OSC

**Open Space /
Conservation**

State and federal lands, parks, and conservation easements. Uses include outdoor recreation and silviculture.

VLD

Very Low Density

This designation applies to areas that are significantly constrained due to slopes, a limited road network and limited access to utilities or services.

AR

Agriculture / Rural

This designation applies to areas that are important for their ability to support viable agricultural activities. Agriculture and accessory uses are the primary land use.

LDR

Low Density

This designation applies to residential areas that feature homes with overall density around 1-2 dwelling units per acre. Conservation design is encouraged for new subdivisions.

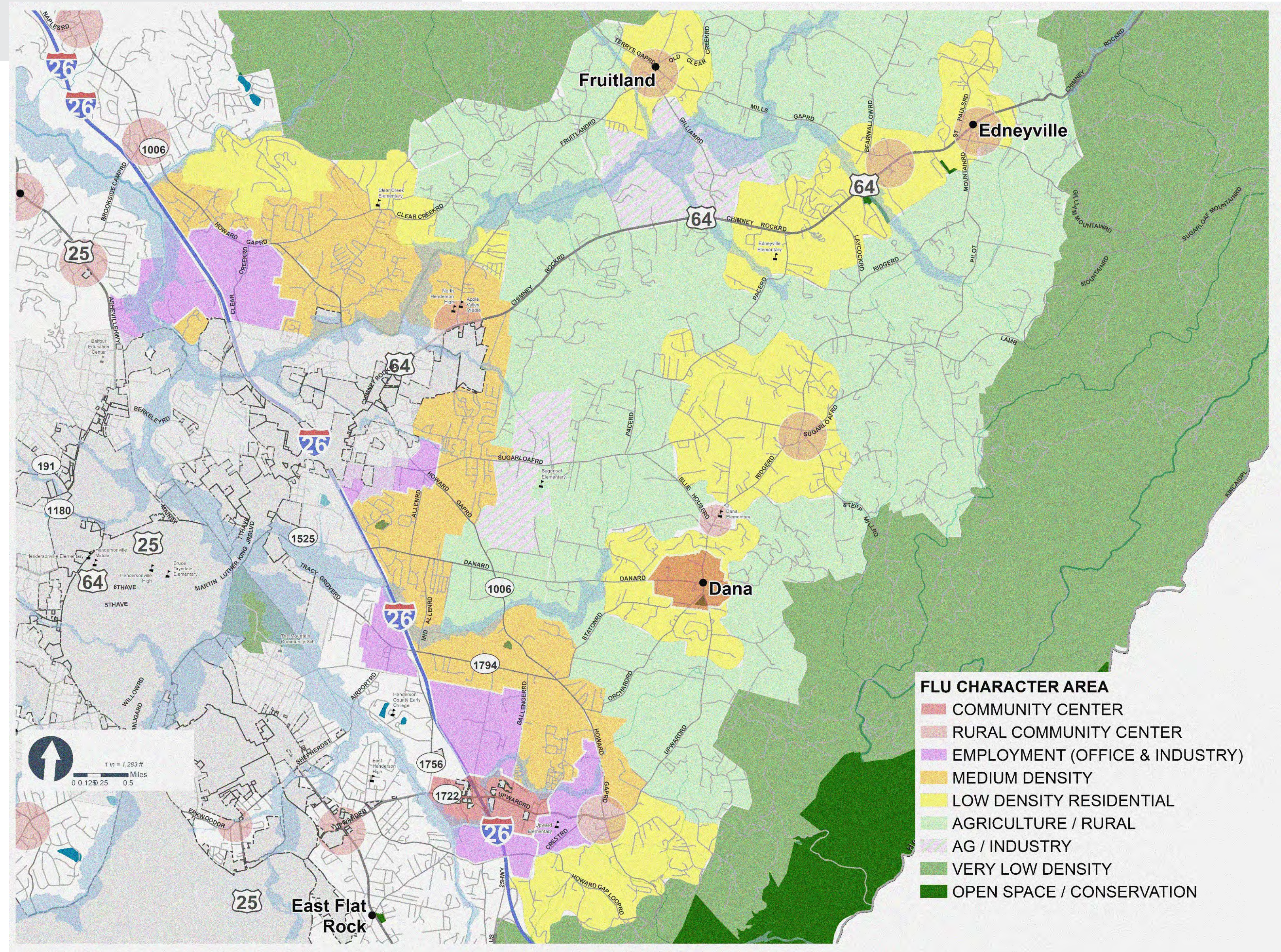
Draft Future Land Use Plan

As of 3/16

Highlights

Of Draft Future Land Use Map

- Provides guidance on areas best suitable for residential, commercial and employment growth
- Identifies key agricultural areas
- Acknowledges constrained areas (i.e. very steep slopes)

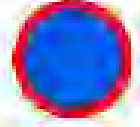
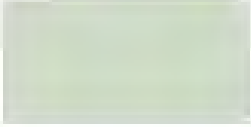
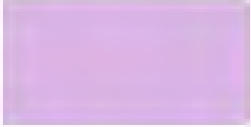
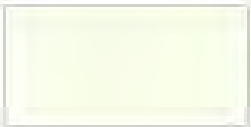




Future Land Use Plan

Changes from 2020 Comprehensive Plan

2020 Comp Plan

General Land Use

-  **Community Service Centers***
-  Conservation
-  Industrial
-  Rural/Agricultural Areas
(residential density 5 or more acres per dwelling unit)
-  Rural/Urban Transition Areas
(residential density 5 or less acres per dwelling unit)
-  Urban Services Area
(residential density maximized where utilities present)



2045 Comp Plan

Better define location, size and scale of development around defined community anchors.

RC
RURAL COMMUNITY CENTER

CC
COMMUNITY CENTER

Draft Future Land Use Character Areas

Non-Residential / Mixed-use

RURAL CENTER (RC)

Areas designated as Rural Centers typically consist of small concentrations of commercial uses in rural areas.

Where: Typically found at intersections of State Roads and thoroughfares

Uses: Small services and retail, churches, fuel stations, light industry

Utility Access: Public utilities not required due to the small-scale of development

Example: Edneyville, Blue Ridge



Draft Future Land Use Character Areas

Non-Residential / Mixed-use

COMMUNITY CENTER (CC)

Community Centers are larger commercial nodes that serve broader areas than Rural Centers. These areas typically feature multiple community anchors and room to grow the non-residential tax base in the area.

Where: Typically found at intersections of State Roads and thoroughfares in areas with more residential development

Uses: Retail and services, restaurants, some offices, businesses and institutional uses

Utility Access: Typically served by public water, potentially sewer.


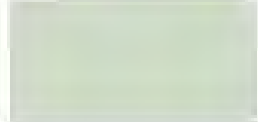




Example: Upward Road, Dana



Future Land Use Plan

Edits from 2020 Comprehensive Plan

General Land Use

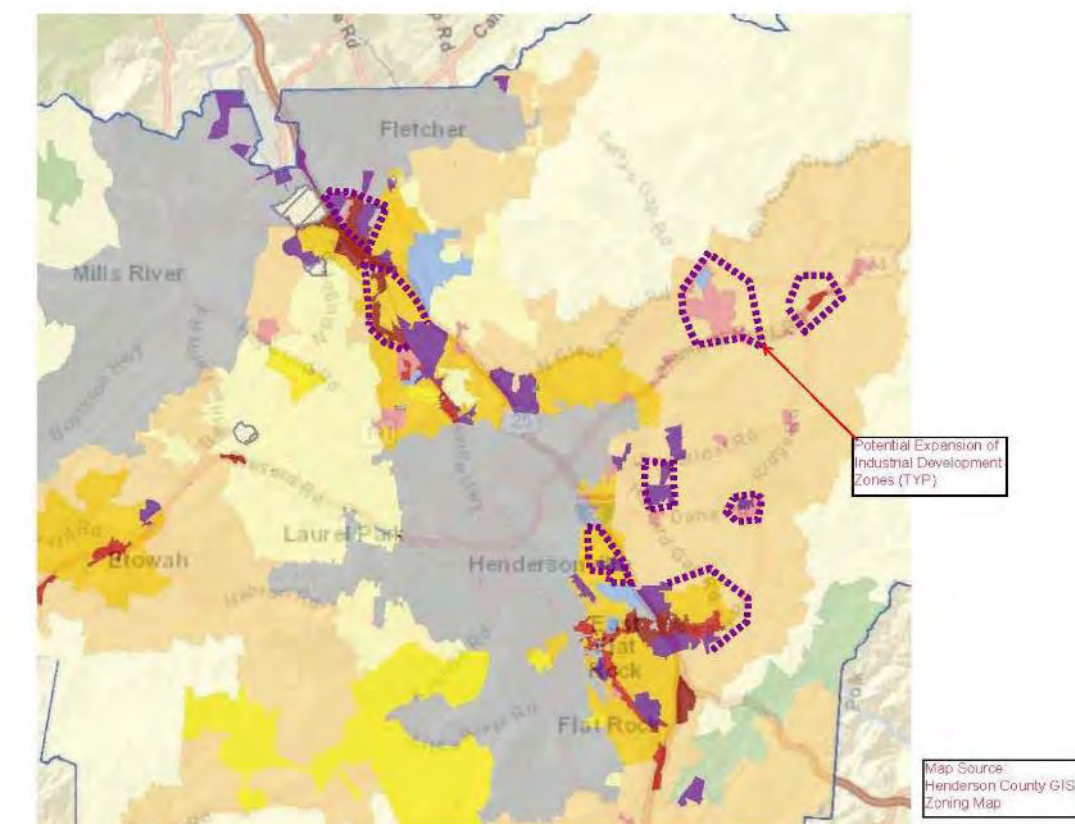
-  Community Service Centers*
-  Conservation
-  **Industrial**
-  Rural/Agricultural Areas
(residential density 5 or more acres per dwelling unit)
-  Rural/Urban Transition Areas
(residential density 5 or less acres per dwelling unit)
-  Urban Services Area
(residential density maximized where utilities present)



Refine Industrial Areas from 2020 Comp Plan

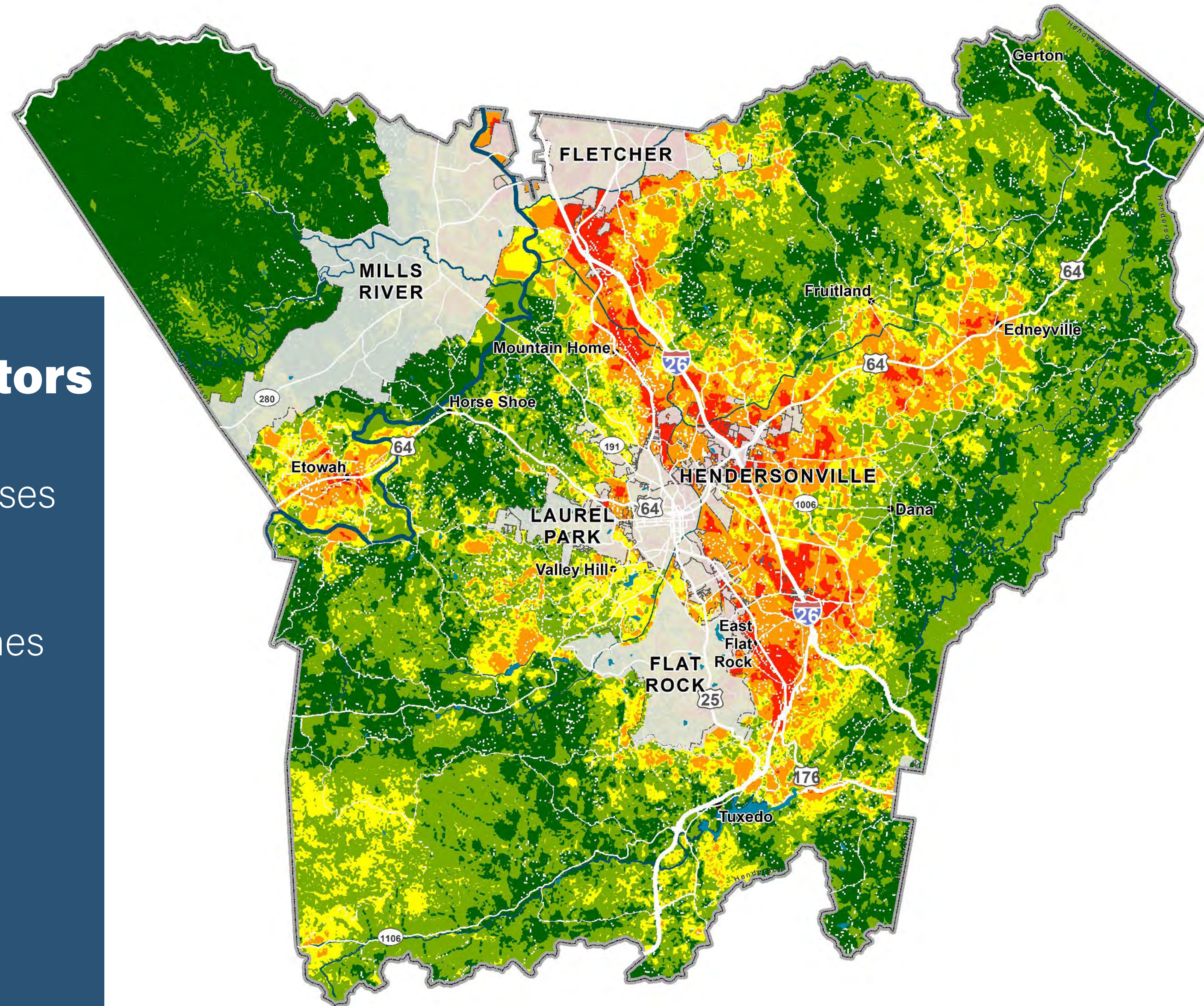
- +Factor in Industrial Suitability Analysis
- +Study strategic areas for business growth identified by the Partnership

2045 Areas for Consideration



Industrial Suitability Factors

- Proximity to residential uses (-)
- Proximity to existing industrial uses (+)
- Proximity to railroads (+)
- Proximity to water and sewer lines (+)
- Proximity to exits (+)
- Environmental constraints (-)
- Steep slopes (-)
- Parcels size (+)
- Water supply watersheds (-)



HENDERSON COUNTY COMP PLAN

- Industrial Suitability -

Draft Future Land Use Character Areas

Non-Residential

EMPLOYMENT AND INDUSTRIAL

Employment and industrial areas are job-generating sites that offer features that appeal to potential employers.

Where: Strategic areas with highway and utility access, large available parcels.

Uses: Office and light-to-heavy industrial as appropriate.

Utility Access: These areas are served by public utilities.


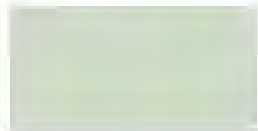
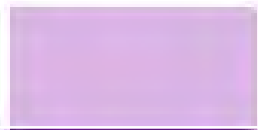
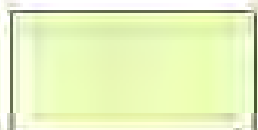

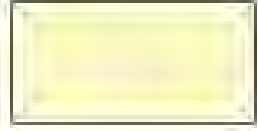


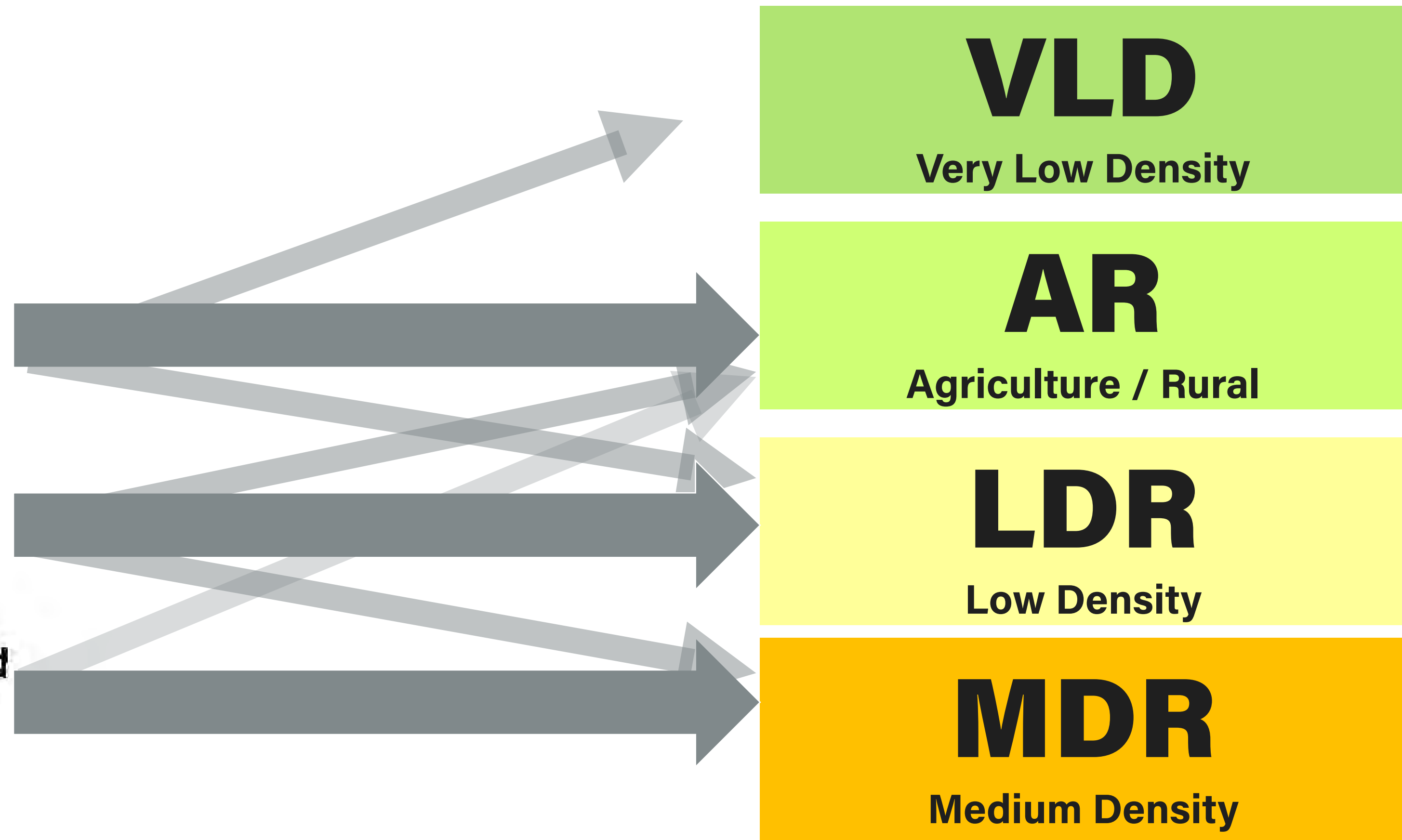
Future Land Use Plan

Edits from 2020 Comprehensive Plan

Four residential / agricultural character areas

General Land Use

-  Community Service Centers*
-  Conservation
-  Industrial
-  Rural/Agricultural Areas
(residential density 5 or more acres per dwelling unit)
-  Rural/Urban Transition Areas
(residential density 5 or less acres per dwelling unit)
-  Urban Services Area
(residential density maximized where utilities present)



Draft Future Land Use Character Areas

Residential

MEDIUM DENSITY RESIDENTIAL

Residential focus area that includes a mix of housing types inside subdivisions and planned developments.

Where: Found near existing municipalities and existing development. Inside the defined Urban Service Area.

Housing Types: A mix of types, including single family, townhomes, and apartments where appropriate.

Utility Access: These areas are served by public utilities.

Density: Varies based on location and context.



Draft Future Land Use Character Areas

Residential

LOW DENSITY RESIDENTIAL (LDR)

This designation applies to residential areas that feature homes with overall density around 1-2 dwelling units per acre. Conservation design is encouraged for new subdivisions.

Where: Outside core of Urban Service Area and operating agricultural lands

Housing Types: Single family residential, potentially some house-scale attached residential as part of planned developments.

Utility Access: Variable

Density: 1-2 dwelling unit per acre (gross density—could include smaller lots with more open space)



CONVENTIONAL VS. CONSERVATION DESIGN

Conventional Design



Conservation Subdivision



Large Lot Subdivision



Farmhouse Cluster



Medium Density

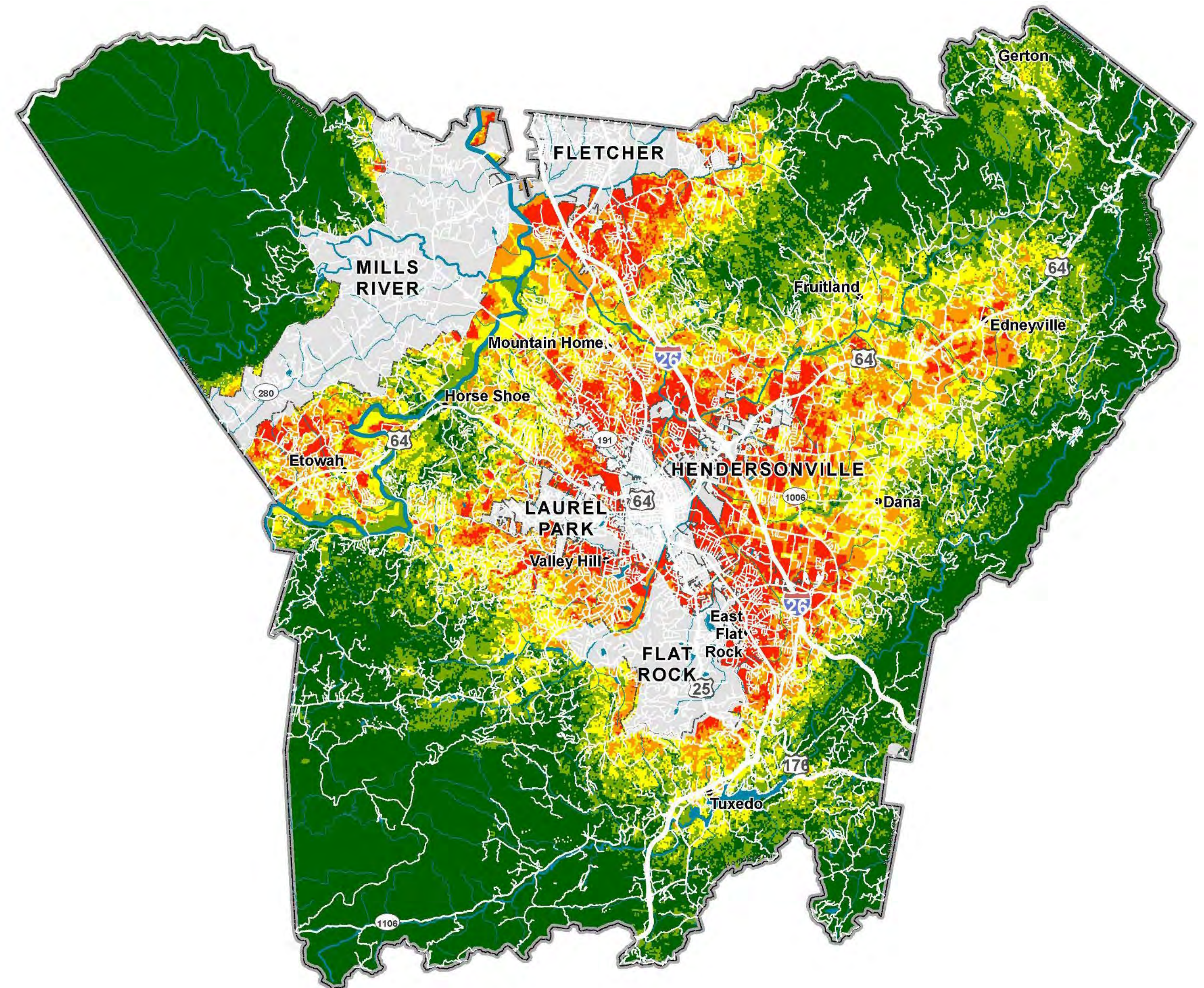
Low Density

Agriculture / Rural

RESIDENTIAL SUITABILITY

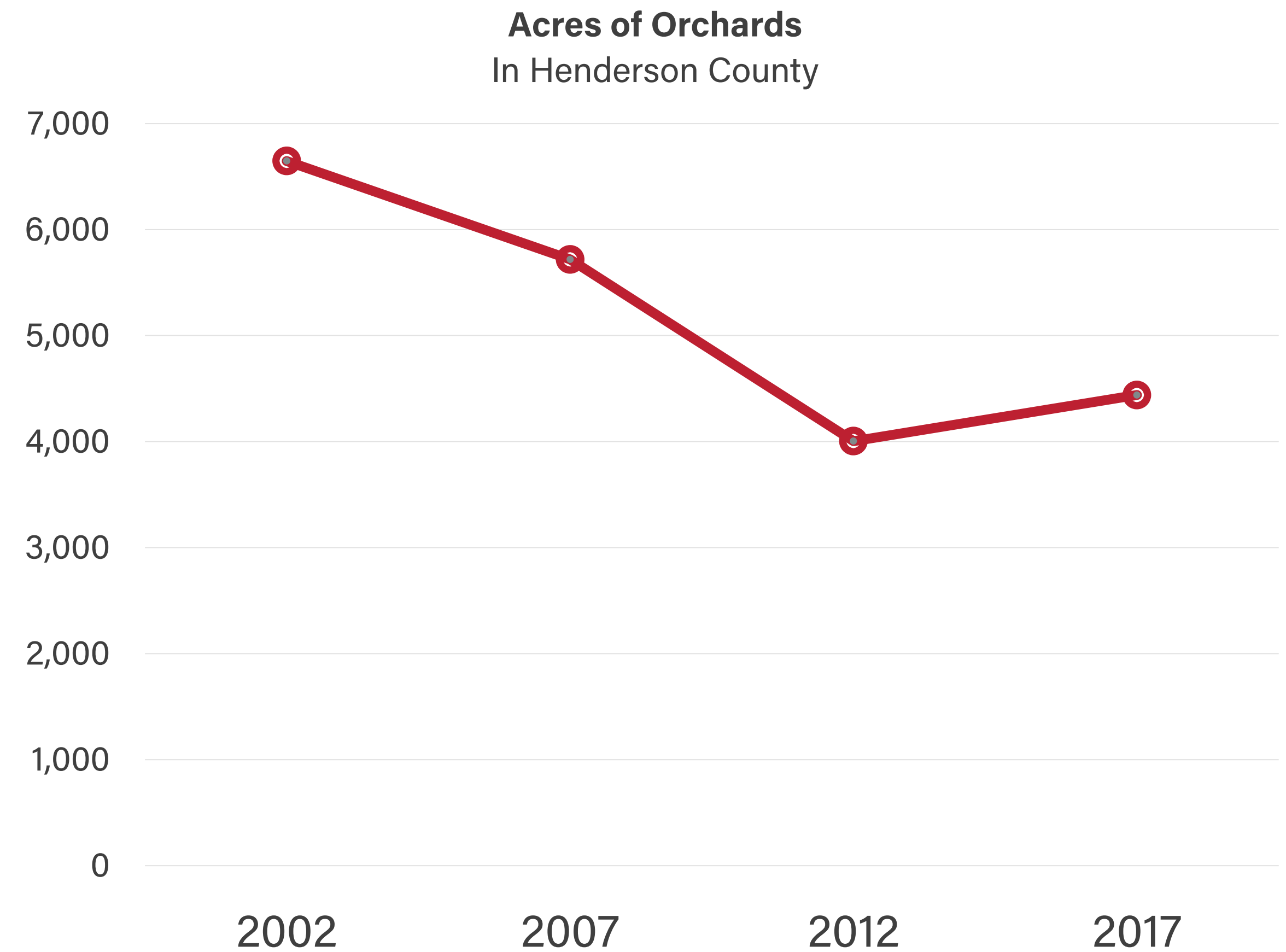
Residential Suitability Findings

- Highly suitable areas include Etowah, south of Fletcher, US 64 corridor and Upward Road Area.
- Suitable areas coincide with agricultural areas east of I-26.



FARMLAND LOSS

- 1/3 of Orchards loss between 2002 and 2017
- 2012-2017 saw a slight increase in acres in orchards
- If overall trends continue there will be no apples in 40 years...



Source: Ag Census

DANA CASE STUDY

1994



Image U.S. Geological Survey

DANA CASE STUDY

2019



Draft Future Land Use Character Areas

Residential

AGRICULTURE / RURAL (AR)

This designation applies to areas that are important for their ability to support viable agricultural activities. Agriculture and its accessory uses are the primary land use. Rural businesses and some sensitively designed, low-density residential may also be appropriate.

Where: In and around working agricultural lands

Uses: Agriculture, rural business, low-density single family residential

Utility Access: Variable

Density: less than 1 home per 2 acres (gross density), some smaller lots may be appropriate if included in a conservation subdivision



Draft Future Land Use Character Areas

Residential

VERY LOW DENSITY RESIDENTIAL (VLD)

This designation applies to areas that are significantly constrained due to slopes, a limited road network and limited access to utilities or services.

Where: In and around conservation areas, around the edges of the County.

Housing Types: Single family residential

Utility Access: Rare

Density: 3+ acres per unit



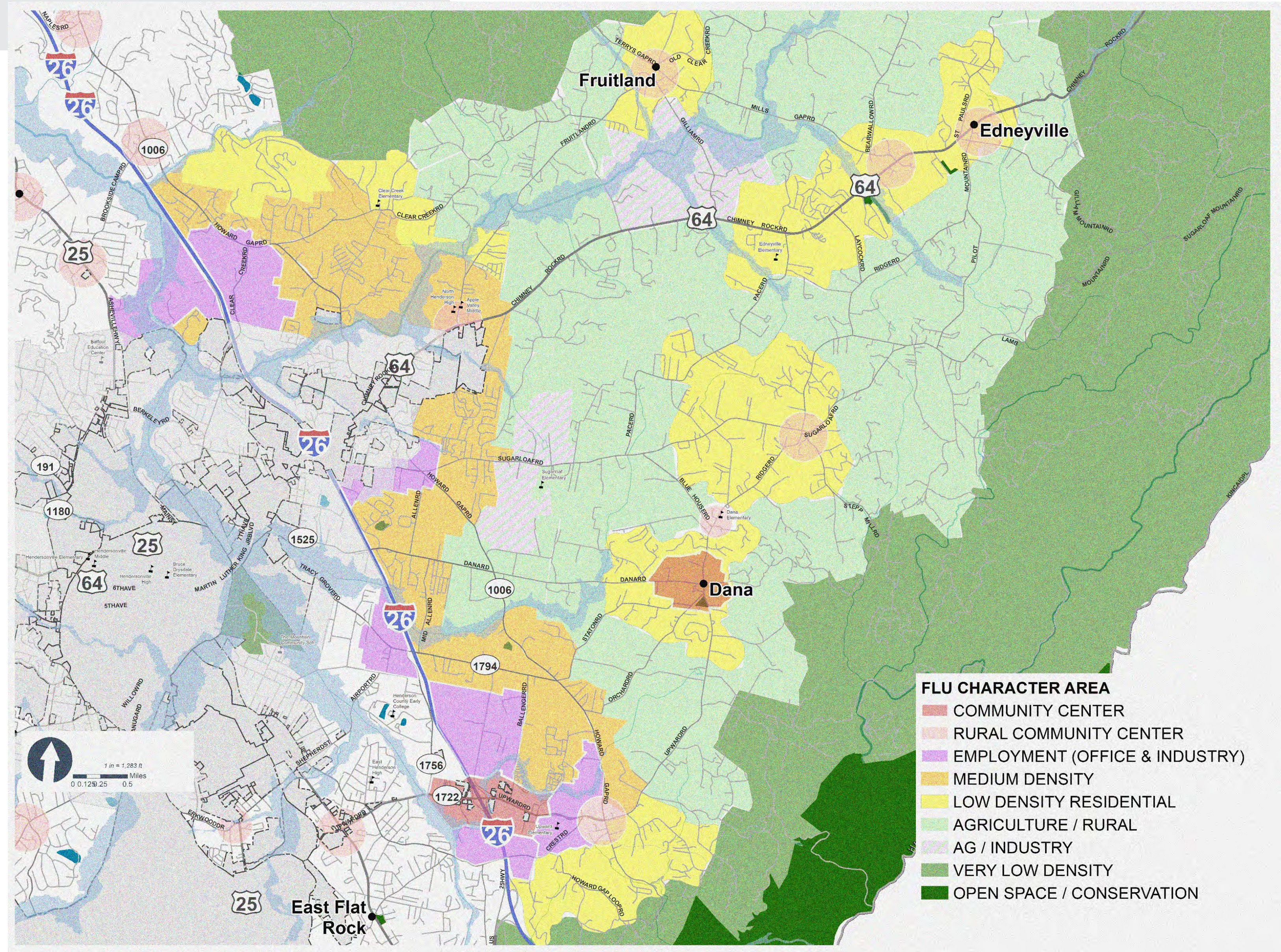
Draft Future Land Use Plan

As of 3/16

Next Steps

For Draft Future Land Use Map

- Refine land use recommendations east of I-26
- Apply character areas elsewhere in the county
- Evaluate strategies to implement (i.e. how well does current zoning create places described in character areas?)
- Study precedent areas (esp. for Agriculture/Rural area)





Future Land Use Discussion

NEXT STEPS

- March-April: Coordinate with staff on FLU Map and policy recommendations.
- April: BOC meeting to provide update on plan.
- May: Public Meeting(s)
- June: Steering Committee #5

