



Henderson County 2045

Steering Committee 1

July 15, 2021



Agenda

Introduction & Welcome

Schedule & Process

Community Profile

Discussion



KEY STAFF

Autumn Radcliff

Planning Director

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Janna Bianculli

Senior Planner

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Meet the Consulting Team



Chad Sary, AICP

Principle in Charge



Jake Petrosky, AICP

Project Manager



Allison Evans, AICP

Planner



Jaquasha Colón,

AICP
Planner



Stephen Faber, PLA

Landscape Architect

MEET THE CONSULTING TEAM

TRANSPORTATION &
INFRASTRUCTURE



Kenny Armstrong

Anna Sexton

RESILIENCY



FERNLEAF
INTERACTIVE

Sealy Chipley

Matt Hutchins

ECONOMICS



Tom Tveidt

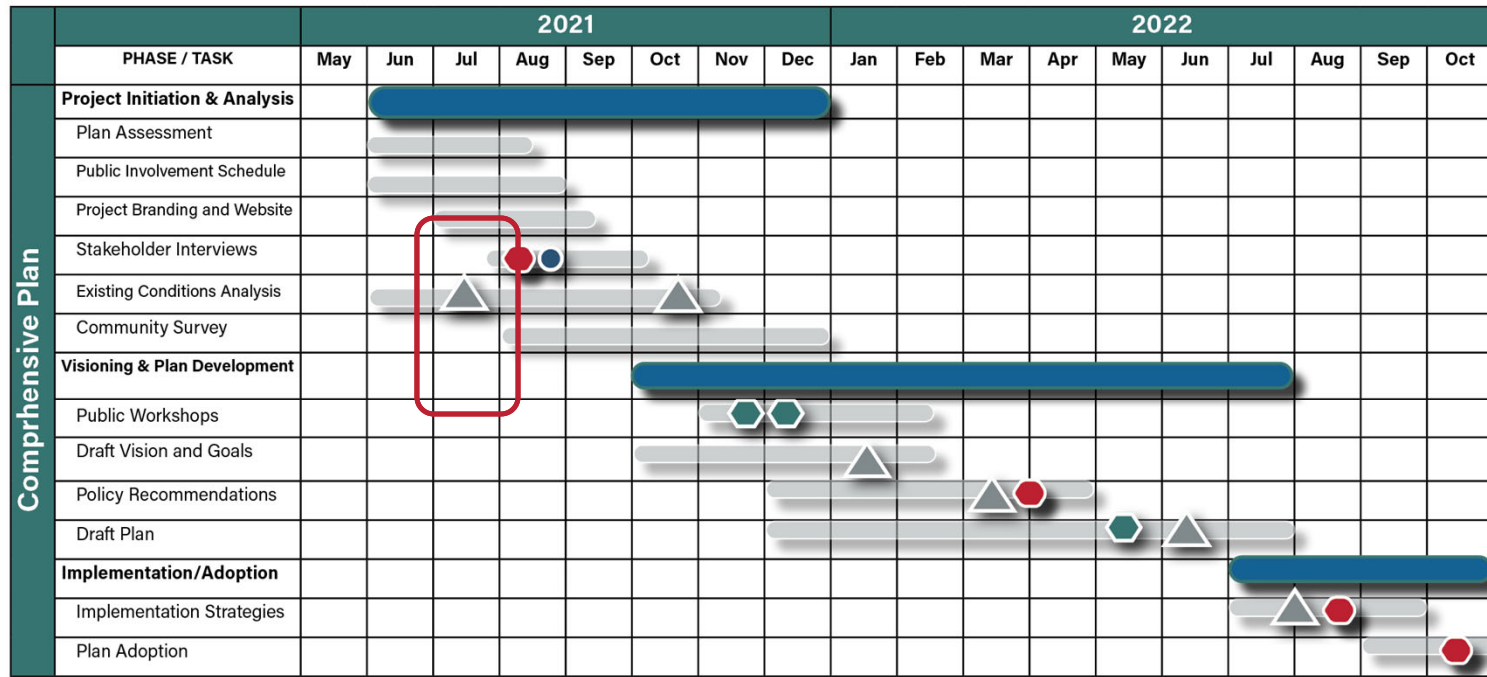
STEERING COMMITTEE ROLE

- ✓ Meet regularly during the project
- ✓ Listen and contribute ideas and opinions
- ✓ Get others involved
- ✓ Be an ambassador for the Plan & Process





DETAILED SCHEDULE



- Task
- Subtask
- Steering Committee
- Stakeholder Meetings
- Public Meetings
- Board of Commissioners Meeting

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

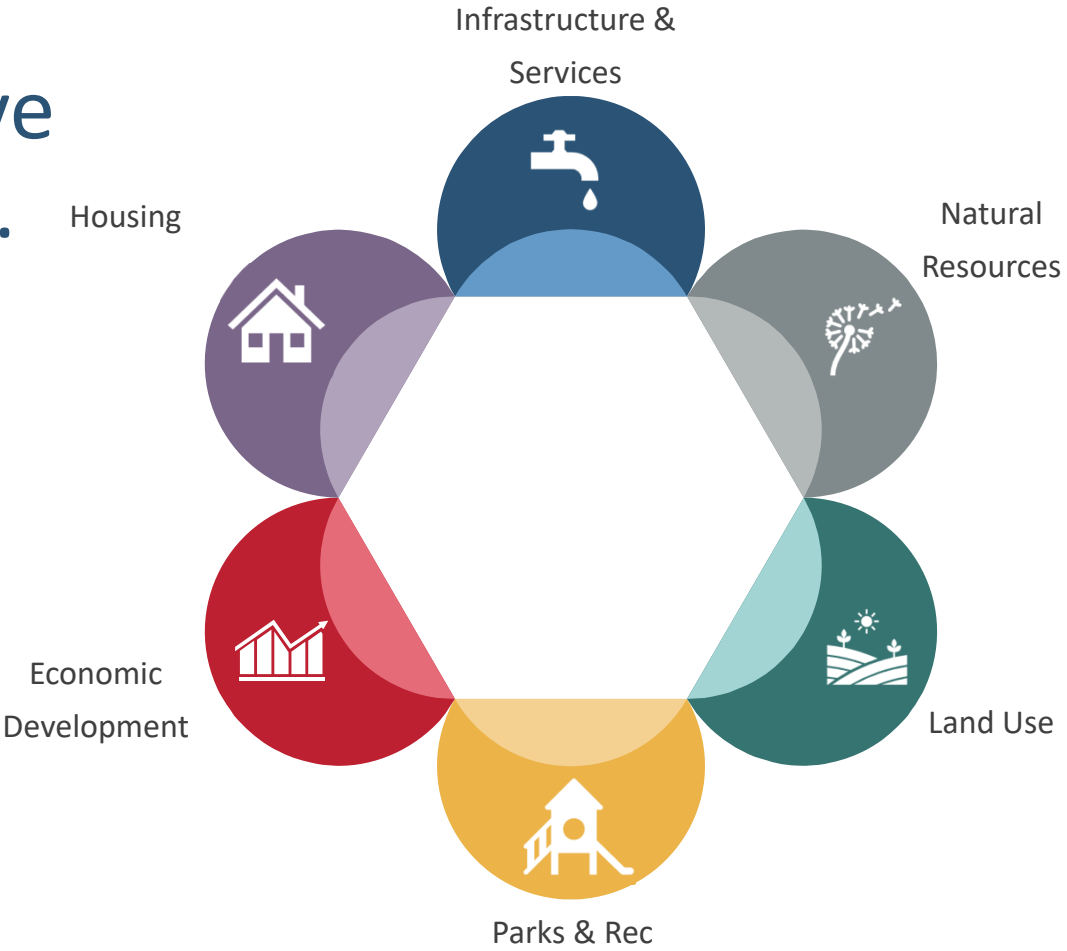
Collaborative

- Documents a community conversation

Policy, not regulatory

- Lays the groundwork for current and future regulations

A Comprehensive Plan addresses...



Public Engagement



Stakeholder Interviews



Community Survey



Steering Committee



Public Meetings

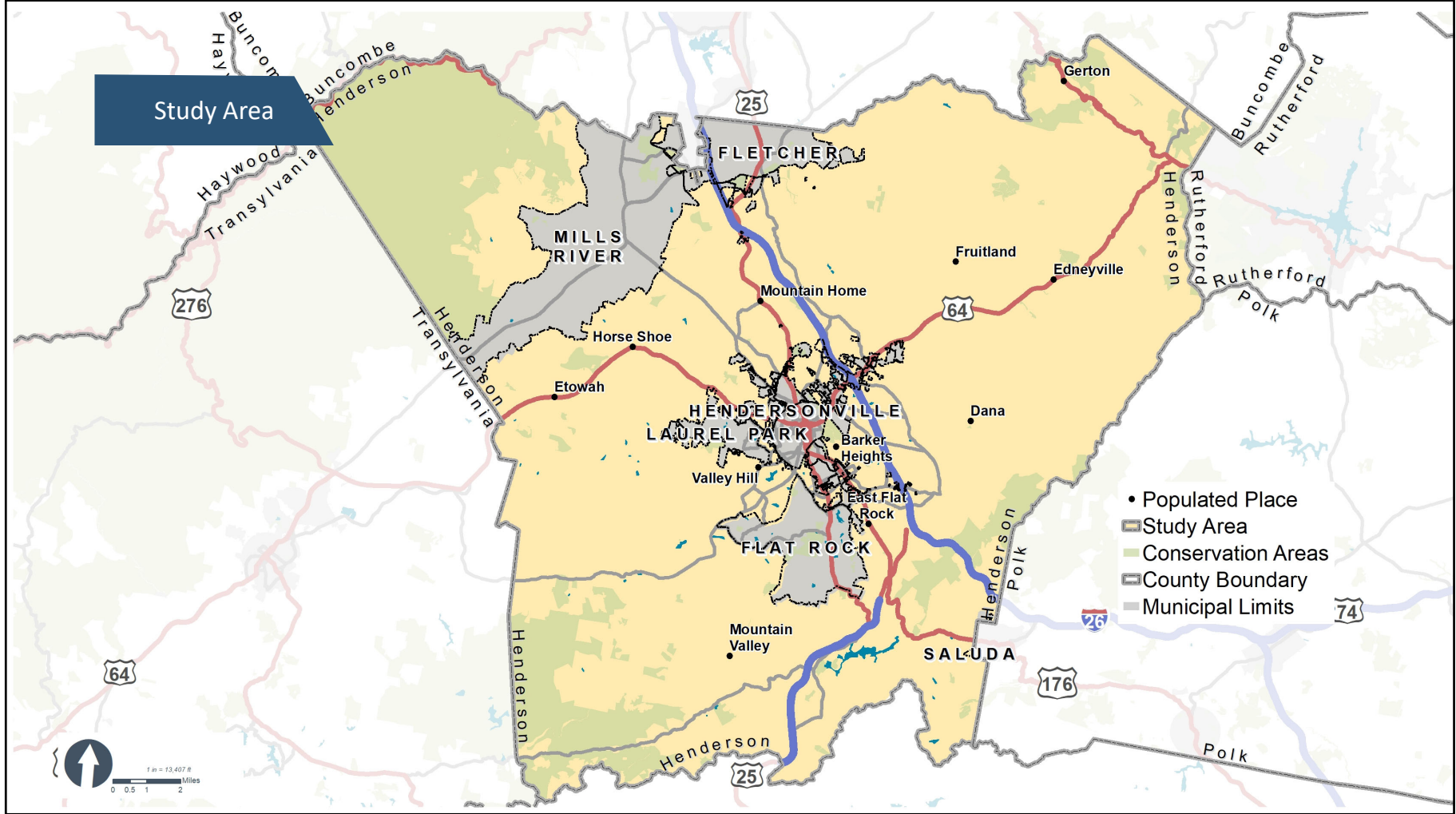


Website

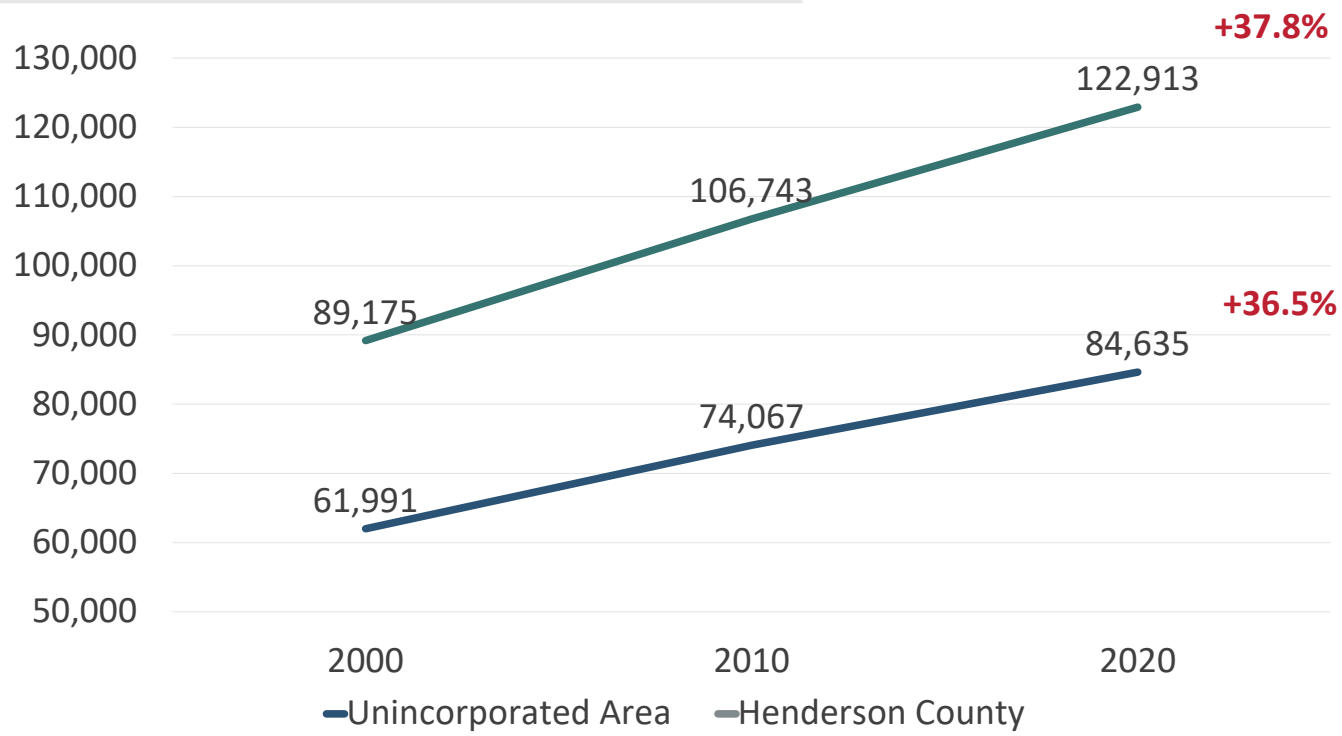
SURVEY

- Addresses land use, recreation, housing, vision
- Included with August 1st tax bill
- Online option





POPULATION



Source: US Census, ESRI

BIG TOPICS



Agriculture



Economic Development



Housing



Natural Resources

The Comprehensive Plan
will address these and
other topics such as
recreation, transportation,
and resiliency

Agriculture



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



Economic
Development



EMPLOYMENT

Top Industries

Growing Sectors



Manufacturing



Construction



Wholesale Trade



Top Sectors



Manufacturing



Agriculture

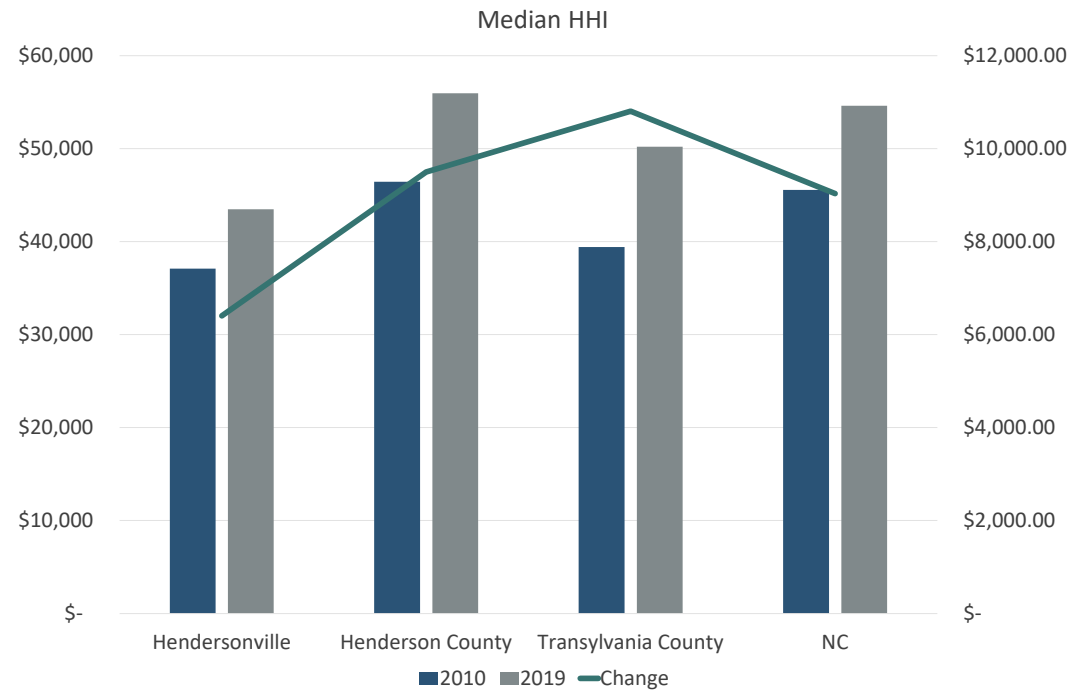


Professional services
(Engineering, Financial,
Tech)

Source: Henderson County Relocation Guide and US census

INCOME AND POVERTY

- 2019 Median Household income in Henderson County (all areas): **\$55,945**
- Estimated income for unincorporated area: **\$54,123**
- **Poverty has dropped 36% since 2010, from 16.6% to 10.5%**



Source: 2000 Decennial Census, 2010, 2019 ACS 5-year estimates

TRANSPORTATION

Average
Commute Time



21.8

Minutes

(24.8 in NC)

90.7% drove to work
(90.1% for NC)

1.6% walked/biked/bused
(3.0% for NC)

6.5% worked from home
(5.8% for NC)

Source: US Census Bureau & Henderson County

Housing



HOUSING



58,811

Housing Units



\$853/month

Median Gross Rent
(\$907 for NC)



\$290,850

Median Home Sale
Price (2020)



572

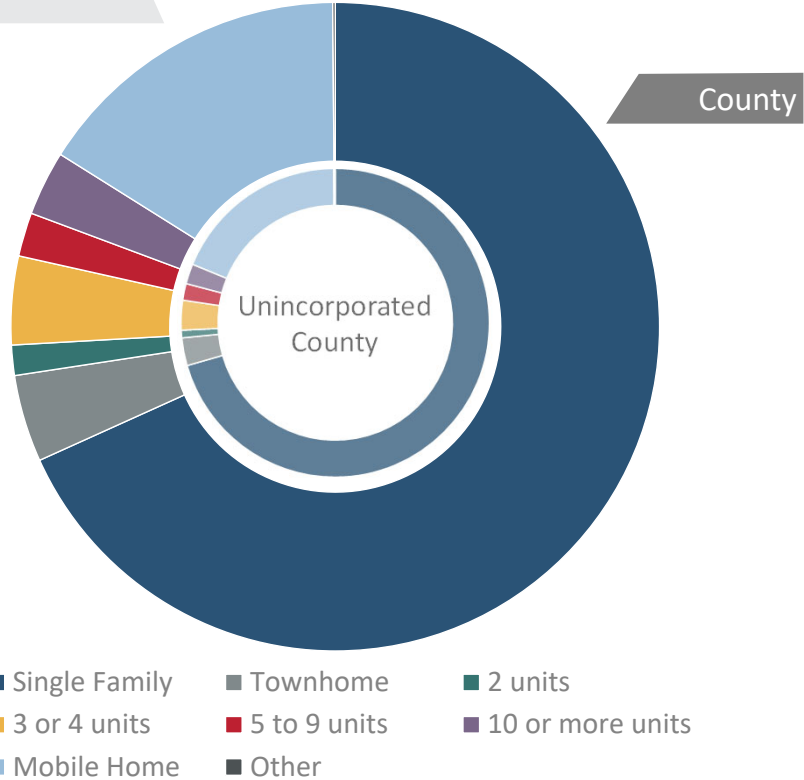
Building Permits

Developments in Henderson County are set to add more than **2,600 HOUSING UNITS** in the county over the next several years Source: BlueRidgeNow.com

Source: US Census Bureau , Henderson County

HOUSING

- 68% (71%) single family homes
- 45% of homes built 1990 or after
- Ownership:
 - 71% (74%) Owner
 - 29% (26%) Renter



Natural Resources





NEXT STEPS

- Survey going live - August 1
- BOC Meeting
- Stakeholder meetings
- SC #2 - October
- Public meetings - November/December

DISCUSSION

What are the biggest issues and opportunities facing the Henderson County over the next 5 to 10 years?

What should this Plan accomplish?

