



HENDERSON COUNTY

A

APPENDIX

Glossary

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Public Workshop Summaries

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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.

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 income.

Agribusiness Henderson County (AgHC): 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: Apple Country Public Transit (ACPT) is Henderson County's Public Transportation service. Currently operated by a private provider, ACPT provides 3 bus routes throughout the county, as well as paratransit service.

ACPT connects with Asheville Rides Transit (ART) at the Asheville Regional Airport.

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 although other providers exist including the Metropolitan Sewerage District (MSD) and private providers.

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.

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.

FireWise Design: Firewise design is the design of landscapes, structures, neighborhoods and communities in the wildland/urban interface that reduces fire risk. The National Fire Protection Association (NFPA) has a Firewise USA designation for communities. For more information see [this website](#).

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.

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

Hazard Mitigation Plan: 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)

GLOSSARY

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 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).

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: Development of a vacant or partially developed parcels that are surrounded by, or in close proximity to, areas that are substantially or fully developed.

Land Development Code: 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.

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. The term "manufactured home" does not include a "recreational vehicle".

Multi Family 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, apartment, condominium, and townhomes.

Multimodal Transportation: A combination of more than mode of transportation. A multimodal transportation system caters to users of multiple modes (i.e. cars, transit, walking or biking).

Natural Heritage Element Occurrence (NHEO): Documented occurrences of rare species. This data is representative of historical and recent occurrences. The NC Natural Heritage Program collects this information and makes it available via the Natural Heritage Data Explorer and the Conservation Planning Tool.

Natural Heritage Natural Area (NHNA): These areas are unique habitats that are of local, regional, state, national, or global significance. They represent the best and most intact versions of a particular natural community and/or habitat. The NC Natural Heritage Program collects this information and makes it available via the Natural Heritage Data Explorer and the Conservation Planning Tool.

NCDOT: The North Carolina Department of Transportation.

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 in that is not encumbered with any substantial structure; not exclusively dedicated to roadway, parking, or sidewalks; Is not part of any privately owned lot that is used or intended for use for primarily residential purposes. Private common open space is legally and practicably accessible to the residents of the subdivision and/or development it is designed to serve. Private open space may also include land in conservation easements that is not publicly accessible. Public open space is legally and practicably accessible to the general public.

Planning Board: The 9-member Planning Board is made up of County residents from backgrounds related to planning, including Real

GLOSSARY

Estate, Development, Surveying, and Finance. The board is directed to conduct studies and develop plans containing recommendations for the future of Henderson 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 Henderson County zoning.

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

Reuse: Redevelopment or rehabilitation of an existing building or set of buildings for any use(s) other than the present use(s).

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: One dwelling unit in a single structure on a single lot. a single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

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.

Sprawl: "The term "sprawl" describes the result of unrestricted and rapid expansion of development into the periphery of metropolitan areas. In the United States, sprawl is most often characterized by single-family residential housing, the separation of residential neighborhoods from retail and commercial land uses, and the increased reliance on the private automobile for transportation." [Source: Planetizen.com.](#)

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.

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.

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

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

Viewshed: Area within view from an specific observation point.

Vision Zero: Vision Zero is a multi-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.

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.

PLAN MAPS

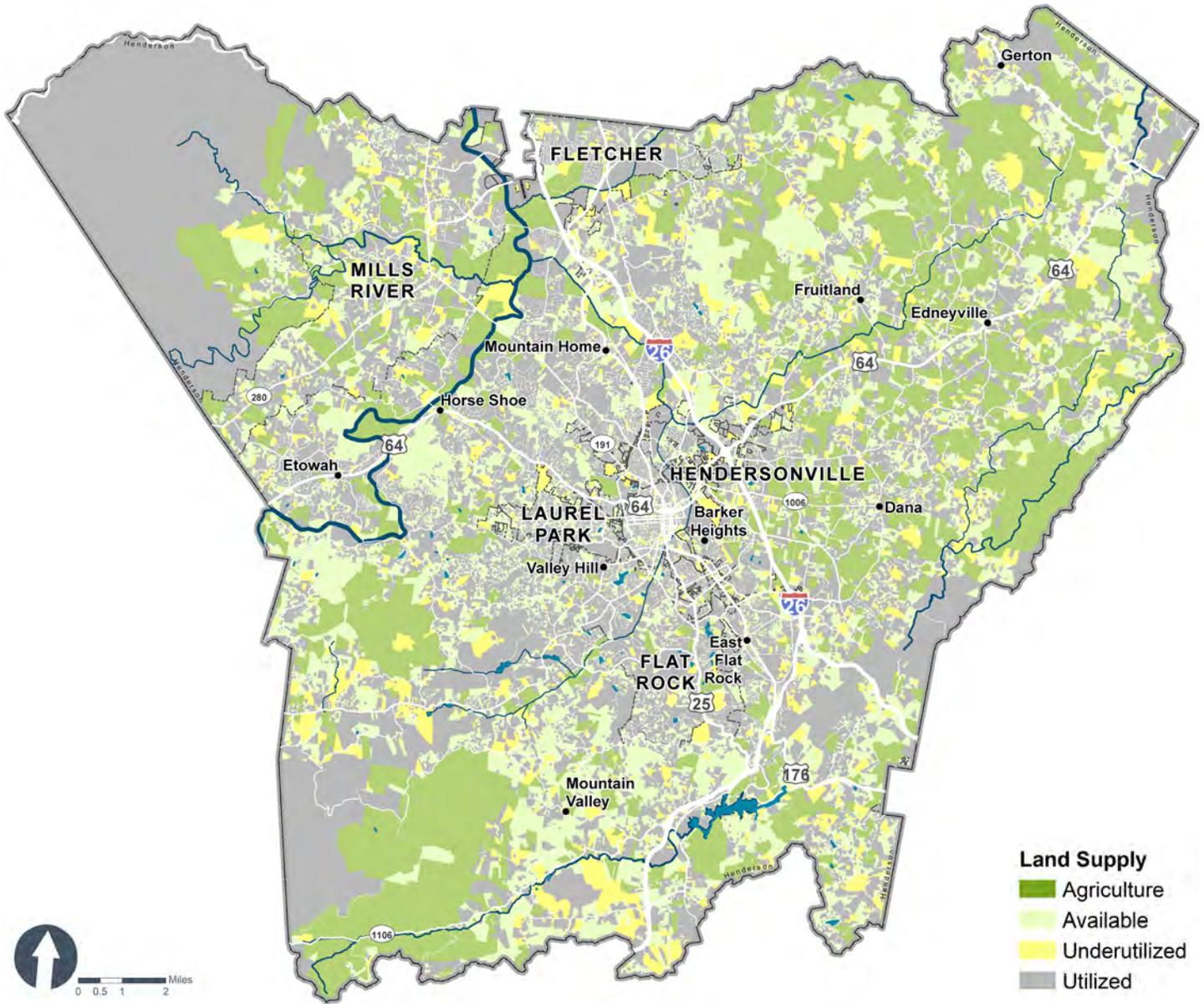
LAND SUPPLY

Land Supply

For a land supply analysis, land is divided into three categories: available, utilized, and underutilized. These classifications are based on the value of the land compared to the value of the buildings on it. Properties with high value structures and certain kinds of structures are considered utilized and less likely to be redeveloped. The analysis does not take into consideration development limitations on the land, such as environmental constraints like floodplains and steep slopes. It does not take into account whether the property is currently occupied and operating, only the structures and their value.

Agriculture	Working farms and timberland enrolled in the Present Use Value program.
Available	Vacant lands without a significant structure. Lands not enrolled in the PUV program for working agriculture.
Underutilized	Properties with low structure values compared to land value. Could accommodate additional or redevelopment in the future.
Utilized	Lands with existing uses or development not likely to change in the next 10-20 years. Includes schools, churches, and parcels with high value structures compared to land value.

Land Supply Map



PLAN MAPS

SUITABILITY

Suitability

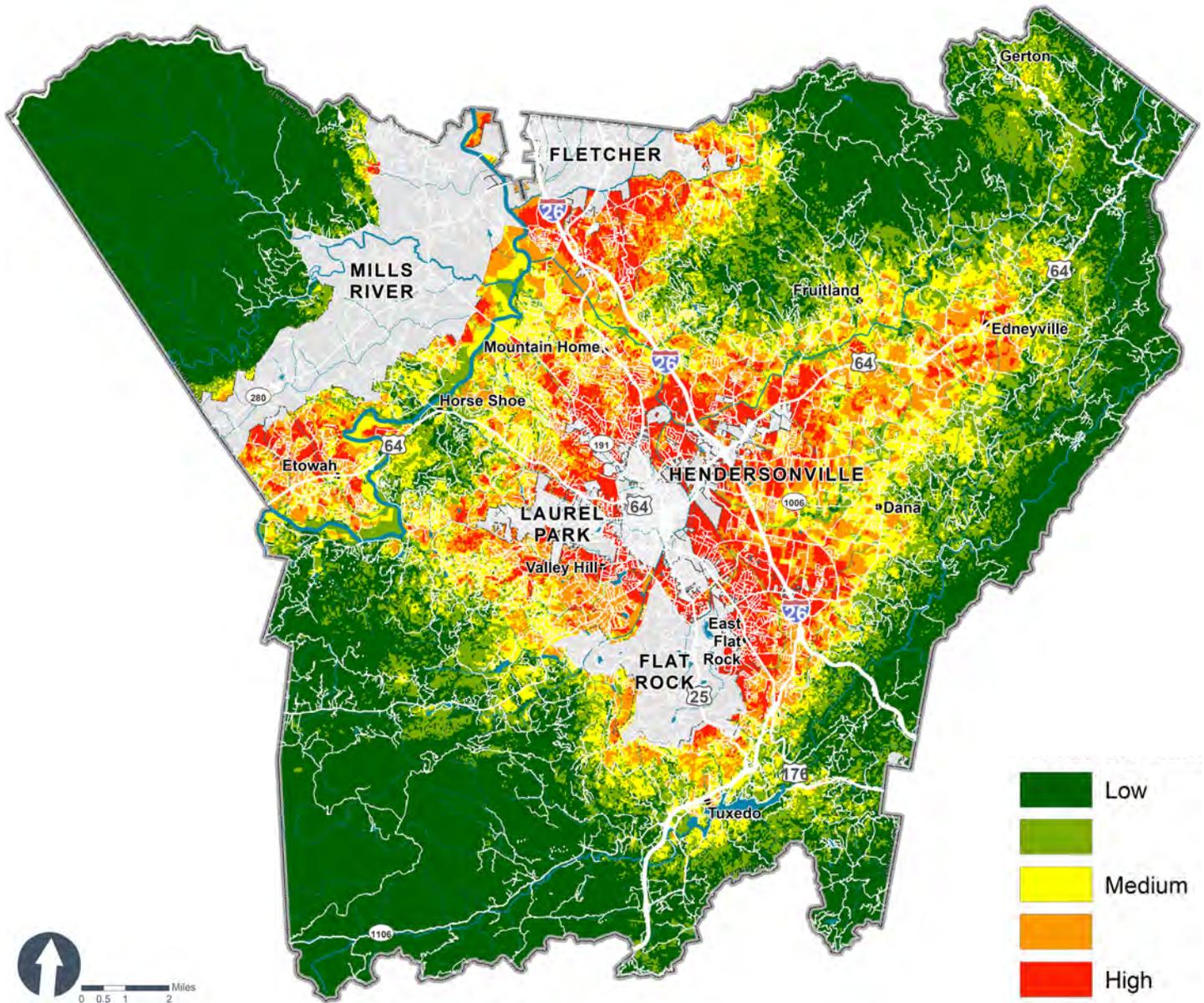
Suitability mapping is a method of determining the best or most likely areas for certain uses to be located. It is done using GIS software and a user-selected set of criteria, or inputs. Based on the inputs, areas within the study area are determined to be more or less supportive of the use in question.

Users choose the set of criteria, or inputs, separately for each type of suitability analysis to be done. For example, when carrying out a residential suitability analysis in GIS, a user will assign lower values for areas closer to industrial uses, as it is unlikely or undesirable that homes will be built near existing industry. Higher values would be assigned to land near schools or parks, because these are more desirable areas for building homes. By layering several input values and calculating a final suitability value for every cell within a virtual grid on the map, the GIS software produces a map showing the areas where uses are more and less likely to be located.

The following pages show the suitability maps for residential, commercial, and industrial uses. The inputs for each map are shown alongside them. Suitability mapping is a very useful, but not the only, tool used to create the future land use map for the County.

Note many areas are suitable for residential, commercial and industrial uses due to lack of buildable land in some parts of the county.

Residential Suitability

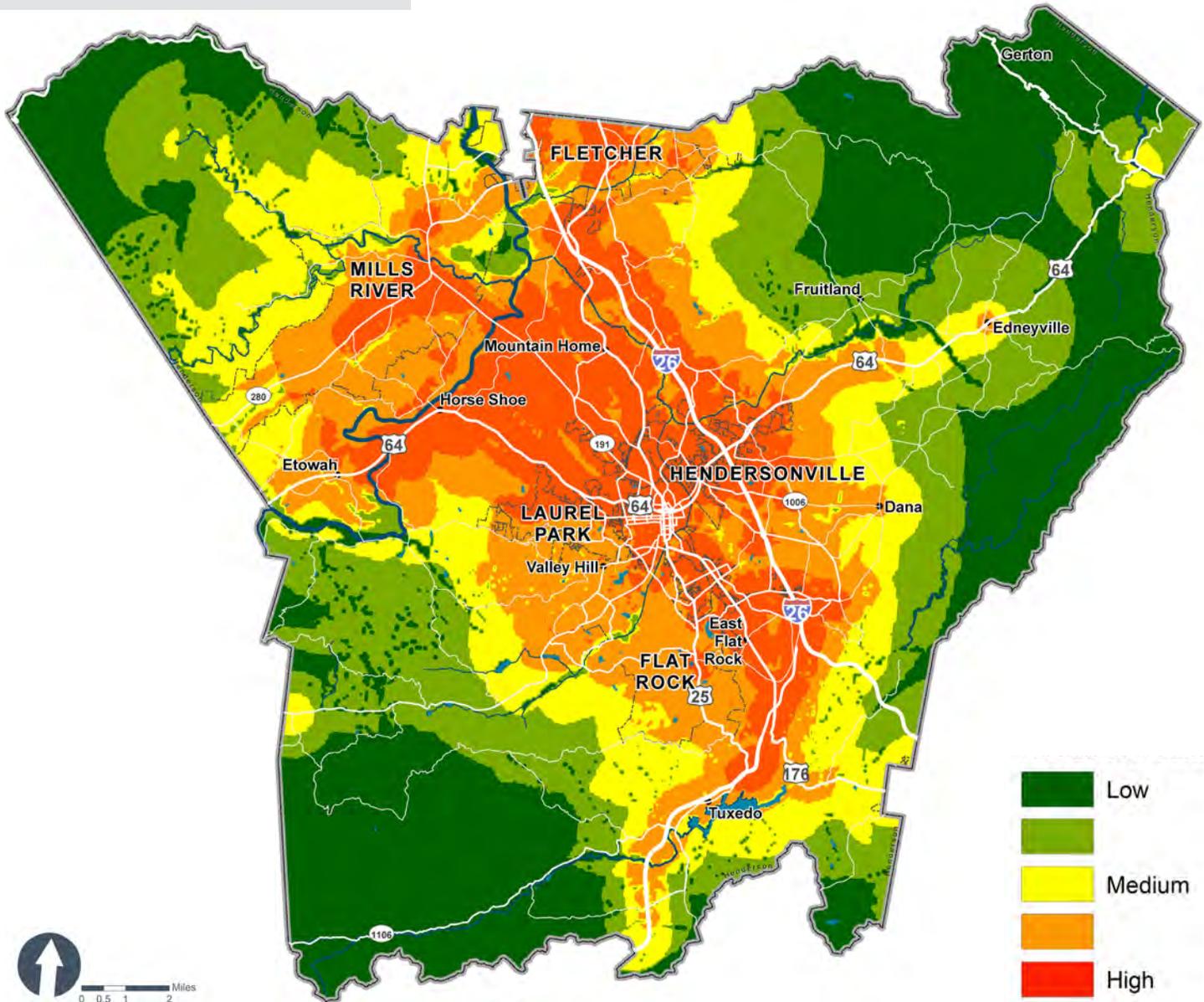


Residential Suitability Inputs

- Proximity to concentrations of existing single-family development
- Proximity to retail and services
- Proximity to schools and parks
- Distance from industrial uses
- Suitable slopes
- Away from environmental constraints
- Lands on large parcels
- Suitable soils
- Away from water supply watershed regulations
- Proximity to sewer
- Proximity to municipal boundaries

PLAN MAPS

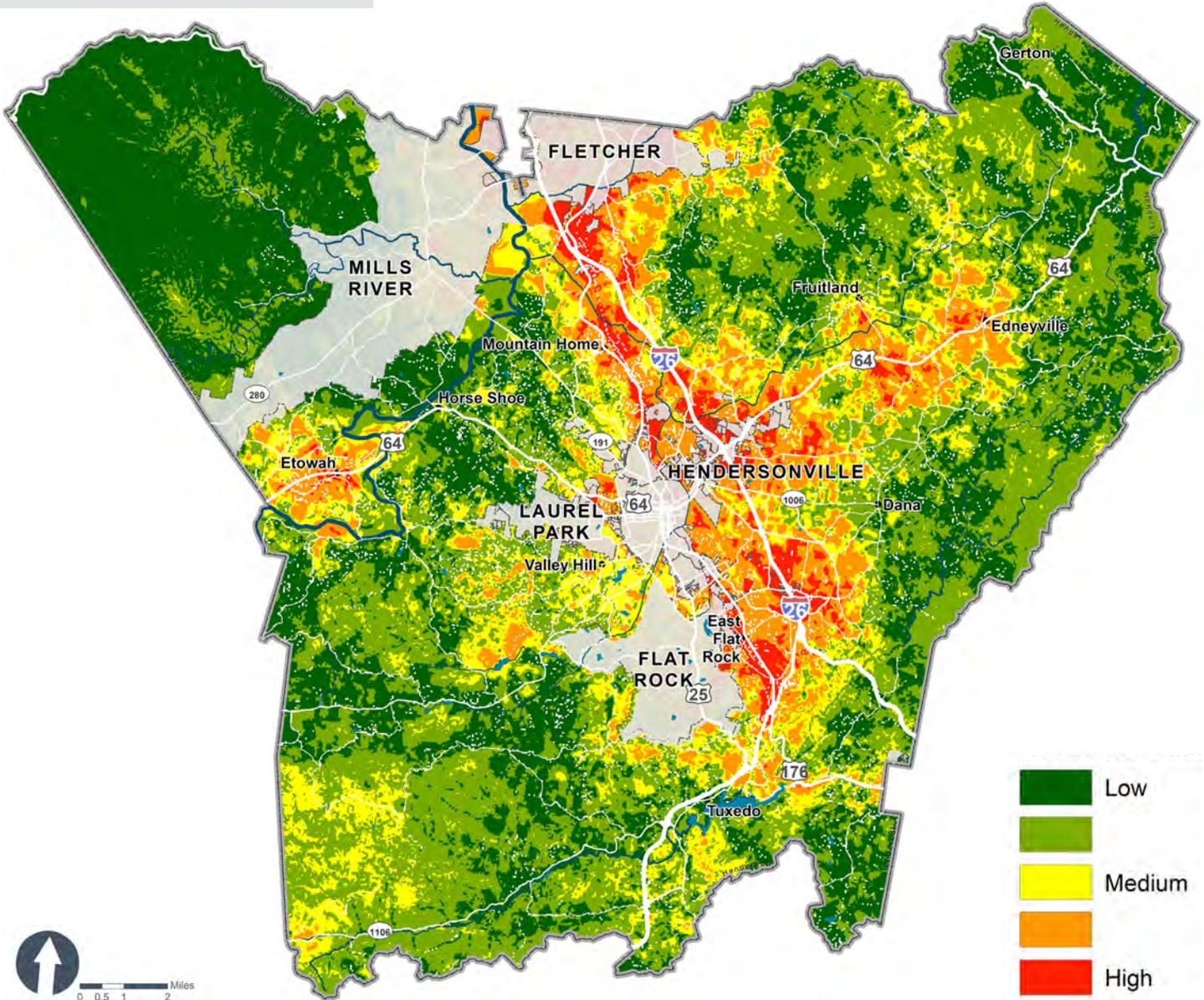
Commercial Suitability



Commercial Suitability Inputs

- Proximity to concentrations of homes
- Proximity to retail and services
- Proximity to high traffic roadways
- Distance from major intersections and highway exits
- Access to utilities
- Away from environmental constraints
- Away from water supply watershed regulations
- Access to public water supply

Industrial Suitability



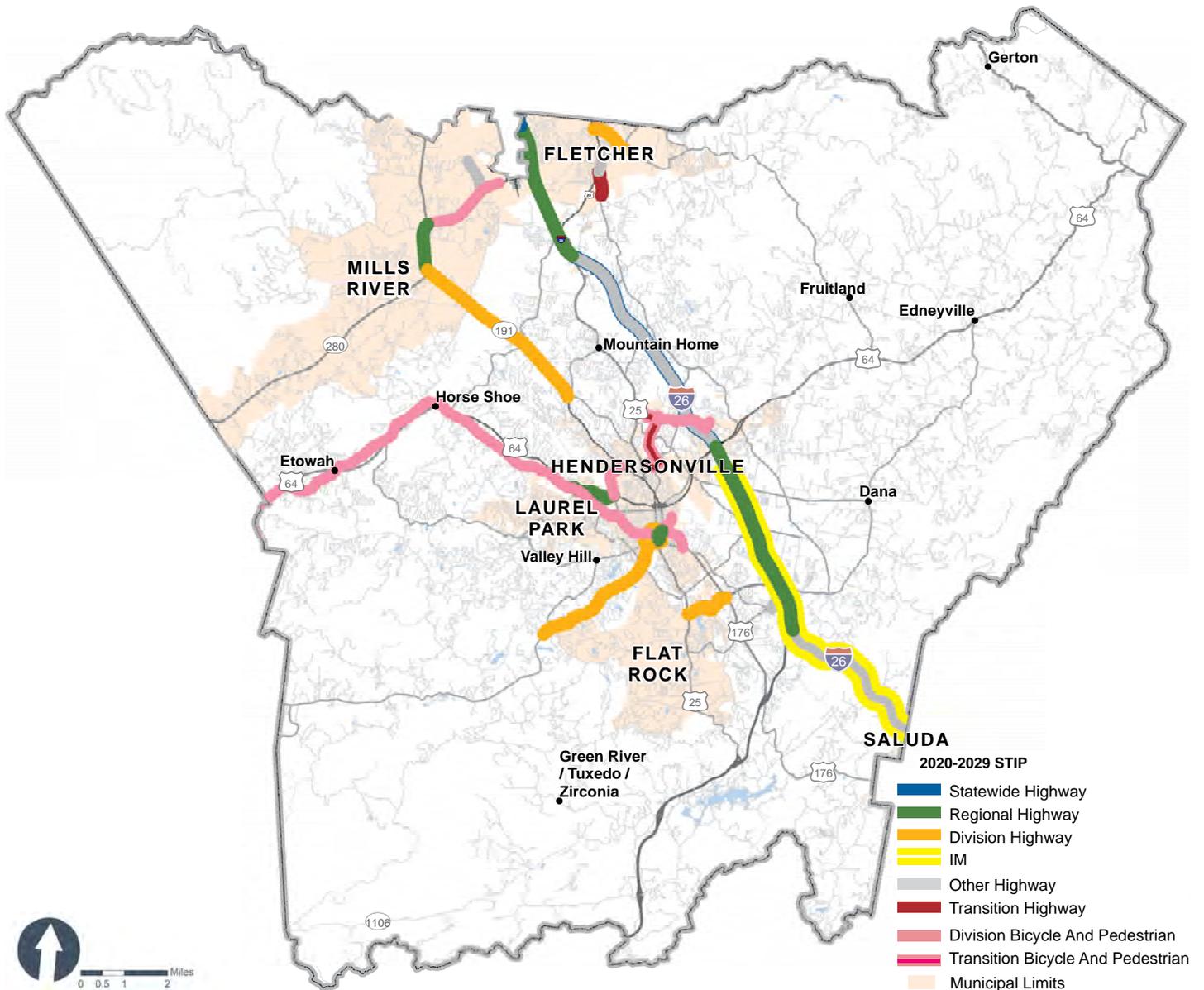
Industrial Suitability Inputs

- Distance from residential uses
- Proximity to existing industrial uses
- Proximity to railroads
- Access to sewer and water lines
- Away from environmental constraints
- Away from water supply watershed regulations
- Buildable slope
- Lands on large parcels
- Proximity to highway exits

PLAN MAPS

TRANSPORTATION

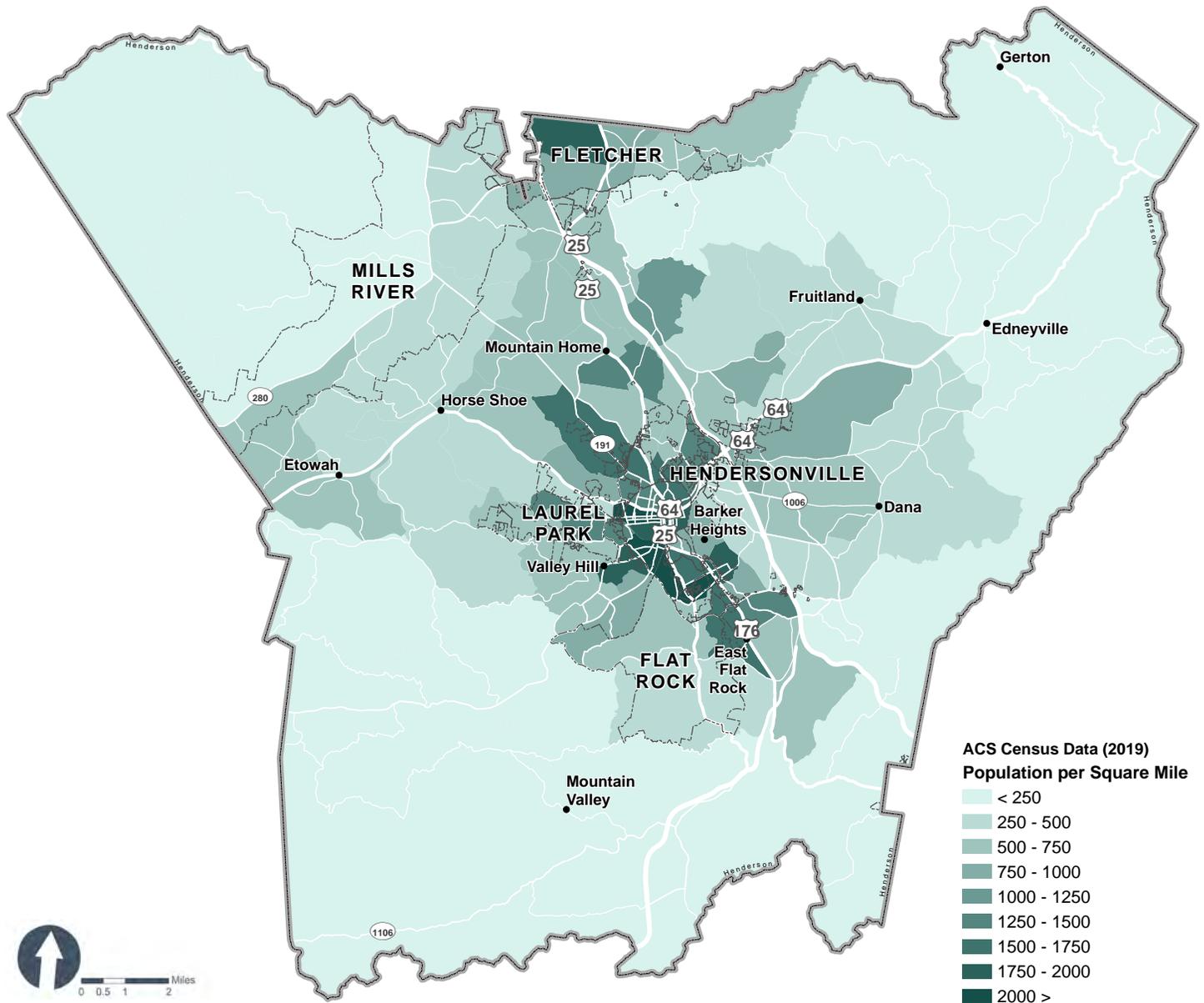
2020-2029 STIP Projects



Source: NCDOT State Transportation Improvement Program

POPULATION

Population Density per Square Mile

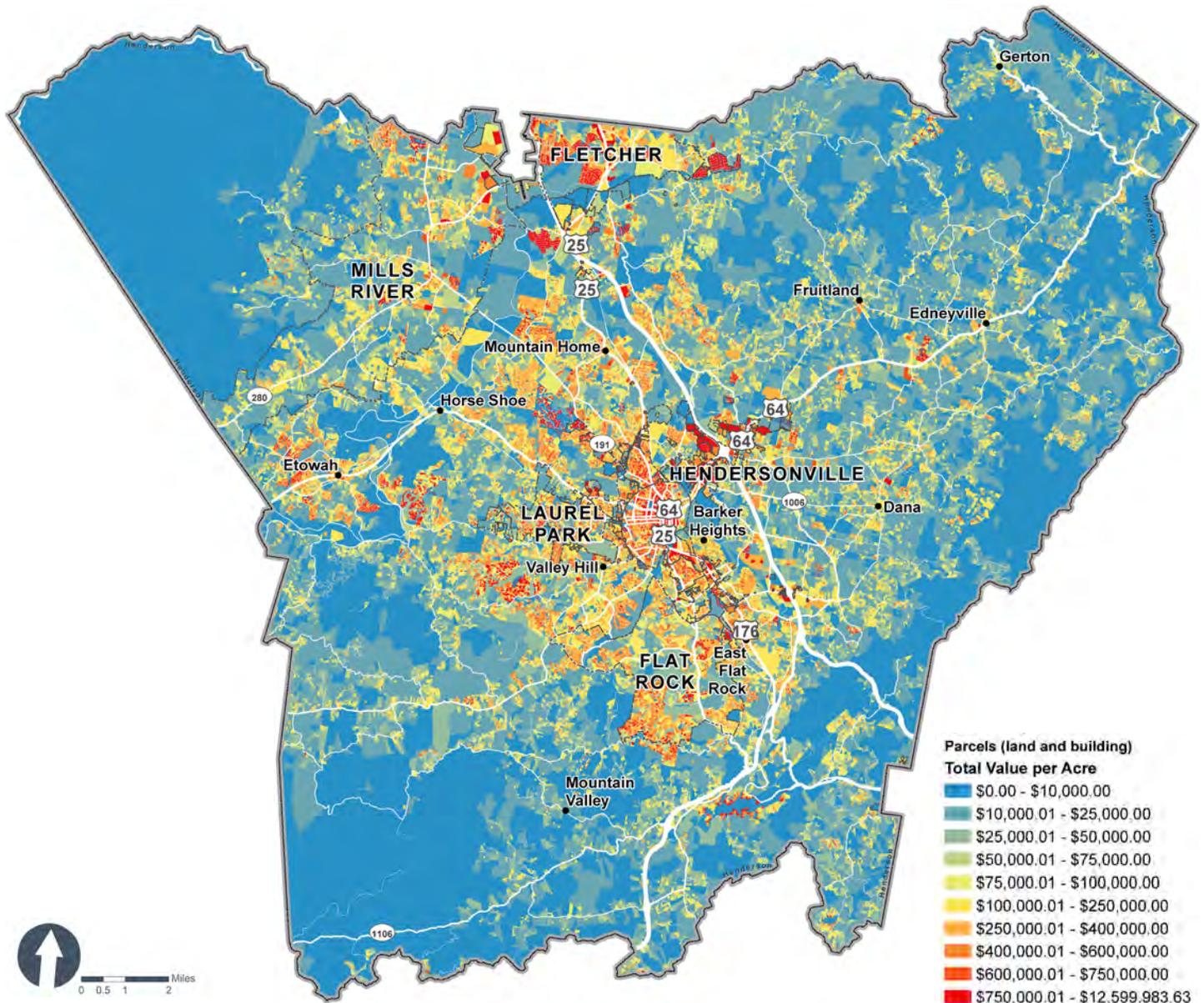


Source: 2019 American Community Survey Estimates

PLAN MAPS

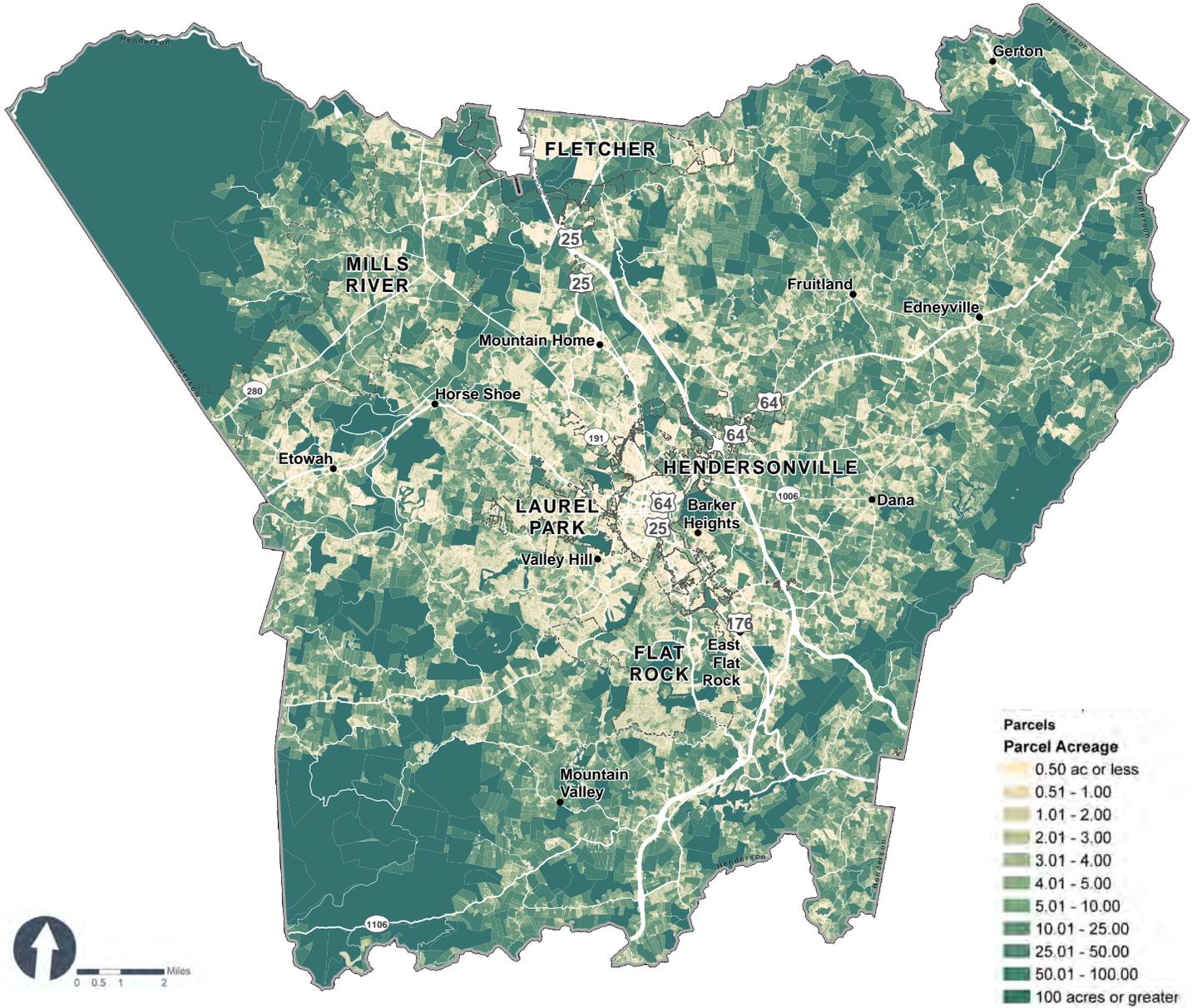
PARCEL DATA

Value Per Acre



Source: 2021 Tax Parcel Records

Parcel Size

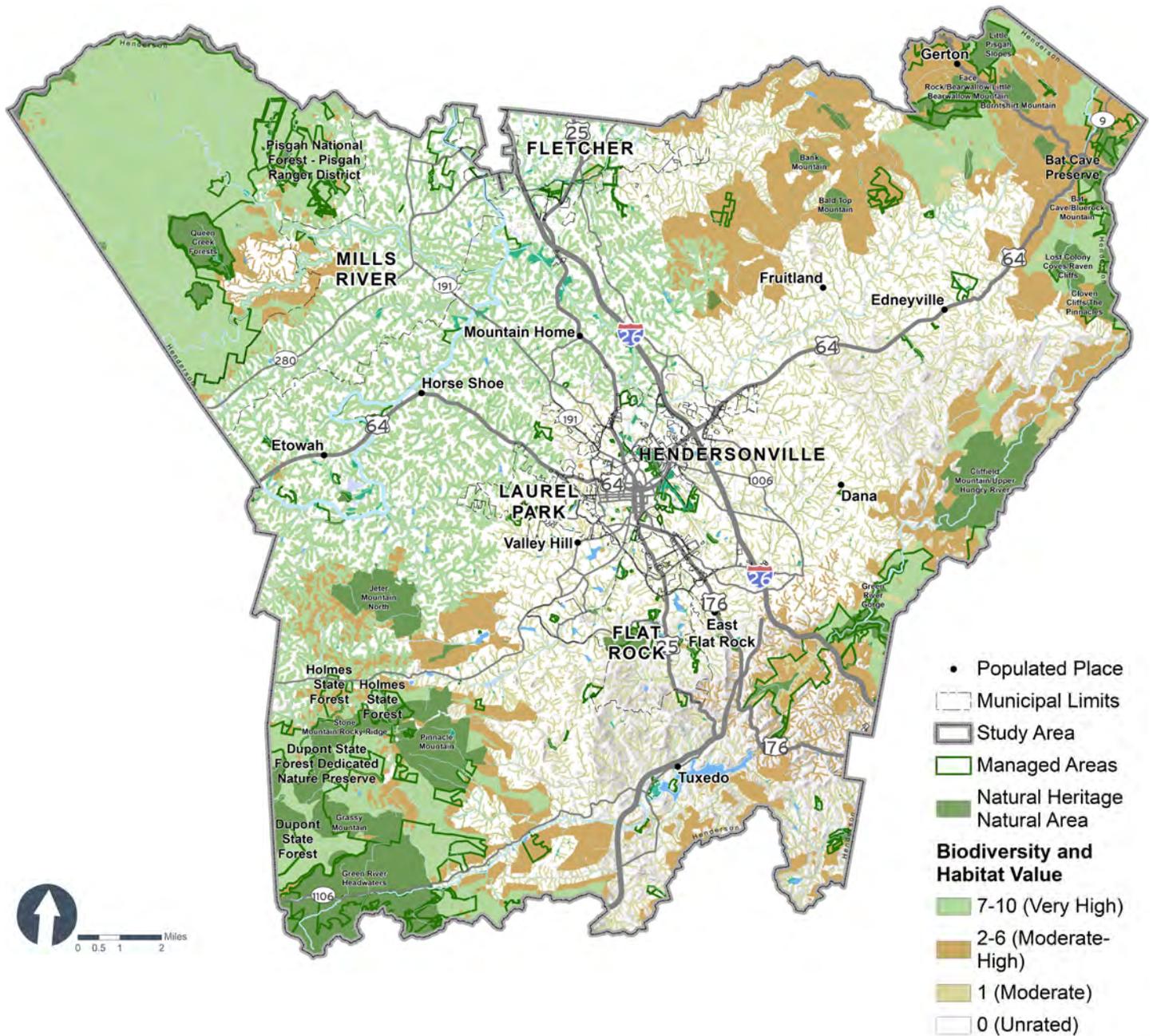


Source: 2021 Tax Parcel Records

PLAN MAPS

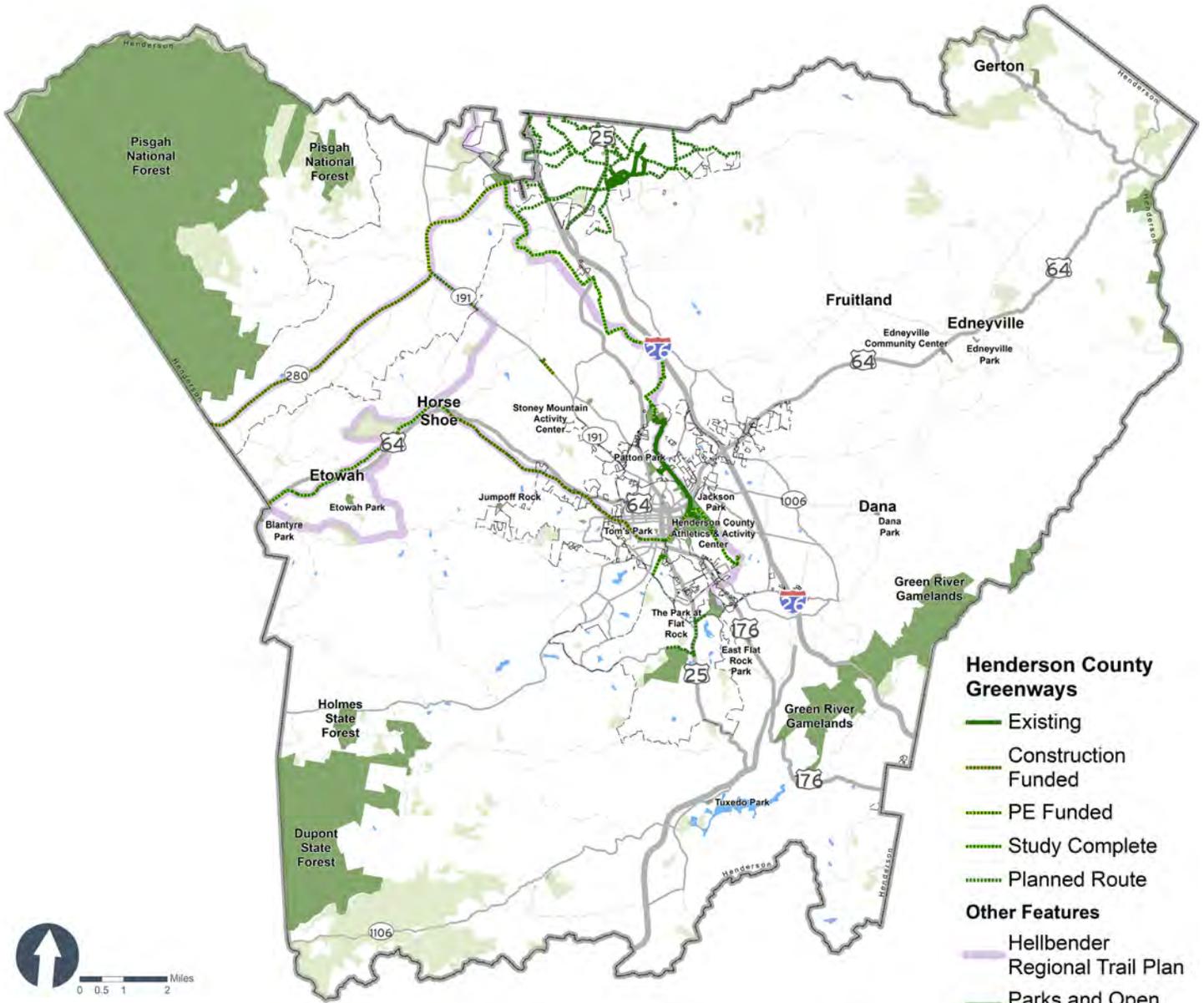
NATURAL RESOURCES

Biodiversity and Habitat Value



Source: Conservation Planning Tool

Parks and Greenways



Source: Henderson County

PLAN MAPS

AGRICULTURAL DATA

Agricultural lands are a vital economic and character resource in Henderson County; they provide long-term economic stability and environmental protection. The state of North Carolina recognizes the benefits of agricultural lands and provides a program known as the Present Use Value (PUV) program to reduce taxes paid on real property making it more cost effective for farmers. The state also recognizes the importance of preserving farmland through its "Agricultural Development and Farmland Preservation Enabling Act" which gives counties the authority to establish farmland preservation programs by ordinance.

Present Use Value Program (PUV)

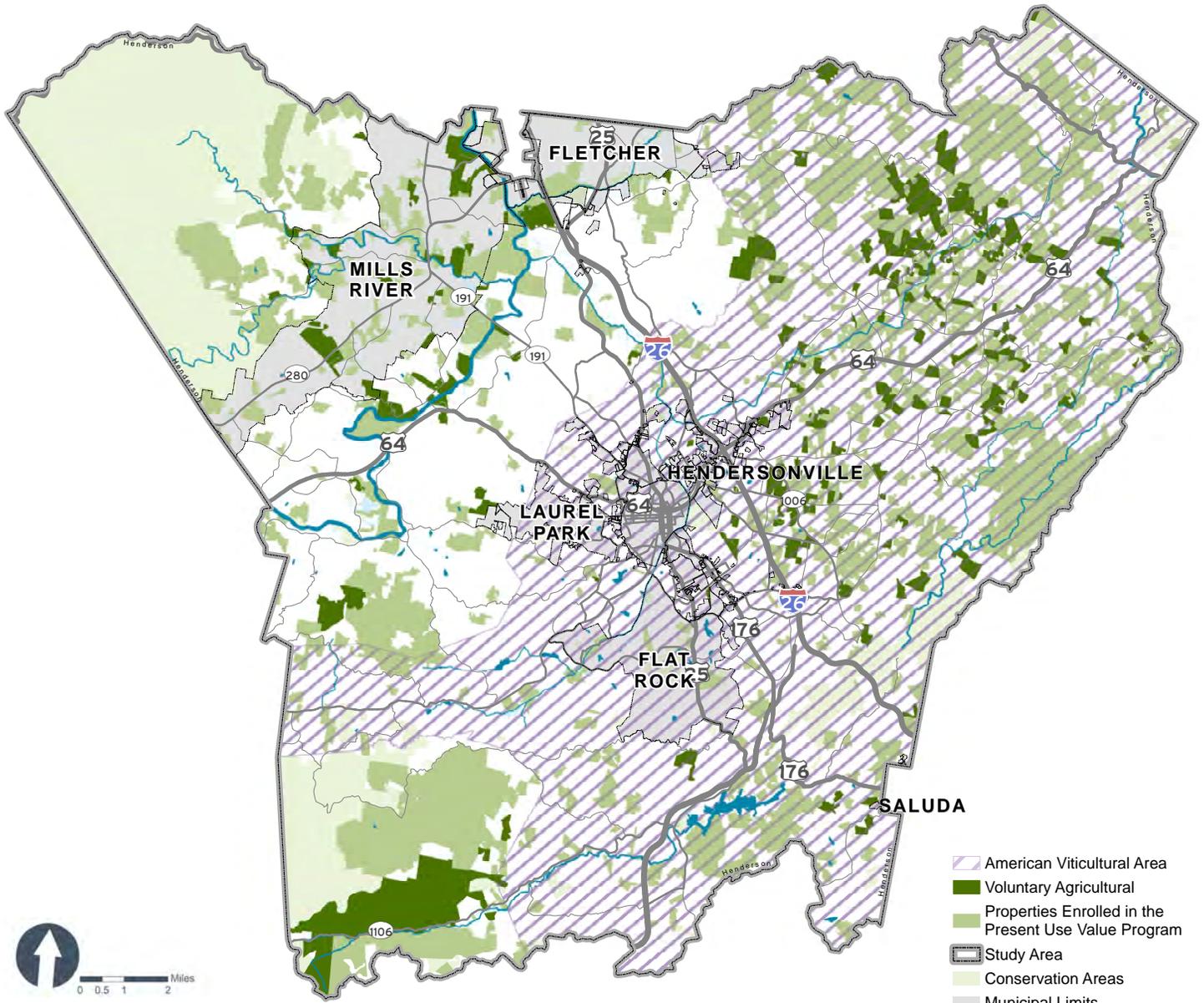
The Present Use Value program offers up to 90% tax savings for private eligible landowners in North Carolina. The PUV program has four classifications to qualify for enrollment including agricultural, horticultural, forestry, and wildlife use. Property that is accepted into this program is taxed at its "present use value" as a farm. This value is usually less than the market value of the property. The difference between the market value and the present use value is "deferred."

When property is removed from the program, the deferred taxes from the current year and the previous three years plus interest become due.

Voluntary Agricultural District (VAD)

Voluntary Agricultural Districts are areas in Henderson County set aside by property owners for agricultural use only. Members of voluntary agricultural districts receive increased protection from nuisance lawsuits, rights to public hearings before any condemnation proceedings, and public recognition of their commitment to maintaining the rural part of their heritage.

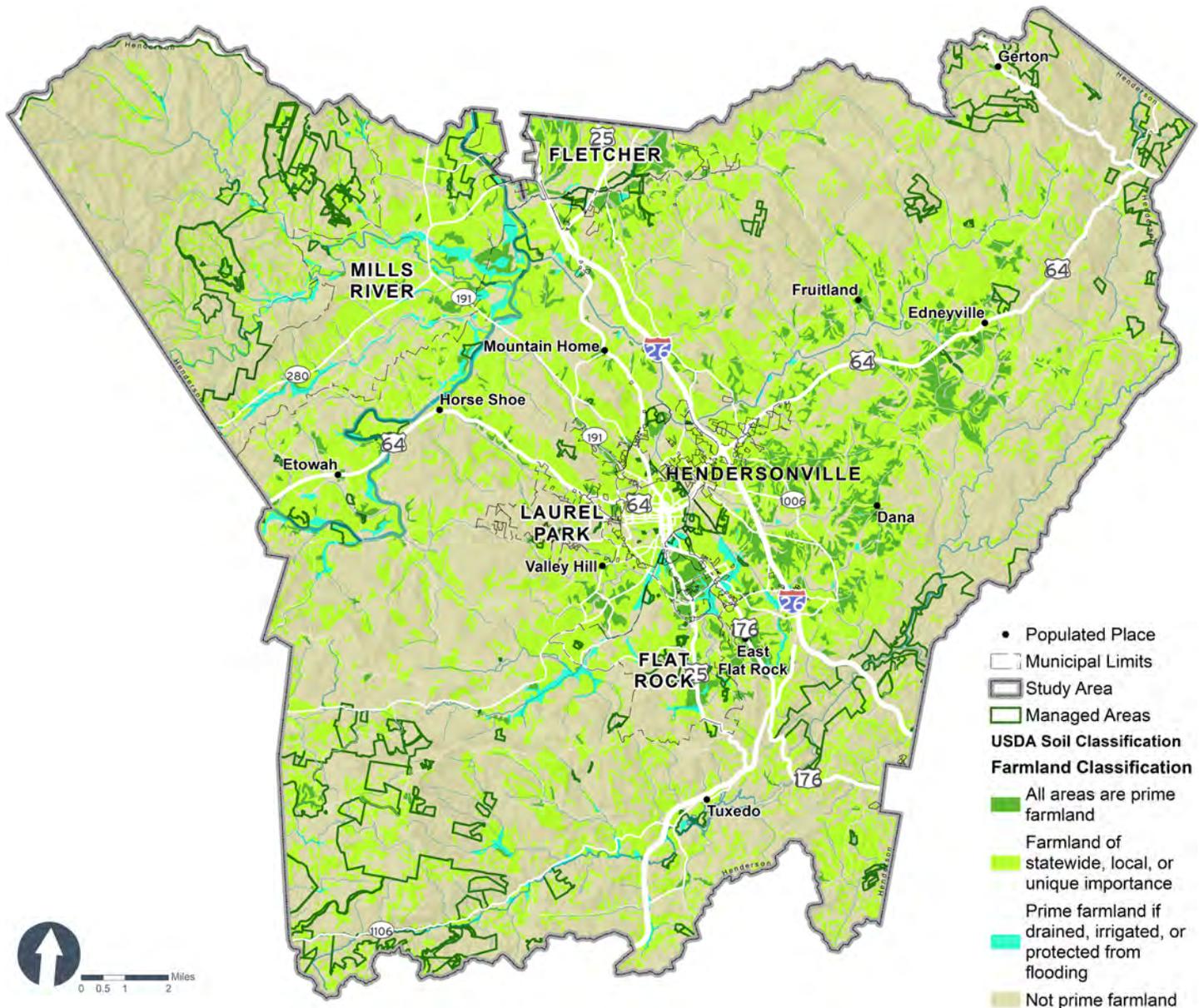
Agricultural Lands



Source: 2021 Tax Parcel Records

PLAN MAPS

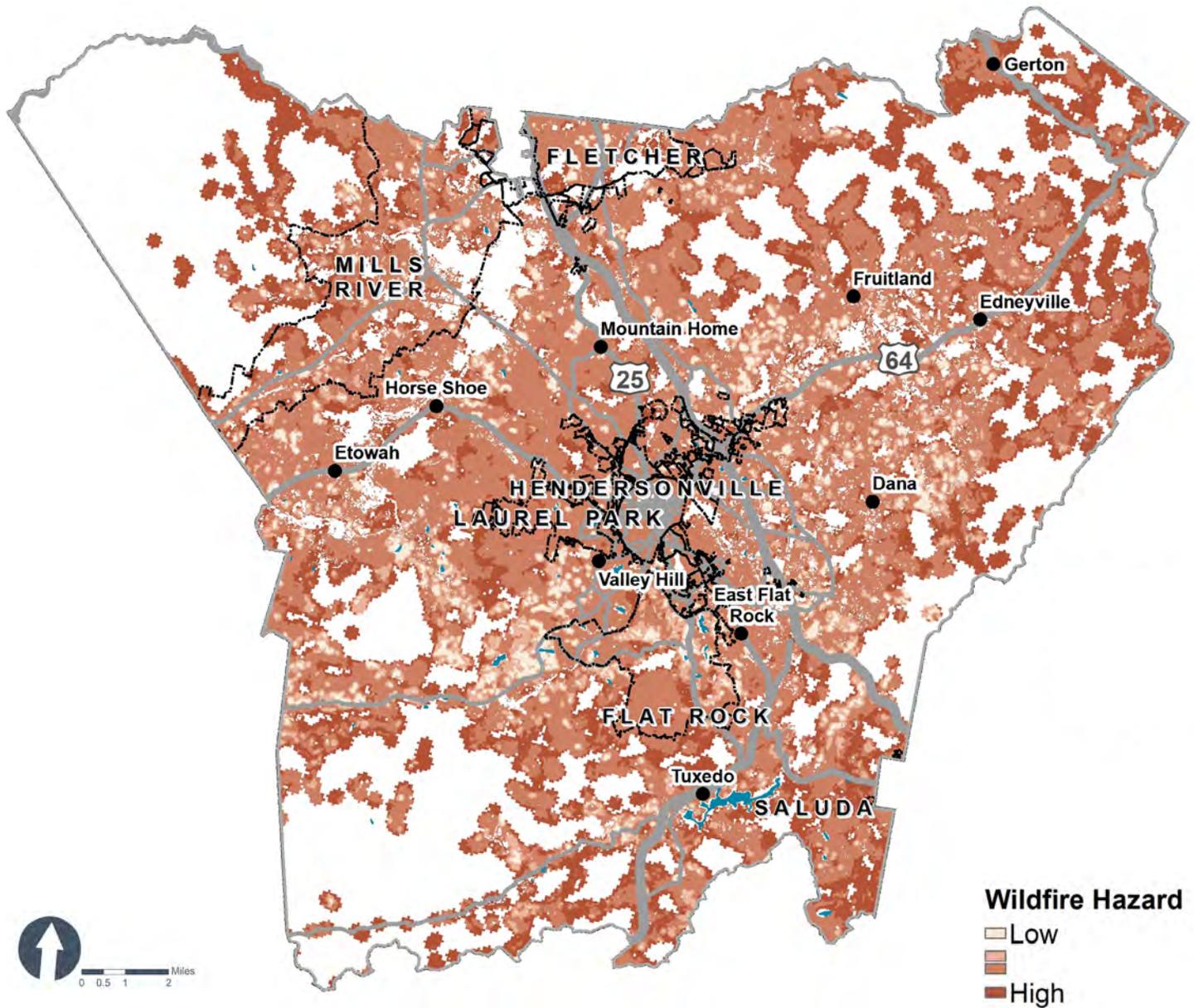
Prime Farmland Soils



Source: NRCS Soil Data

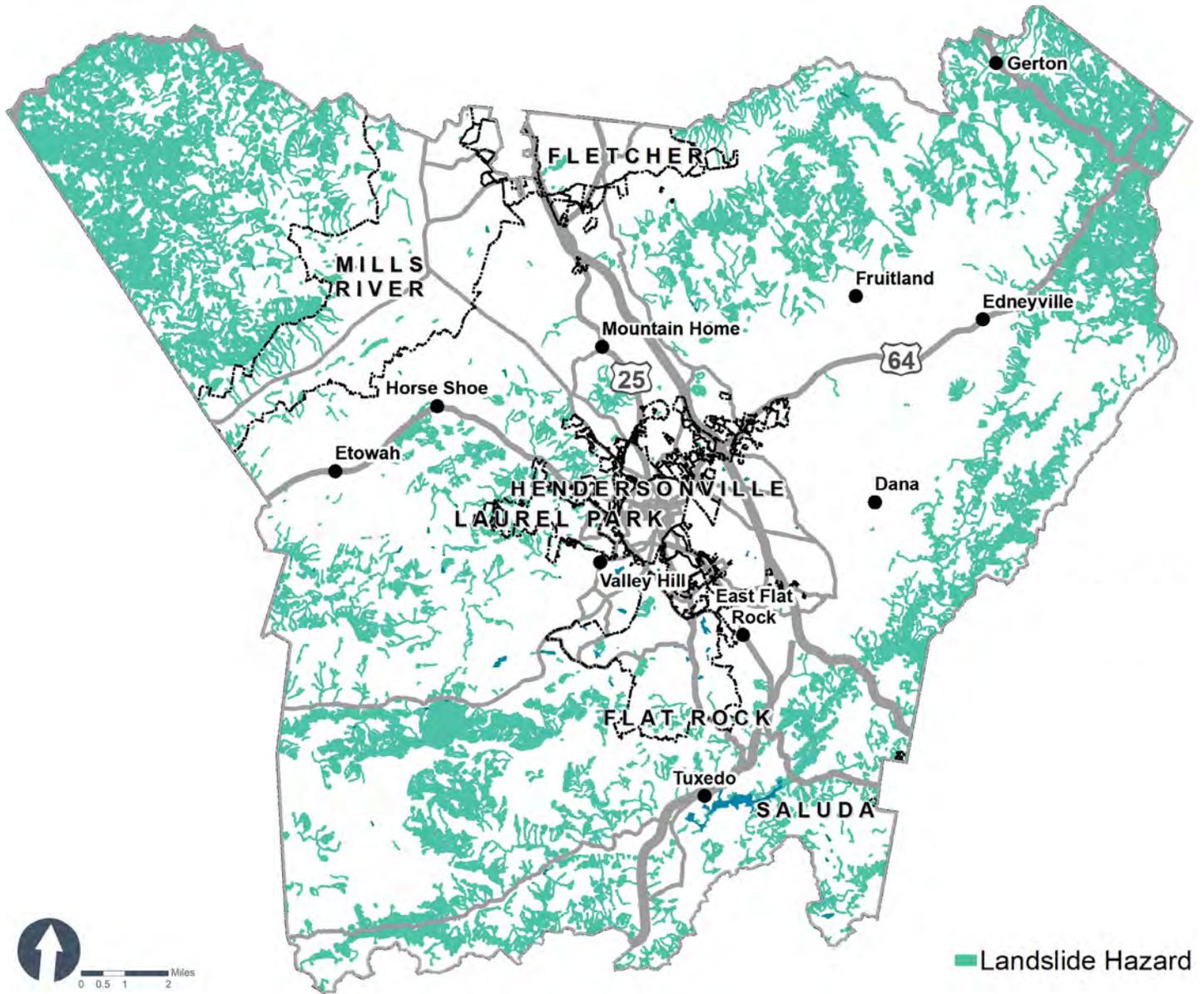
NATURAL HAZARDS

Wildfire Threat

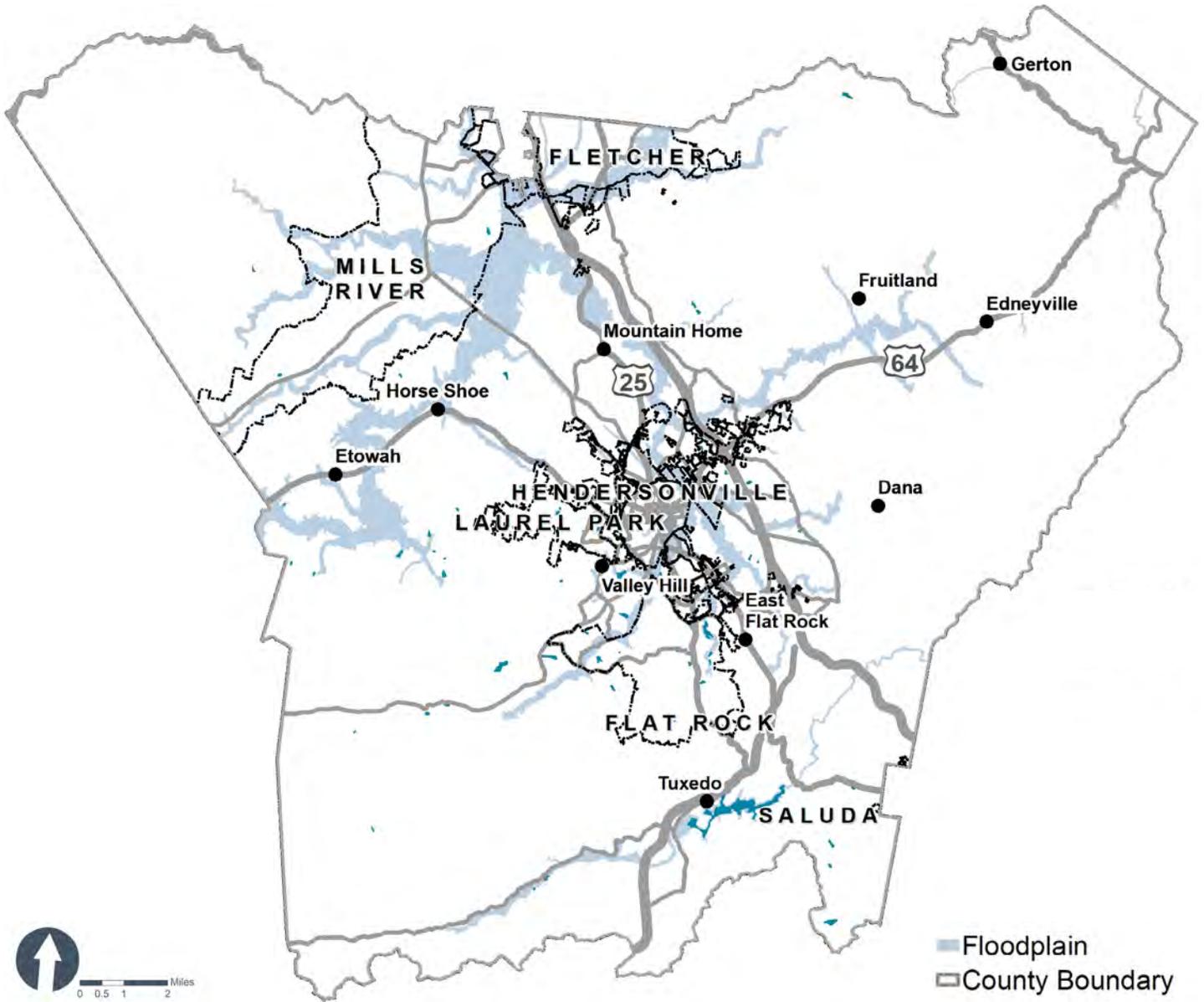


PLAN MAPS

Landslide Threat



Flooding Threat



PUBLIC OUTREACH

PUBLIC WORKSHOP #1 SUMMARY

MEETING INFORMATION

Date: November 10, 2021
Time: 4:00-7:00 PM
Location: Blue Ridge Community College

OVERVIEW

The public workshop for the Henderson County 2045 Plan allowed attendees to engage with the Plan via informational materials, feedback activities, and small group discussions. Over 20 people attended the public workshop. This is in addition to those who attended the ten public open houses held across the County during the Fall.

PARKS AND RECREATION

The Parks and Open space visual preference board asked attendees to place dots next to their preferred options. Overall, open space options received more votes than formal recreation facilities did, indicating strong support for passive recreation in intact natural areas, and preserving existing open spaces

PARKS AND FACILITIES TOP CHOICES



Greenways and Trails



Parks with Natural Areas



Community Gardens

OPEN SPACE TOP CHOICES



Protecting Streams and Water Quality



Agricultural Preservation



Heritage Trees and Mature Forests

TRANSPORTATION

The transportation visual preference board asked attendees to place dots next to their top 5 transportation priorities. The options presented both auto-oriented and multimodal transportation priorities. Echoing the parks and recreation feedback, greenways were by far the most popular transportation priority, receiving 20 votes. The top five options (below) received at least 11 votes each and were split between auto mobile and multi-modal priorities. Strong support was also indicated for transit services, congestion alleviation, and road maintenance. There was also an opportunity for respondents to write in their own recommendations.



Greenways



Congestion



Transit Services



Road Maintenance



Bike Lanes

"Sidewalks everywhere"

Write-In

DEVELOPMENT PREFERENCE

RESIDENTIAL

The residential development preference board asked residents to consider four different types of subdivisions: Conventional, large lot, conservation, and farmhouse clusters. These options represent a diversity of options for lot size and open space distribution within each subdivision. It asked them to consider if and where they would like to see these in the county, which will help the project team create the Future Land Use Map, character areas, and land use recommendations for the plan.

PUBLIC OUTREACH



Feedback indicated strong support for **conservation subdivisions** anywhere in the county, which echoes the inclinations toward preservations demonstrated in other feedback activities. Conservation subdivisions are planned developments where smaller lots are clustered in exchange for more open space and amenities.



Large Lot Subdivisions received the most “Don’t support” votes”, and those who did support them only selected the option to locate them near activity areas.



There was moderate support for **farmhouse clusters**, which are smaller-scale subdivisions with a low overall density, with flexibility to allow for buildings to be clustered.

NON-RESIDENTIAL

Attendees were asked to share their support and locational preference for different types of nonresidential development. These responses are used in drafting land use recommendations. Agricultural uses and mixed use development received the most support, as did commercial development with design standards. In keeping with the general support for preservation of open areas, many of the votes supported locating more intensive uses like commercial or employment near activity areas rather than in agricultural areas.

PUBLIC WORKSHOP #1 SUMMARY



Agricultural lands and rural homesteads received strong support, with no votes of “don’t support.”



Buildings with a mix of uses received strong support, and some respondents specified that they should be located in activity areas.



Employment Centers only received votes that supported locating them in activity area.



Medium-to-large scale commercial uses, such as big box stores and storage facilities, received the most votes of “don’t support.”



Commercial development with design standards was supported throughout the county and in activity areas.

PUBLIC OUTREACH

2045 PLAN GOALS

One activity asked attendees to review the goals from the 2020 County Comprehensive Plan and indicate which five goals they considered most relevant for this new plan. The top goals attendees considered relevant were generally related to directing development patterns in a way that preserves the sensitive natural environment and agricultural land. There was also some support for protecting water quality and water and sewer service. The top five goals that received the most votes overall were:

Rank	Goal	Votes	Comments
1	Direct growth to areas where essential services and infrastructure are present, and protect sensitive natural areas and key historic / cultural resources from extensive development.	20	<i>Yes – much more density in municipalities</i>
2	Promote development patterns that respect sensitive mountainous areas.	14	<i>Keep tree canopy. Policy: replace trees when they are cut down for urban development.</i>
3	Protect Water Quality	11	
4	The County should take a leadership role in sewer and water planning and work towards the regionalization of water and sewer service.	10	<i>Rate limiting factor – water</i>
5	Reduce farmland loss	9	<i>Expand ag. Conservation easements. Very important as future population increase is likely to accelerate. (with climate change, where are wealthy retirees going? (Here more and more)</i>
6	Promote a diverse range of housing options	8	<i>Rentals are needed. Apartments, especially for younger, newer residents. But not in spots that create poor runoff and flooding.</i>

KEEP, TOSS, CREATE, MAP

For this activity, respondents were asked to place color-coded post-its indicating what they would like to keep, toss, or create in their county. It allows for a more freeform style of feedback from attendees, gives a spatial quality to feedback, and is an efficient way of identifying trends in feelings toward development. Comments are shown according to geographic area. Areas not mentioned, such as the Etowah or the Northwestern area near Pisgah and Mills River, did not receive comments.

PUBLIC WORKSHOP #1 SUMMARY

CENTRAL AREA (HENDERSONVILLE, EAST FLAT ROCK, AND IMMEDIATE SURROUNDINGS)

Keep

- ▶ Walkway/bike path in city
- ▶ The peace, pride, and small-town feel, love for the community

Toss

- ▶ Asphalt plant
- ▶ Traffic on Four Seasons

Create

- ▶ More pedestrian and bike access
- ▶ Parks for seniors
- ▶ Requirement for trees in new development
- ▶ Clean up and restore Mud Creek
- ▶ Connect Oklawaha greenway to Ecusta Trail
- ▶ More handicap accessible parking
- ▶ Higher density in Town
- ▶ Keep industrial in Stoney Mountain area and Highway 25

SOUTHERN HENDERSON COUNTY (CRAB REEK, GREEN RIVER, TUXEDO, ZIRCONIA)

Keep

- ▶ Scenic Views and agriculture
- ▶ Recreational access (to Green River Game Lands)
- ▶ Scenic beauty
- ▶ Natural areas
- ▶ Forest conservation

Create

- ▶ Plant multiple trees when one tree is cut down

NORTHEASTERN HENDERSON COUNTY (EDNEYVILLE, FRUITLAND)

Keep

- ▶ Scenic views and agriculture

Create

- ▶ Sidewalks
- ▶ More ag. conservation

SMALL GROUP DISCUSSIONS

Two small group discussions were held during the workshop. These conversations allowed residents to express their concerns and visions in a free format discussion with the project team and with each other. These discussions were productive, extending well beyond their scheduled 20 minutes each session. About 10 people attended each session, with others drifting in and out of the group as time allowed.

PUBLIC OUTREACH

GROUP 1 THEMES:

Loves

Community charm, unspoiled assets, small businesses, peace and quiet, farmland.

Issues

Noise

Growth correlates with infrastructure,
development should [address impacts on] transportation and stormwater

- Are impact fees an option?

Beautification and screening for commercial uses

Affordable housing

More transit

More communication between municipalities and County

Healthcare access

Areas for senior services, recreation

Too many cell towers

Ideas

Coordination of environmental regulations

- Political boundaries do not always match up with environmental boundaries

Transportation options

More options for multi-use

Increase infill development

Actions

Bus lanes on major corridors

Sewer and infrastructure to guide development

More broadband connections

Reduce impacts on existing residents

Need to preserve farmland

GROUP 2 THEMES:

Loves

Rivers, trails, wildlife, agriculture, green areas, forests, people

Respect for the land

Concentrated urban amenities

Issues/Concerns

Agriculture is becoming more high tech, will need things like Internet to function

Population growth

Climate change/climate migration

Resiliency, unprecedented natural disasters

PUBLIC WORKSHOP #2 SUMMARY

VIRTUAL MEETING

MEETING INFORMATION

Date: December 9, 2021
Time: 6:00-7:30 PM

A virtual public meeting was held a month after the public workshop to accommodate those who preferred a virtual format or were unable to attend the workshop. It was advertised on the County's Facebook page and on the project website. It covered the same topics as the introduction video from the public workshop, and also gave a preliminary overview of the feedback from the workshop at BRCC. Following the presentation portion of the meeting, attendees were invited to participate in a question and answer session. Topics discussed and questions asked included:

- "Will survey results be made available?"
 - Yes, they will be included in the appendix of the document and the full results will be available upon request from the Planning Department.
- "Are there resources for agricultural land owners to help ensure the land is continued to be used for agriculture? Does the county have an inventory of its orchards?"
 - Yes, resources include the present use value program for tax abatement. Landowners can also call Dr. Terry Kelly at the NCSU agricultural extension.
 - Cropscape data is available for inventory of land and may show where orchards are.
- "Is the county considering a requirement regarding animal crossings when making road improvements?"
 - This is a new trend in transportation planning. This is going on in the Smokies and could be planned in highway widenings or with new roadways.
- "Is the county considering ordinances to limit the use of polluting fertilizers?"
 - The Ag Extension office conducts education activities for farmers and home gardeners. This may be covered here or in water quality recommendations.
- Community support for increased, connected public transit
- "How does the County plan to incorporate sustainability and resiliency long-term? Will there be a full-time sustainability staff member at the county level?"
 - There are many ways to address sustainability. One way is with a sustainability officer, some larger cities have done this. Another way is to work ideas of sustainability into all department activities.
- "What can be done to ensure land that gets annexed into a municipality continues to be used in a way that is consistent with the County's Future Land Use Map?"
 - Staff has discussed needing more joint-planning areas in areas in the county that may be served by municipal services in the future. This could be recommended in the plan.

PUBLIC OUTREACH

- "What can be done about older agricultural land owners [that are looking to retire]? Can they be matched up with people who want to start farming?
 - Alamance County has a precedent for this. The Alamance County Farmland Preservation Program purchases development rights on agricultural lands. They are looking to connect young farmers with leasable land in expansions to the program.

FALL 2022 INPUT EVENTS SUMMARY

MEETING INFORMATION

September 13 th , 2022	6pm-8pm	Hendersonville Library, Kaplan Auditorium
September 20 th , 2022	2pm-4pm	Fletcher Library
September 26 th , 2022	6pm-8pm	Edneyville Community Center
September 27 th , 2022	2pm-4pm	Blue Ridge Community College, Thomas Auditorium
October 3 rd , 2022	2pm-4pm	Etowah Lions Club at Etowah Park

OVERVIEW

There were 5 public meetings held in the fall of 2022. Staff presented the draft Henderson County 2045 Comprehensive Plan and held question and answer sessions.

QUESTIONS / COMMENTS

HENDERSONVILLE PUBLIC LIBRARY

- How can we make sure the surveys taken earlier are portrayed in the plan?
 - We want to ensure that every respondent is heard in the plan- The results will be in the appendix. The draft plan is just a draft, and we are putting it back out to you all to make sure you feel like your voice has been heard. These should be reflected in the goals and recommendations.
- Will the Land Development Code change to support the Comprehensive Plan?
 - Possibly- if the Comprehensive Plan recommends changes to the LDC. However, any text amendment would go through the Planning Board and BOC, and the public would be notified and able to voice their opinion on each amendment.
- What input with the Department of Transportation went into creating the Plan?
 - The County works with NCDOT through the Transportation Advisory Committee and at the regional level. Over the last 10 years, Henderson and WNC in general have been able to get more of a voice and their fair share of funds from NCDOT towards projects.
 - NCDOT staff and staff from the French Broad River MPO were also part of the stakeholders that were interviewed during the planning process.
- Given the population growth in the County, what will be the expenditures for water and sewer?
 - MSD is a private sewer company and manage capital expenditures and rates for their system. Asheville and Hendersonville control the other water and sewer in the county, and their priorities and prices are set by them. There is a sewer system planned to serve parts of Edneyville that will be operated by Henderson County.

PUBLIC OUTREACH

- What does the color coding on the Future Land Use Map mean?
 - Each color on the Future Land Use Map represents one of eight character areas with different uses and/or densities. It is a high-level map, and not supposed to be parcel specific, but could support or discourage rezonings in some areas.
- Is the Future Land Use Map set in stone?
 - No- it is a draft. It could/should change as we gather public feedback. Even after adoption it is subject to amendments that could be adopted by the Board of Commissioners.
- Is the orange dotted line around the map where services will probably have infrastructure in the future or is that already in place?
 - Most of this area already has some utilities in place but it does account for some extensions in targeted areas. In the plan the USA is defined as: "An area intended to be served by utilities and other urban services by 2045. This line also accounts for the existing services as well as the relative feasibility of sewer extension from sewer providers (City of Hendersonville, MSD, Etowah, and proposed Edneyville). This area has the potential to accommodate the majority of growth within the horizon of this plan."
- Does Henderson County have anything to do with HUD? Do they require certain density requirements etc. to qualify for grants/funding?
 - No. Henderson County does not administer HUD regulations.

FLETCHER

- How is the County going to accommodate all the influx of people as far as public utilities? Specifically in Mills River; large swath of land between the airport and Brevard, along 280.
 - Mills River is its own jurisdiction and has land use authority there. They just completed their comp plan process recently. It is also under MSD, a private sewer company.
- What is being done to coordinate with the City of Brevard/Transylvania County on joint ventures?
 - The County currently works with both governments regarding the Ecusta Trail. Transylvania County does not have zoning, so they do not have a comprehensive plan to refer to. Brevard does, but its limits are far from the County line.
- What is the county doing to protect the mountain faces?
 - We currently have a steep slope ordinance that limits the amount of land disturbance on steep slopes and mountain ridge protection regulations that limit tall buildings on ridges that meet defined criteria.
- Why has there not been more inter-County coordination on Planning matters?
 - Henderson County staff communicates regularly with the Land of Sky Regional Council and French Broad River MPO. Staff gets along well.

FALL 2022 INPUT EVENTS SUMMARY

- Is this the same plan that was presented to the Board of Commissioners?
 - The draft plan was not released prior to the BOC meeting with over 400 attendees. Many attendees were under the wrong impression.
- Was this plan prepared by the County Planning Staff or by the consultant?
 - Both, it was a joint effort that involved county planning staff, consultants and input from citizens, the Planning Board, Board of Commissioners and key stakeholders.
- What is the County paying the Consultants for their services?
 - The contract was for \$145,000 and included optional tasks for additional meetings. There are four consultants working on the plan: Stewart, Syneva Economics, Fernleaf, and JM Teague.
- What were the consultants' assumptions prior to making the plan?
 - The project website includes a Community Profile that documents much of the analysis and mapping done as part of the first phase of the plan.
- What percent population increase was assumed between 2020 and 2045?
 - Population forecasts from the NC Office of State Budget & Management and SYNEVA Economics were taken into account. Henderson County's population is forecasted to add slightly more than 36,000 net new residents by the year 2045. An average of 1,450 net new residents each year. These forecasts represent a continuation of residential demand in the county. Actual population growth will vary based on the economy, infrastructure availability and local policies.
- Could you talk about land conservation?
 - There are many recommendations related to land conservation in the plan. Key recommendations include efforts to preserve strategic agricultural land and encourage the conservation of open space in new development.
- What is being done in this plan to address the affordable housing crisis in the County?
 - One of the plan goals is to diversify housing choices and availability. This section of the plan includes many recommendations to address housing in the county.

EDNEYVILLE

- What does Agriculture use sewer for?
 - Many agricultural operations include processing that needs water and sewer.
- Where will the wastewater treatment plant be located [within Edneyville]?
 - Edneyville has been somewhat of a misnomer, as it would most likely be centered west of Edneyville near Clear Creek.
- When will the water treatment plant begin construction?
 - Several years from now, as the State has yet to issue a permit
- What type of internet services are going to be provided for these underserved communities? [Fiber optic, wireless, 5G, copper wiring, etc.]
 - The majority of service being installed right now is fiber.
- How can I learn more about the Farmland Preservation Program?
 - Follow along with the plan process, contact staff
 - Also see p. 60 of the plan.

PUBLIC OUTREACH

- Is the County planning on getting rid of the tax program for farmers?
 - No, never. Ag can be done anywhere in the County (excluding municipalities)
- What is the land value for farms/agricultural land based on?
 - Typically land for ag is valued lower than for commercial/residential. There are some programs/grants that try to help growers make up the difference in value, in order for them to prevent the sale of their land.
- Is there anything in this plan that restricts development in the floodplain?
 - The Land Development Code (zoning code) sets specific restrictions. This plan does include recommendations to decrease exposure to hazards in future development, with flooding being one of those risks.
- Is the Planning Board planning on changing zoning in the R2 and R2R zoning districts?
 - Not at this time. The comp plan will influence future decisions, but there is no current plan to change these. Any change to zoning will require additional discussion by the planning board and board of commissioners and a public hearing.
- What are you recommending to the Planning Board to change regarding density/character area classifications?
 - The plan does include some preliminary recommendations. The final density for each area has yet to be determined, but they will be addressing it at the upcoming planning board meetings.
- Is the high-density housing most likely to occur along the major roadways in the County?
 - It will be closest to existing services and the municipalities. Many of the major roadways are reserved for more intense uses that require access to the interstate.
- How many units constitutes low-density?
 - As for the character areas, this must be determined by the Planning Board. Everyone has a different definition, but we will work on density that is appropriate for the County.
- Will the Justice Academy have a sewer treatment plant?
 - The Justice Academy will be served by the Edneyville sewer project. The wastewater treatment plant will not be at the Justice Academy.
- What can residents do even sooner to encourage County commissioners to slow development?
 - When a project is going through the approval process, participate in meetings and give public comment.
- How do we do something about the roads in the County? [in relation to communication with NCDOT]
 - Contact the local office, which is a part of NCDOT Division 14. A representative from Division 14 attends the Transportation Advisory Committee. TAC meets once a month and is open to public comment. All meeting information is posted online.

FALL 2022 INPUT EVENTS SUMMARY

BLUE RIDGE COMMUNITY COLLEGE

- Do the character areas include corridors? [For example, The Ecusta Trail]
 - Future land use recommendations were developed for transportation corridors (i.e. US 64 and the future Ecusta Trail corridor). Follow-up studies may be needed for some key corridors.
- Why is there no Crab Creek Community Plan? [pg. 13 of plan]
 - Only five community plans were completed as each one takes at least 18 months to complete. As more plans were completed, the more divided the County became and the plans even became a basis for incorporation. All County residents are part of the overall community, and no plan can outweigh the Comprehensive Plan (legally cannot either). Other planning efforts of specific areas and for specific things have occurred and will continue.
- What does the Urban Services Area mean? And why is Etowah in an USA.
 - Urban Service Areas are areas that are expected to have a critical mass of infrastructure, including access to roads, water, sewer, and broadband. This area has existing water and sewer service and includes some area that could have sewer in 2045 due to the approved permit with the state that could be utilized to expand the system.
- How was Etowah Community Plan factored in? Concerns about all of Etowah being shown as Medium Density.
 - Commercial areas in draft Future Land Use Map were taken from the Etowah Community Plan. The Etowah Horse Shoe plan specifically prioritizes affordable housing, walkable neighborhoods, and encouraging small businesses among other things.
- What avenues would you take to improve recreation and enrichment in the County?
 - Parks system is underfunded.
 - Some parks have not been updated in 20 years.
 - Maintenance is an issue.
 - A recreation master plan is recommended in the draft plan but need to follow through with funding for maintenance and construction.
 - Inclusive parks are needed.
 - County should coordinate with municipalities to address recreation. Some parks that need maintenance the most are in municipalities.
- What does this plan do to give people a voice?
 - The plan is meant to capture feedback and clarify where development should occur.
 - The plan also discusses adjusting approval processes for certain types of development. This could include converting some Special Use Permits to conditional zonings that would allow for more interaction between boards, developers, and citizens.

PUBLIC OUTREACH

- Comments on public meetings/engagement.
 - Staff discussed outreach efforts that involved High School and Blue Ridge Community College students as they are not well represented in the survey results.
 - Could add call out box on what outreach efforts were done or feedback that was heard from young people in the plan.
- Affordable housing
 - Many areas identified as MDR, NA, CC, and even EI could be appropriate for affordable housing.
- Big idea to create an “emerald necklace” around the whole county by applying low density zoning.
 - Staff responded that this can only be accomplished through ensuring density within the USAs, which is what is shown in the plan. The Plan is not necessarily prescriptive for zoning but gives a lot of ideas for implementation including creating options for farmers in order to protect farmland.
- Will the plan indicate where agricultural and rural land should remain over time?
 - Agricultural/Rural areas on the Future Land Use Map show areas of strategic importance to the county’s agricultural system. These could be areas where allowable densities are reduced or where voluntary purchase of development rights program is focused. More discussion would be needed on these topics to implement the plan.
- Question about East Flat Rock, near NC 25/I26 connector. Why is it labeled “Industry” instead of “Commercial” on the Future Land Use Map?
 - Industry includes a mixture of uses including agriculture. Zoning would be decided after the plan is adopted and would include a public input process.

ETOWAH

- Is there anything in the Plan to get internet to the more rural parts of Etowah/the County?
 - There is a need to increase competition between private providers, grant opportunities, and federal funding. The County’s taskforce is working with providers and the state.
- Will NCDOT be involved [in the potential golf course development]?
 - Yes – if certain number of units are proposed then a traffic impact analysis will need to be done. The developer is required to bear the cost of all additional processes, not public tax money.
- Is there a plan to change zoning in Etowah?
 - Every rezoning has at least three public meetings; staff meeting, Planning Board meeting, and a public hearing.
- Who regulates the [Etowah] sewer?
 - The NC Department of Environmental Quality regulates all sewer systems.

FALL 2022 INPUT EVENTS SUMMARY

- Where does the sewer line discharge?
 - Currently discharges into Gash Creek and then into the French Broad River. The approved state permit is for it to flow directly into the French Broad. We have zero control over Etowah Sewer.
- Etowah residents have concerns over the age of the sewer system with anticipated population growth
 - The current sewer would have to be repaired and expanded to accommodate growth.
- People really want to know specific zoning/density numbers (i.e., 1 unit/acre)
 - Planning Board will work on deciding those numbers, but it will still be a range since character areas are not the same as zoning.
- Resident suggested to use studies from other places/Counties to determine density numbers
- People suggest to not use the word “urban” when describing the Urban Services Area
 - The Planning Board can discuss changing the name.
- Strongly favor shrinking the USA, specifically around Etowah
 - Planning Board will discuss this.

GOALS EXERCISE RESULTS

Attendees also voted on their support for the draft goals on display boards, by indicating whether they supported, didn't support, or were neutral about the proposed goals. Takeaways from this exercise include:

- **Most supported goals:**
 - Coordinate development near existing community centers.
 - Protect and conserve rural character and agriculture.
 - Promote healthy living, public safety, and access to education.
- **Goals that received less support:**
 - Stimulate innovative economic development initiatives, entrepreneurship, and local business.
 - Diversity housing choices and availability.
- **Neutral votes:**
 - Prioritize multi-modal transportation options & connectivity.
- **Commentary:**
 - Strong support for coordinating development near existing centers and protecting rural character and agriculture. This is in-line with the survey results from earlier in the planning process.
 - Some concern over economic development and housing goals. This is likely tied to potential concerns over impacts of new development.

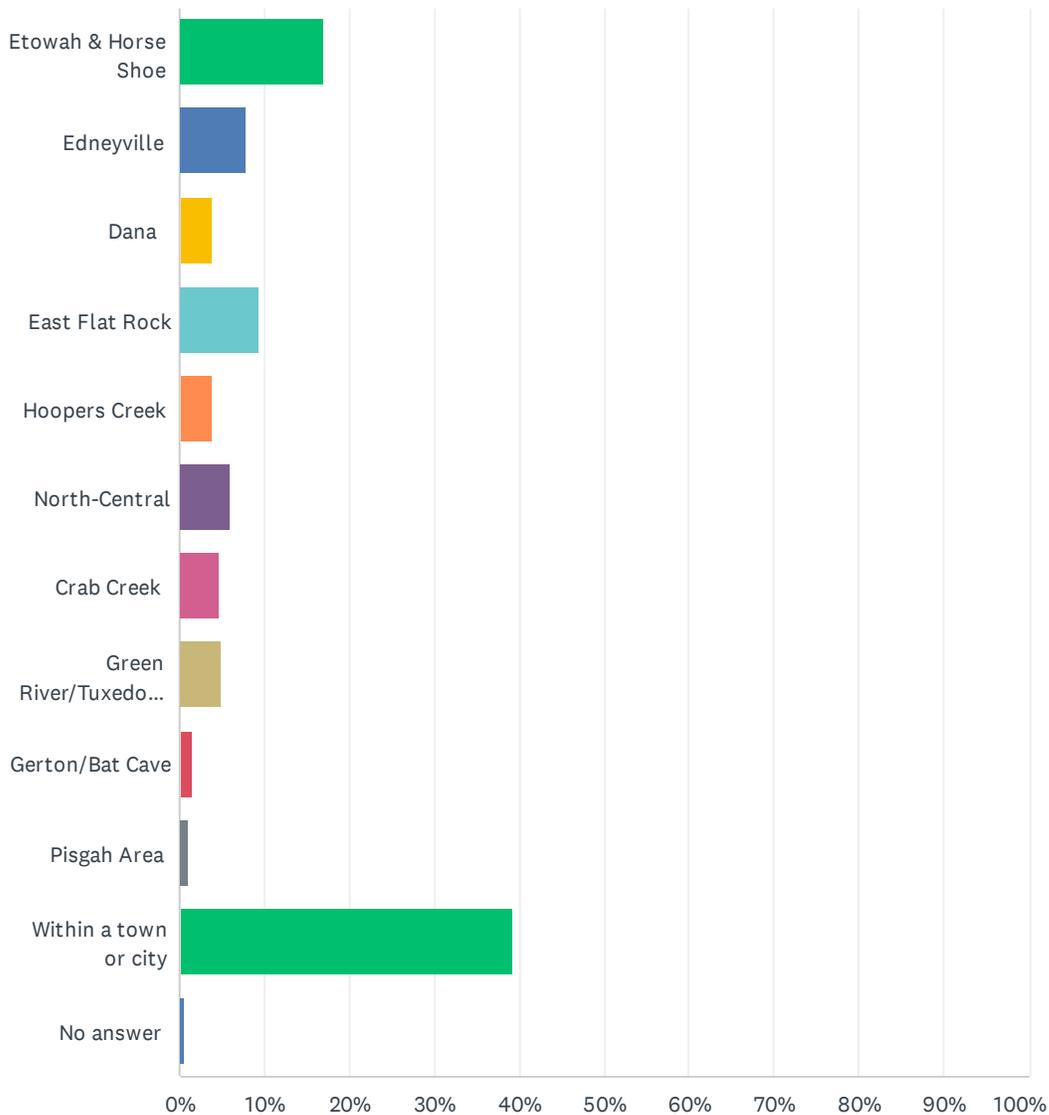
PUBLIC OUTREACH

SURVEY RESULTS

The Community survey opened in August 2021 and ran through October 12, 2022. It was promoted online through County Government channels, in County property tax bills, and through other community outlets. It was also made available in Spanish. The over 7,200 responses helped form the foundation of the recommendations.

Q1 Where do you live or spend the most time? (Choose closest area).

Answered: 7,104 Skipped: 129



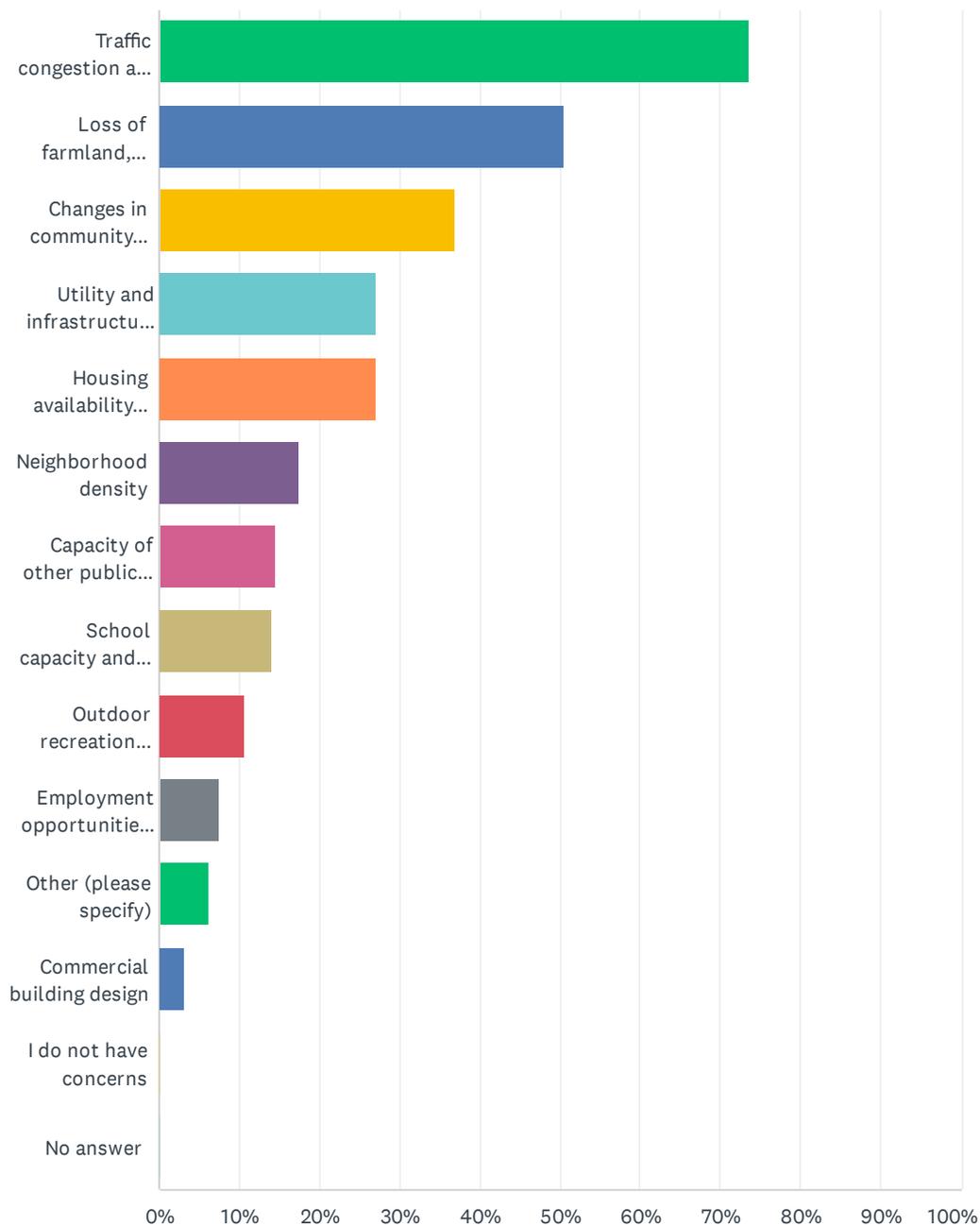
SURVEY RESULTS

ANSWER CHOICES	RESPONSES	
Etowah & Horse Shoe	17.03%	1,210
Edneyville	7.83%	556
Dana	3.77%	268
East Flat Rock	9.45%	671
Hoopers Creek	3.81%	271
North-Central	6.02%	428
Crab Creek	4.73%	336
Green River/Tuxedo/Zirconia	4.90%	348
Gerton/Bat Cave	1.49%	106
Pisgah Area	1.06%	75
Within a town or city	39.25%	2,788
No answer	0.66%	47
TOTAL		7,104

PUBLIC OUTREACH

Q2 Henderson County's population has grown 38% between 2000 and 2020. If this growth trend continues, what potential impacts of growth are you most concerned about? (Select up to three)

Answered: 7,229 Skipped: 4



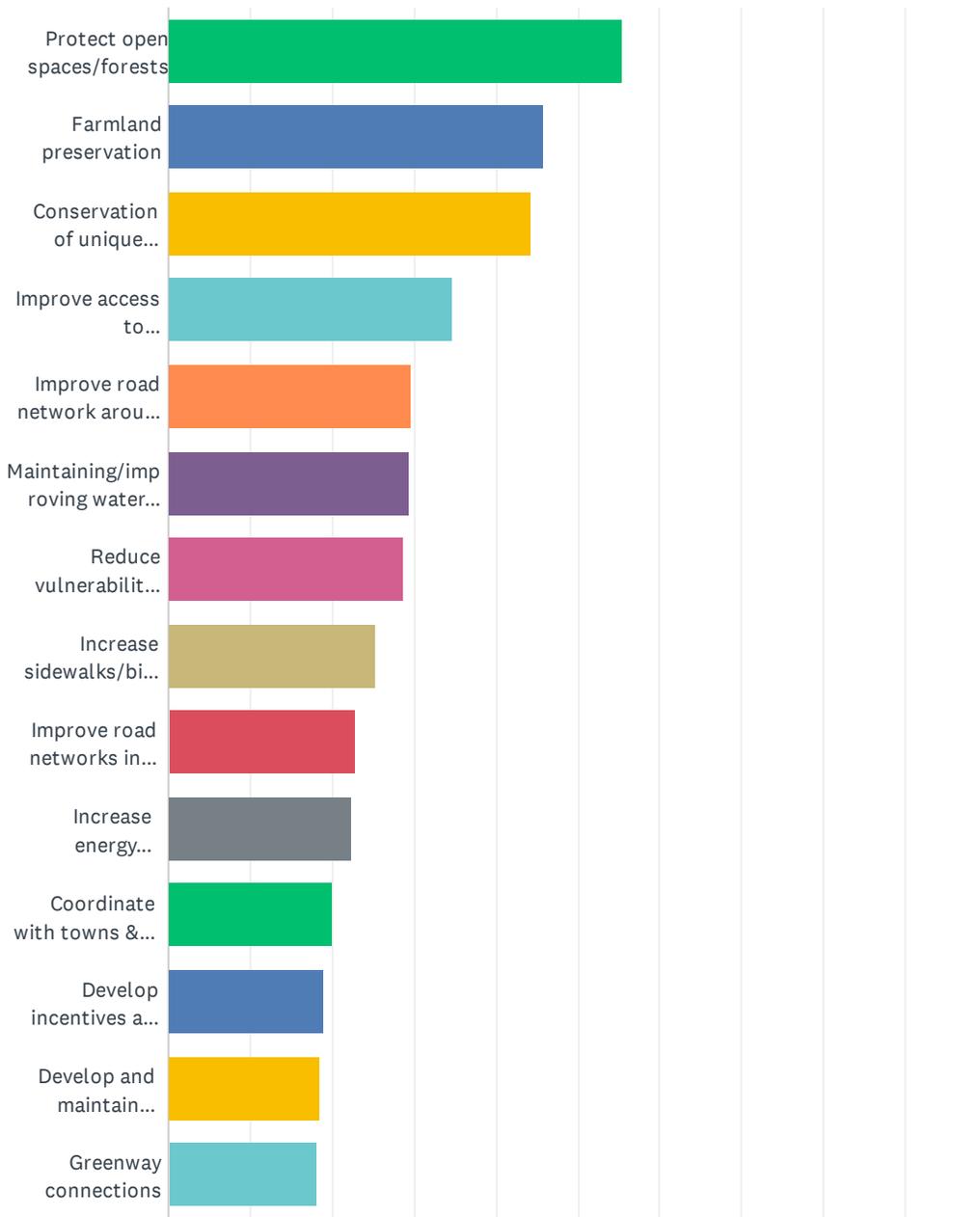
SURVEY RESULTS

ANSWER CHOICES	RESPONSES	
Traffic congestion and road maintenance	73.61%	5,321
Loss of farmland, and/or impacts to natural resources	50.57%	3,656
Changes in community character	36.98%	2,673
Utility and infrastructure capacity	27.11%	1,960
Housing availability/affordability	26.97%	1,950
Neighborhood density	17.43%	1,260
Capacity of other public services (emergency services, etc)	14.52%	1,050
School capacity and/or quality	14.17%	1,024
Outdoor recreation opportunities	10.76%	778
Employment opportunities/economic development	7.50%	542
Other (please specify)	6.13%	443
Commercial building design	3.25%	235
I do not have concerns	0.32%	23
No answer	0.21%	15
Total Respondents: 7,229		

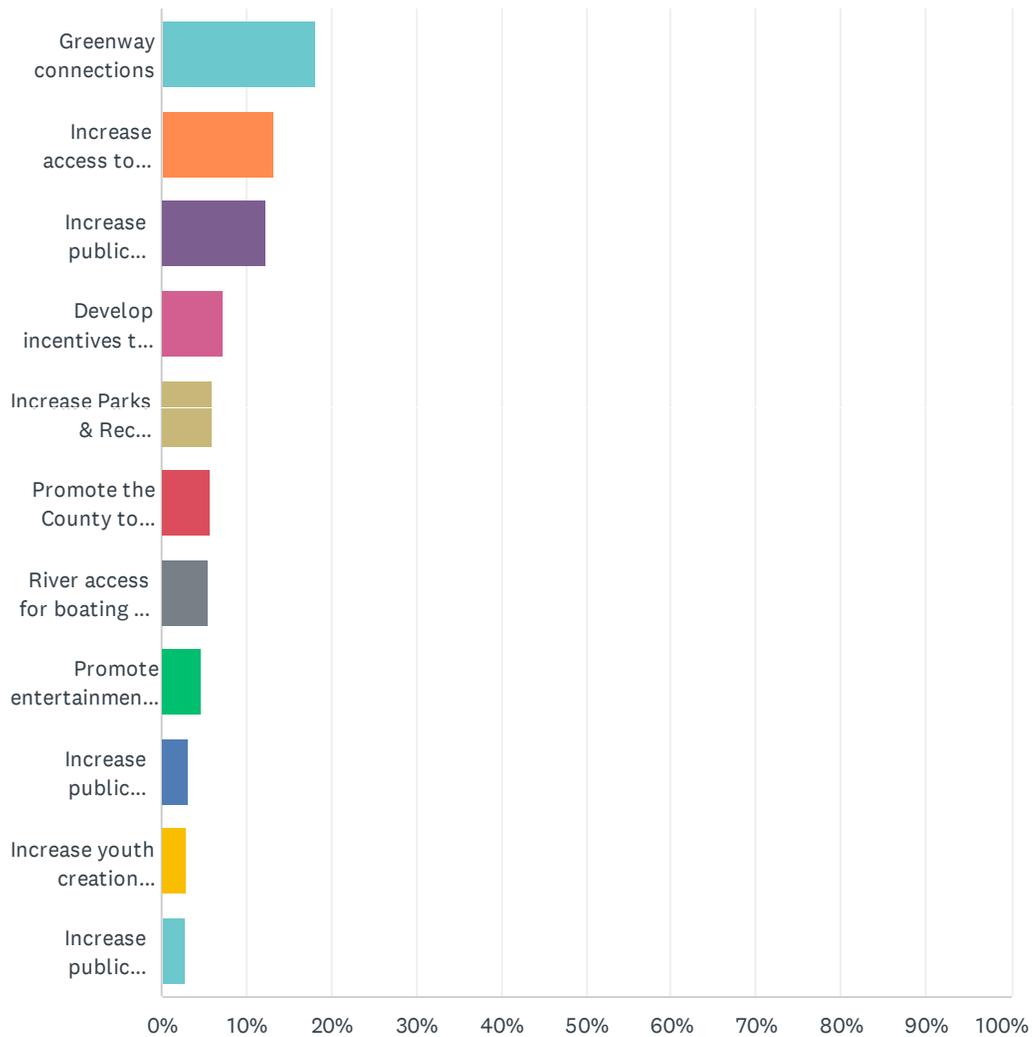
PUBLIC OUTREACH

Q3 The future of Henderson County is dependent upon a variety of factors. Which of the following factors should this 25 year comprehensive plan prioritize? (Select up to five)

Answered: 7,192 Skipped: 41



SURVEY RESULTS



PUBLIC OUTREACH

ANSWER CHOICES	RESPONSES	
Protect open spaces/forests	55.51%	3,992
Farmland preservation	45.83%	3,296
Conservation of unique natural areas	44.33%	3,188
Improve access to internet/broadband	34.73%	2,498
Improve road network around towns and major activity centers	29.60%	2,129
Maintaining/improving water quality	29.46%	2,119
Reduce vulnerabilities to wildfire, flooding, and landslides	28.74%	2,067
Increase sidewalks/bike lanes/pedestrian connectivity	25.38%	1,825
Improve road networks in rural areas	22.86%	1,644
Increase energy efficiency and reduce waste	22.40%	1,611
Coordinate with towns & cities on development	20.02%	1,440
Develop incentives and resources to support entrepreneurship and small business	18.91%	1,360
Develop and maintain recreational and cultural amenities	18.55%	1,334
Greenway connections	18.19%	1,308
Increase access to public healthcare	13.21%	950
Increase public transportation options	12.47%	897
Develop incentives to attract large employers	7.27%	523
Increase Parks & Rec programming and events	6.06%	436
Promote the County to outside employers	5.76%	414
River access for boating & fishing	5.53%	398
Promote entertainment and tourism	4.76%	342
Increase public playgrounds	3.30%	237
Increase youth creation leagues	2.98%	214
Increase public facilities such as sports fields and courts	2.85%	205
Total Respondents: 7,192		

SURVEY RESULTS

Q4 What is one priority you would like the County to address in the next 2-5 years?

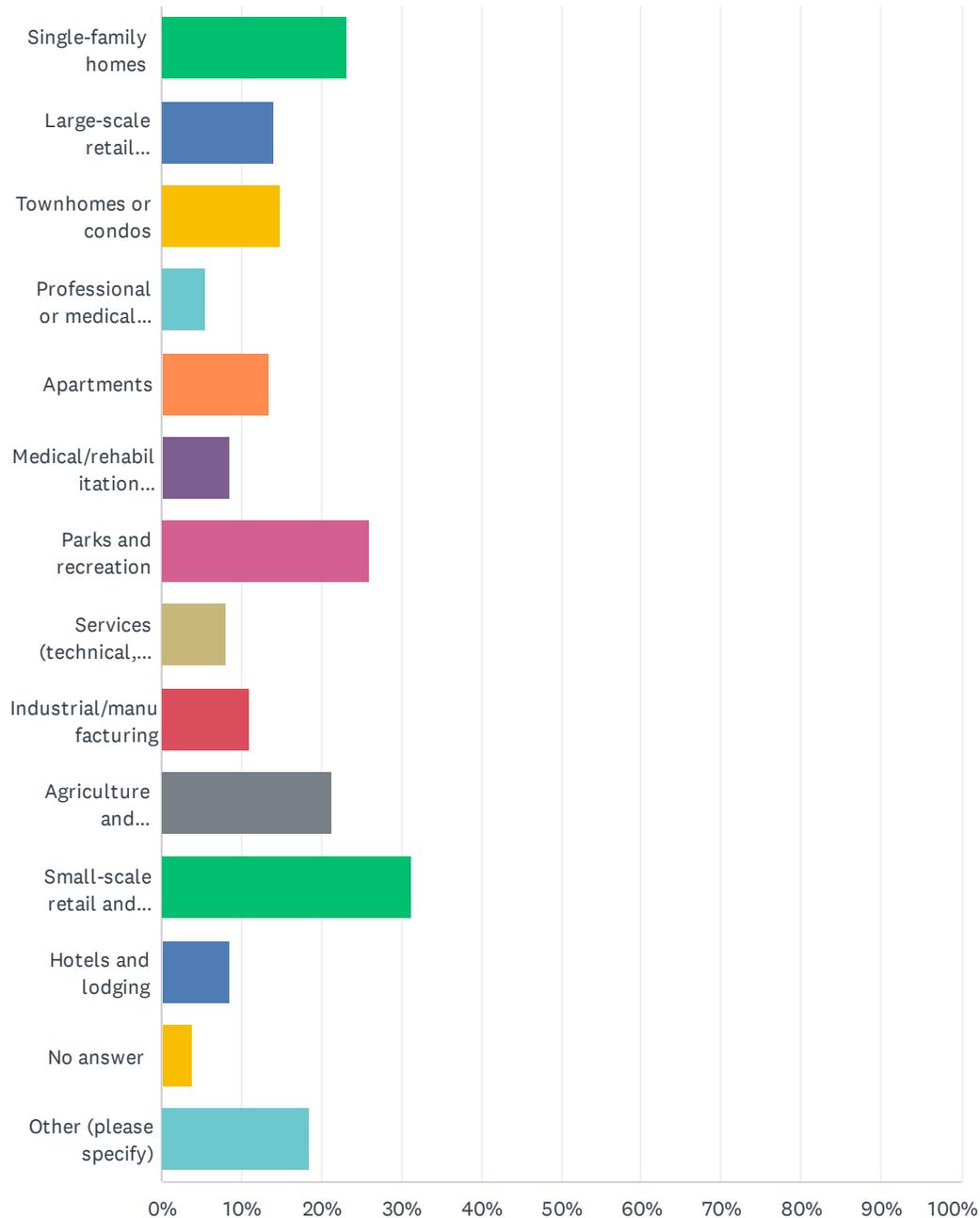
Answered: 5,758 Skipped: 1,475

The thousands of responses to this question are available by contacting the County Planning Department directly.

PUBLIC OUTREACH

Q5 Which of the following development types do you feel are missing from the County? (Select up to three)

Answered: 7,182 Skipped: 51



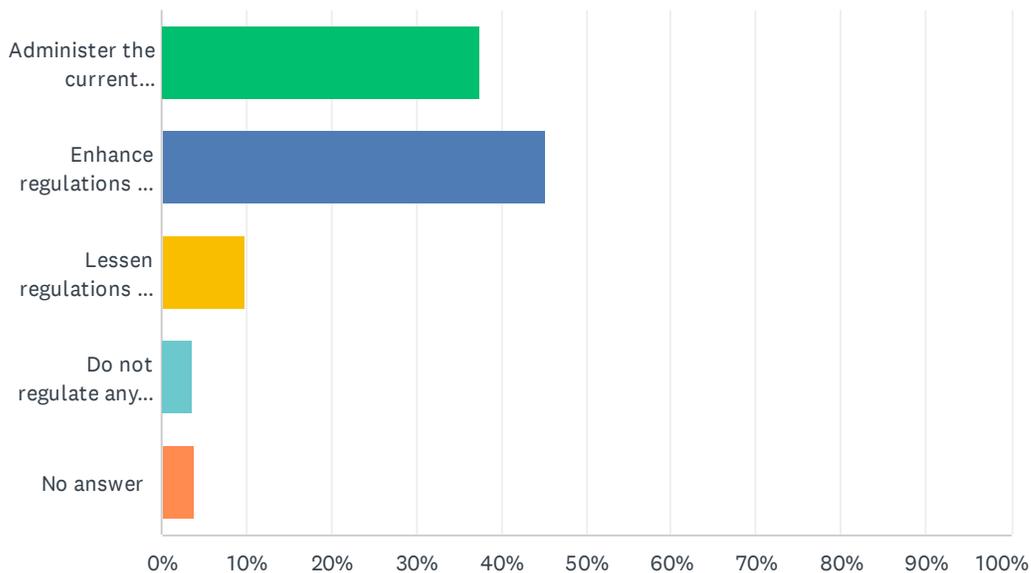
SURVEY RESULTS

ANSWER CHOICES	RESPONSES	
Single-family homes	23.25%	1,670
Large-scale retail (shopping centers)	14.15%	1,016
Townhomes or condos	14.83%	1,065
Professional or medical offices	5.56%	399
Apartments	13.35%	959
Medical/rehabilitation facilities	8.44%	606
Parks and recreation	26.01%	1,868
Services (technical, automotive, etc)	8.12%	583
Industrial/manufacturing	11.14%	800
Agriculture and agri-tourism	21.23%	1,525
Small-scale retail and restaurants	31.26%	2,245
Hotels and lodging	8.55%	614
No answer	3.79%	272
Other (please specify)	18.63%	1,338
Total Respondents: 7,182		

PUBLIC OUTREACH

Q6 Which is the single most important role for Henderson County government in the land use and zoning process, if any? (Would not apply to incorporated town, cities, or villages)

Answered: 6,747 Skipped: 486

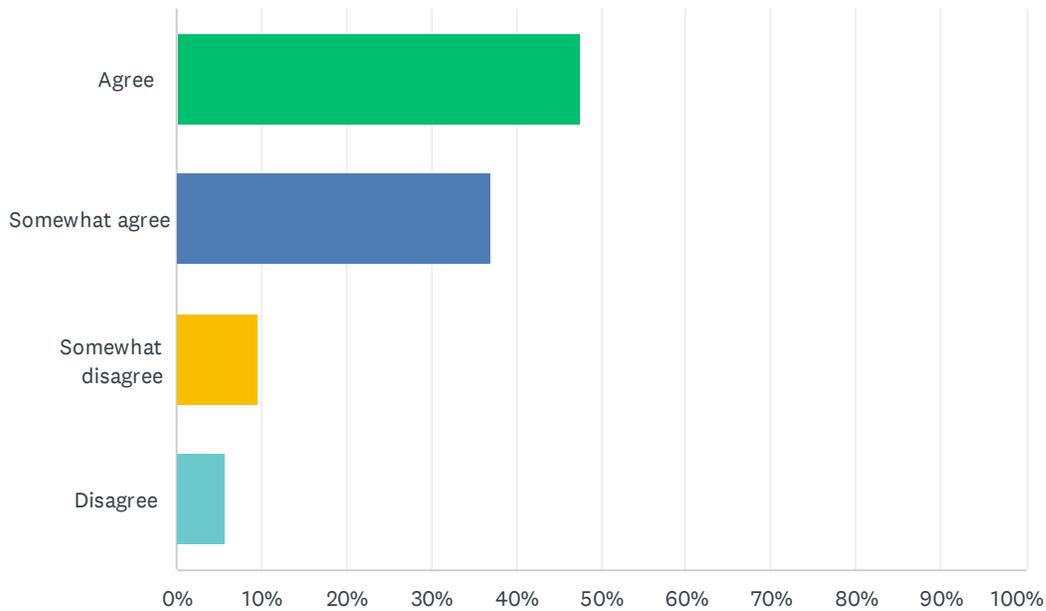


ANSWER CHOICES	RESPONSES	
Administer the current regulations on property land use	37.48%	2,529
Enhance regulations of property land use	45.22%	3,051
Lessen regulations of property land use	9.80%	661
Do not regulate any property land use	3.57%	241
No answer	3.93%	265
TOTAL		6,747

SURVEY RESULTS

Q7 When making decisions related to land use, should the County Board of Commissioners weight the impact to the property owners closest to the proposed project more so than the overall benefit to the County as a whole?

Answered: 6,951 Skipped: 282

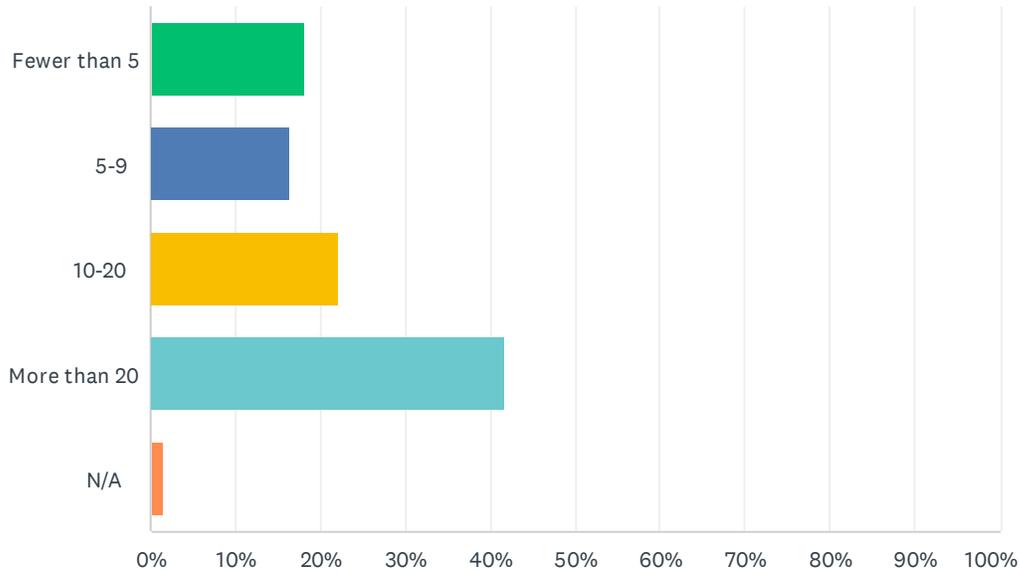


ANSWER CHOICES	RESPONSES	
Agree	47.60%	3,309
Somewhat agree	37.12%	2,580
Somewhat disagree	9.50%	660
Disagree	5.78%	402
TOTAL		6,951

PUBLIC OUTREACH

Q8 How many years have you lived/worked in Henderson County?

Answered: 7,087 Skipped: 146

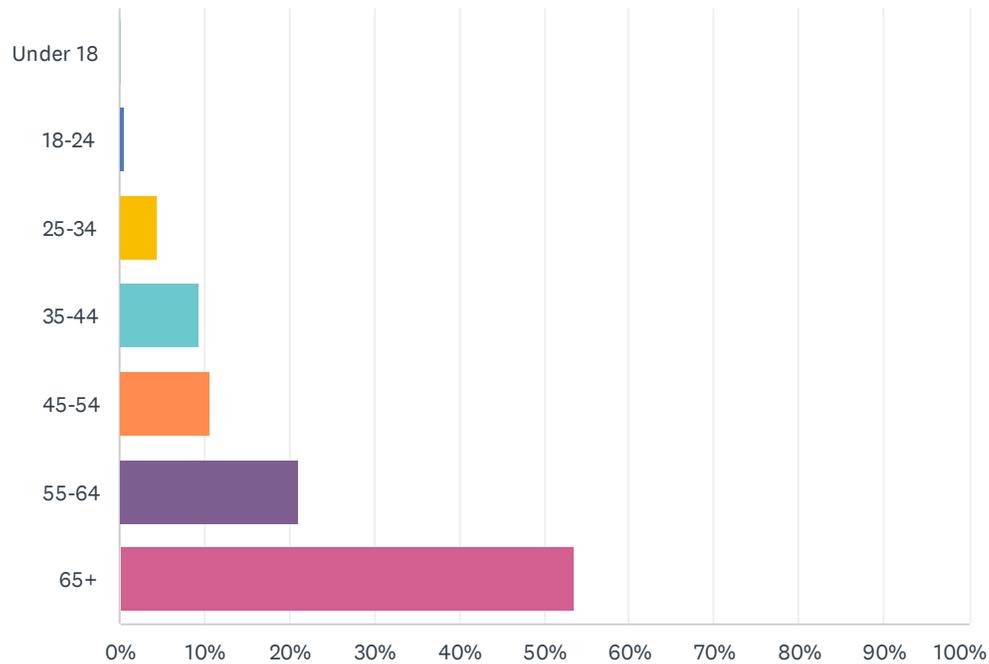


ANSWER CHOICES	RESPONSES
Fewer than 5	18.15% 1,286
5-9	16.44% 1,165
10-20	22.13% 1,568
More than 20	41.87% 2,967
N/A	1.43% 101
TOTAL	7,087

SURVEY RESULTS

Q9 What is your age?

Answered: 7,059 Skipped: 174

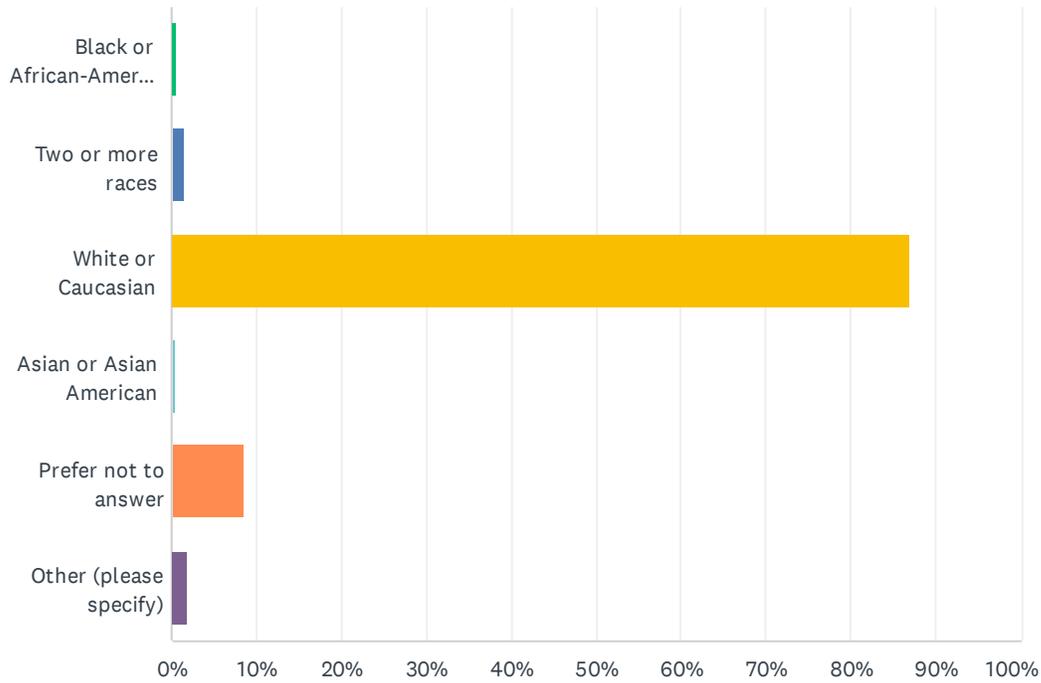


ANSWER CHOICES	RESPONSES	
Under 18	0.30%	21
18-24	0.65%	46
25-34	4.43%	313
35-44	9.41%	664
45-54	10.75%	759
55-64	21.02%	1,484
65+	53.44%	3,772
TOTAL		7,059

PUBLIC OUTREACH

Q10 What is your race?

Answered: 7,035 Skipped: 198

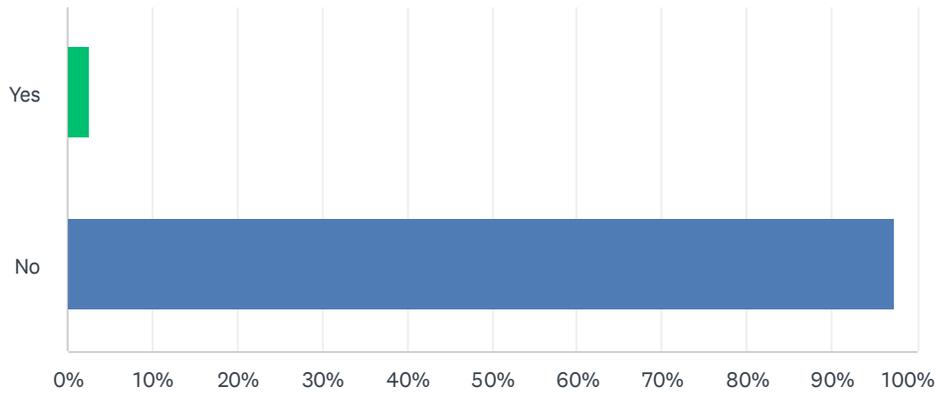


ANSWER CHOICES	RESPONSES
Black or African-American	0.57% 40
Two or more races	1.42% 100
White or Caucasian	87.04% 6,123
Asian or Asian American	0.40% 28
Prefer not to answer	8.60% 605
Other (please specify)	1.98% 139
TOTAL	7,035

SURVEY RESULTS

Q11 Are you Hispanic or Latino?

Answered: 6,526 Skipped: 707

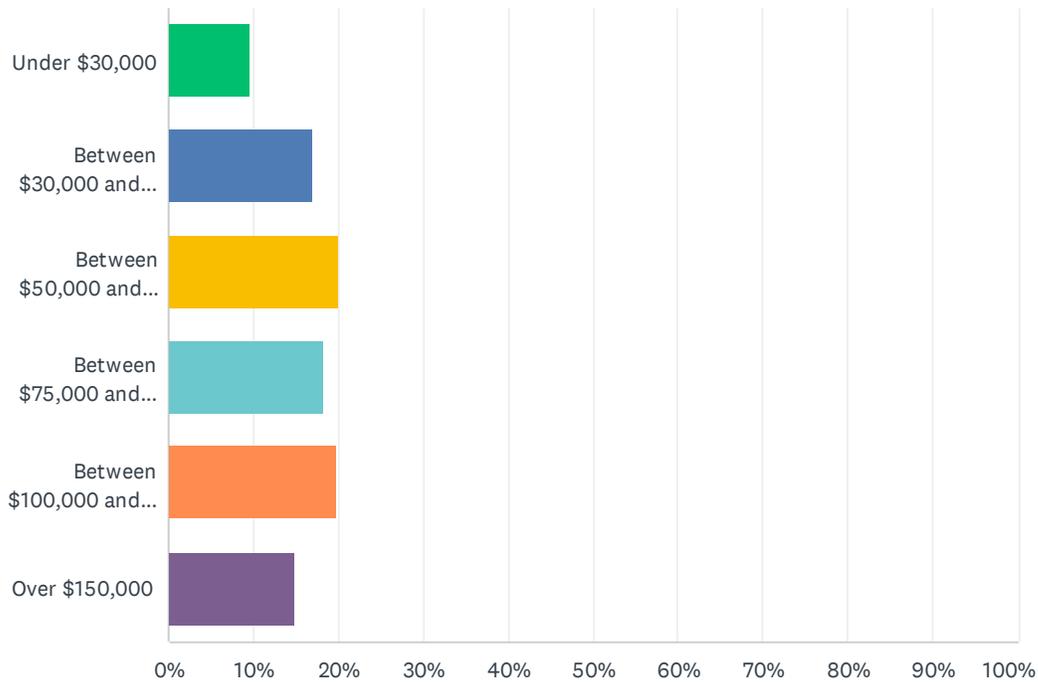


ANSWER CHOICES	RESPONSES	
Yes	2.62%	171
No	97.38%	6,355
TOTAL		6,526

PUBLIC OUTREACH

Q12 What is your household income?

Answered: 6,447 Skipped: 786



ANSWER CHOICES	RESPONSES	
Under \$30,000	9.69%	625
Between \$30,000 and \$49,999	17.03%	1,098
Between \$50,000 and \$74,999	20.13%	1,298
Between \$75,000 and \$99,999	18.43%	1,188
Between \$100,000 and \$150,000	19.76%	1,274
Over \$150,000	14.95%	964
TOTAL		6,447

SURVEY RESULTS

Q13 Gender?

Answered: 5,575 Skipped: 1,658

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