

Henderson County 2045

Planning Board Worksession

May 25, 2022



AGENDA

Overview of Project and Future Land Use Map

20 Min

Edits since PB / BOC Meetings

5 Min

Areas where more input is needed

5 Min

45 Min Discussion

10 Min

Draft Goals and Recommendations

A photograph of a covered wooden bridge in a forest. The bridge has a dark, gabled roof with exposed wooden rafters. The bridge is supported by wooden posts and has a wooden deck. The bridge is surrounded by trees, some with green leaves and some without. In the background, a sign is visible that reads "MOUNTAIN RIVER PLACE" and "LAND FOR SALE".

Process and Schedule

OVERVIEW OF SCHEDULE

Summer 2021

Fall 2021

Winter 2021

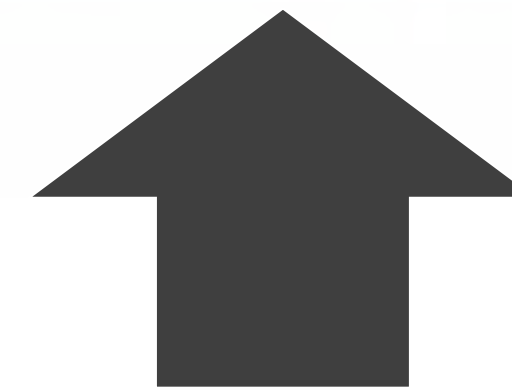
Summer 2022

Fall 2022

Phase 1: Initiation & Analysis

Phase 2: Visioning & Plan Development

Phase 3: Adoption



We are here

CREATING A COMPREHENSIVE PLAN



Existing Conditions

Where are we?
Where are we
currently headed?

Public Feedback

Where do we want to
go?

Best Practices, Public Preference

How do we get
there?

EFFORTS SO FAR

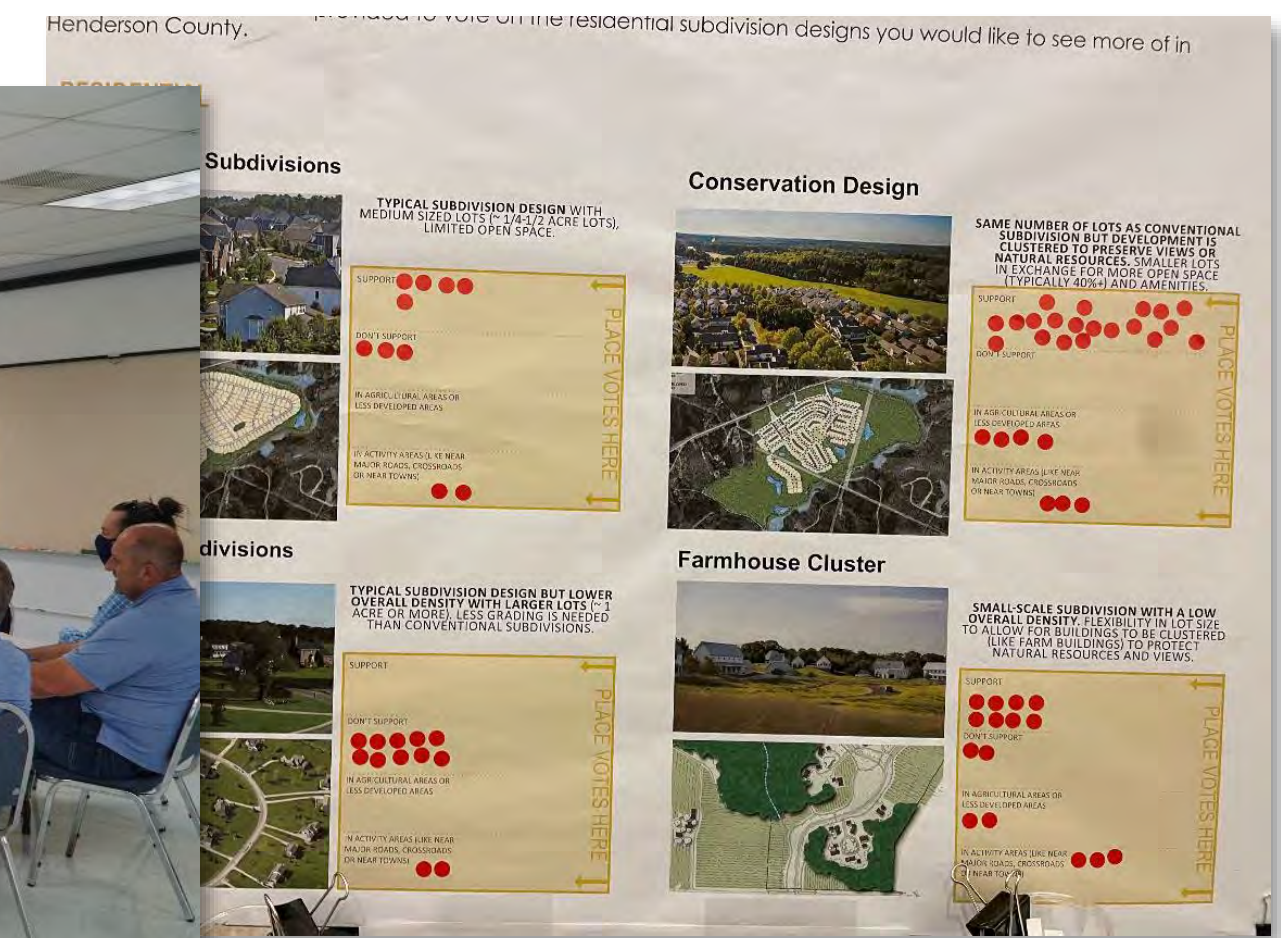
10 Stakeholder Focus Groups

2 Public Workshops

6 Staff-Led Open Houses

6,900+ Completed Surveys

4 Planning Board Meetings



LIST OF ORGANIZATIONS INVOLVED

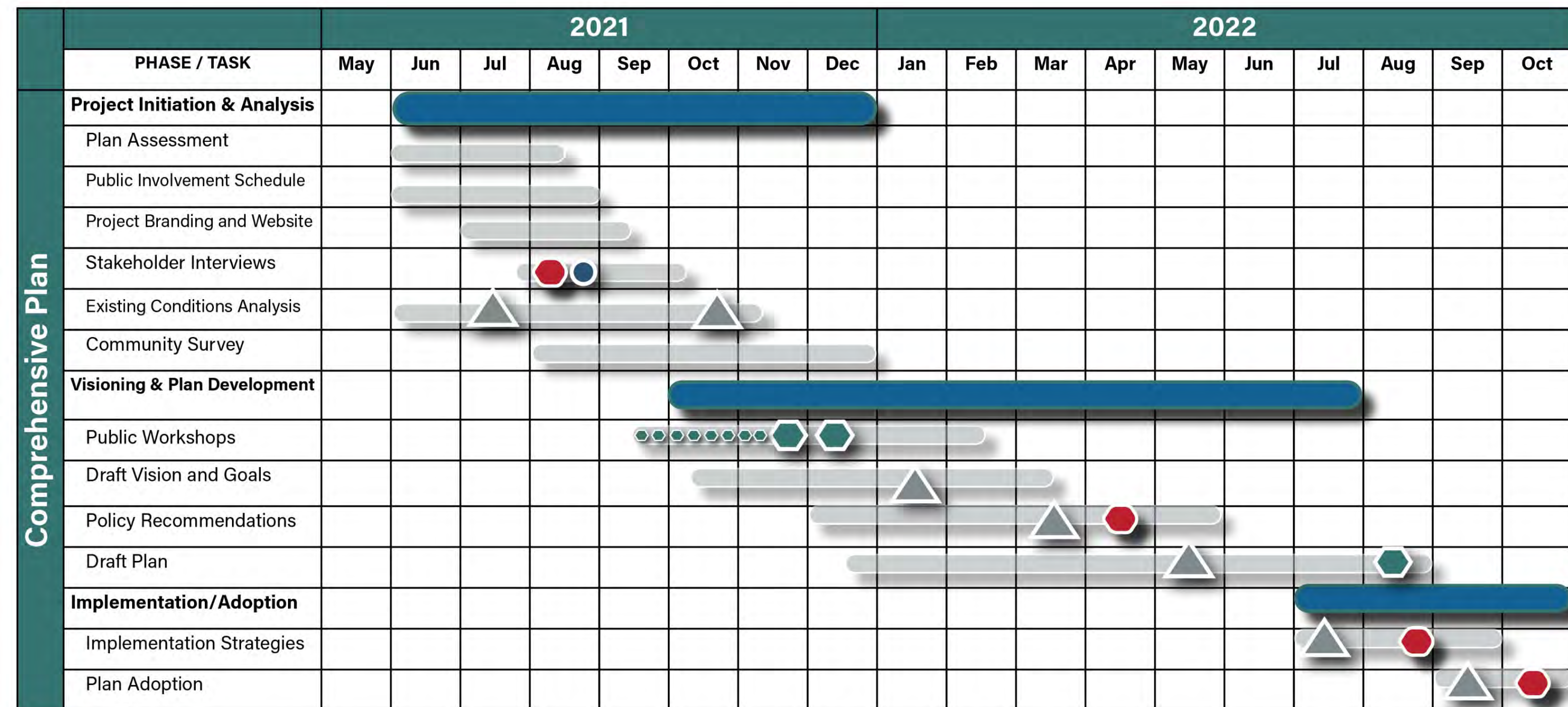
1. Agribusiness Listen & Learn
2. League of Women Voters
3. HCPS Student Government Association
4. Blue Ridge Community College Student Government
5. The Partnership (x2)
6. Business Morning Update (x2)
7. City of Hendersonville's Diversity and Inclusion Committee
8. BRCC Vision Class
9. City of Hendersonville Public Utilities
10. County Emergency Management
11. Environmental Advisory Committee
12. Transportation Advisory Committee (x2)
13. Recreation Advisory Board
14. Soil & Water Advisory Board
15. Lion's Club
16. Cooperative Extension
17. Farm Bureau

SCHEDULE

- May-July: PB, staff and team to refine FLU map and draft plan recommendations
- Anticipate draft plan ready for public review in August
- Public meetings tentatively scheduled for August

Schedule (version 5.19.22)

We anticipate the following schedule for development and adoption of the Henderson County Comprehensive Plan:



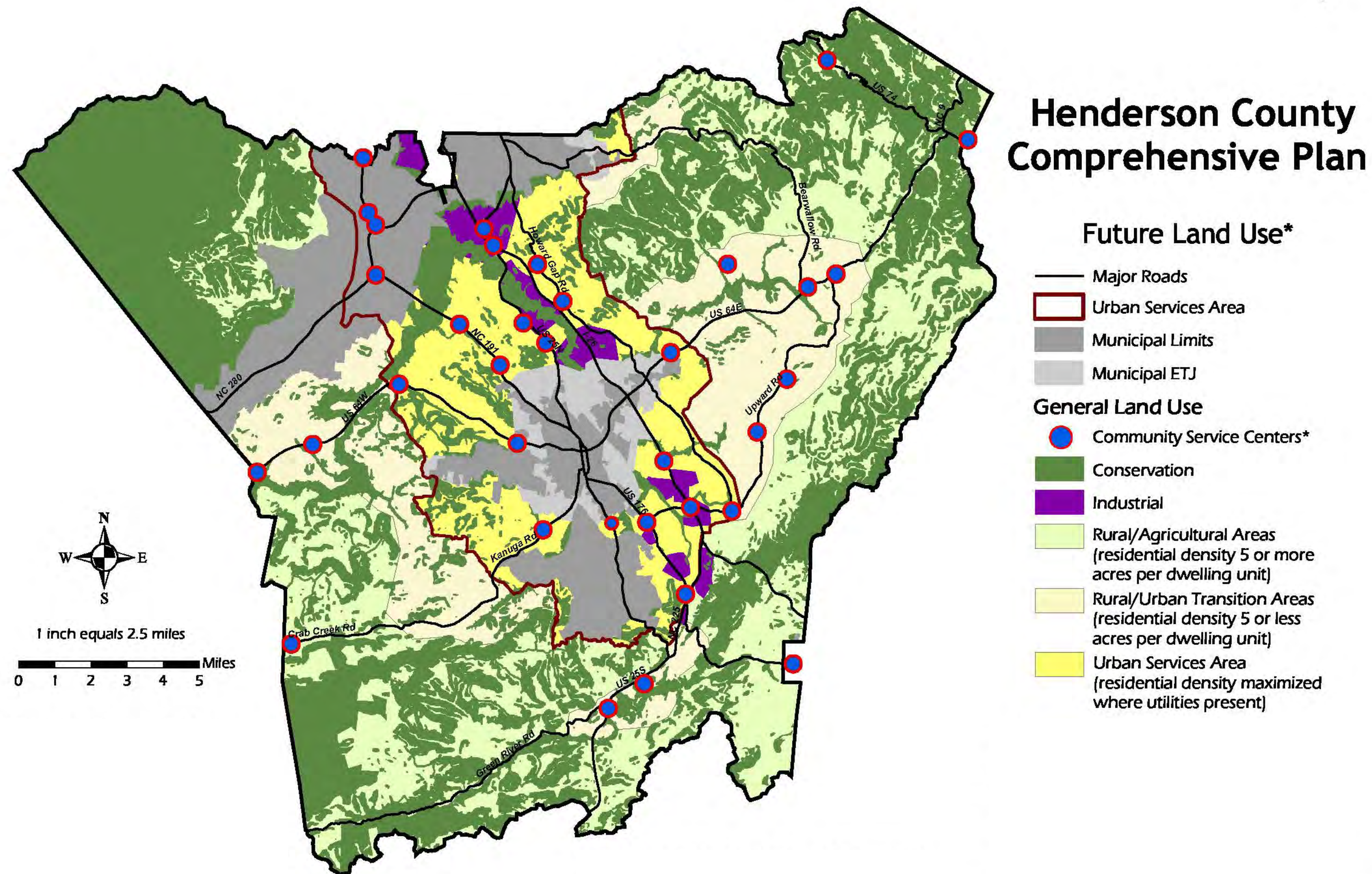
- Task
- Subtask
- Steering Committee / Planning Board
- Stakeholder Meetings
- Public Meetings (for a complete list of public meetings see www.hendersoncounty2045.com/get-involved)
- Board of Commissioners Meeting



Future Land Use

FUTURE LAND USE PLAN

From 2020 Comprehensive Plan



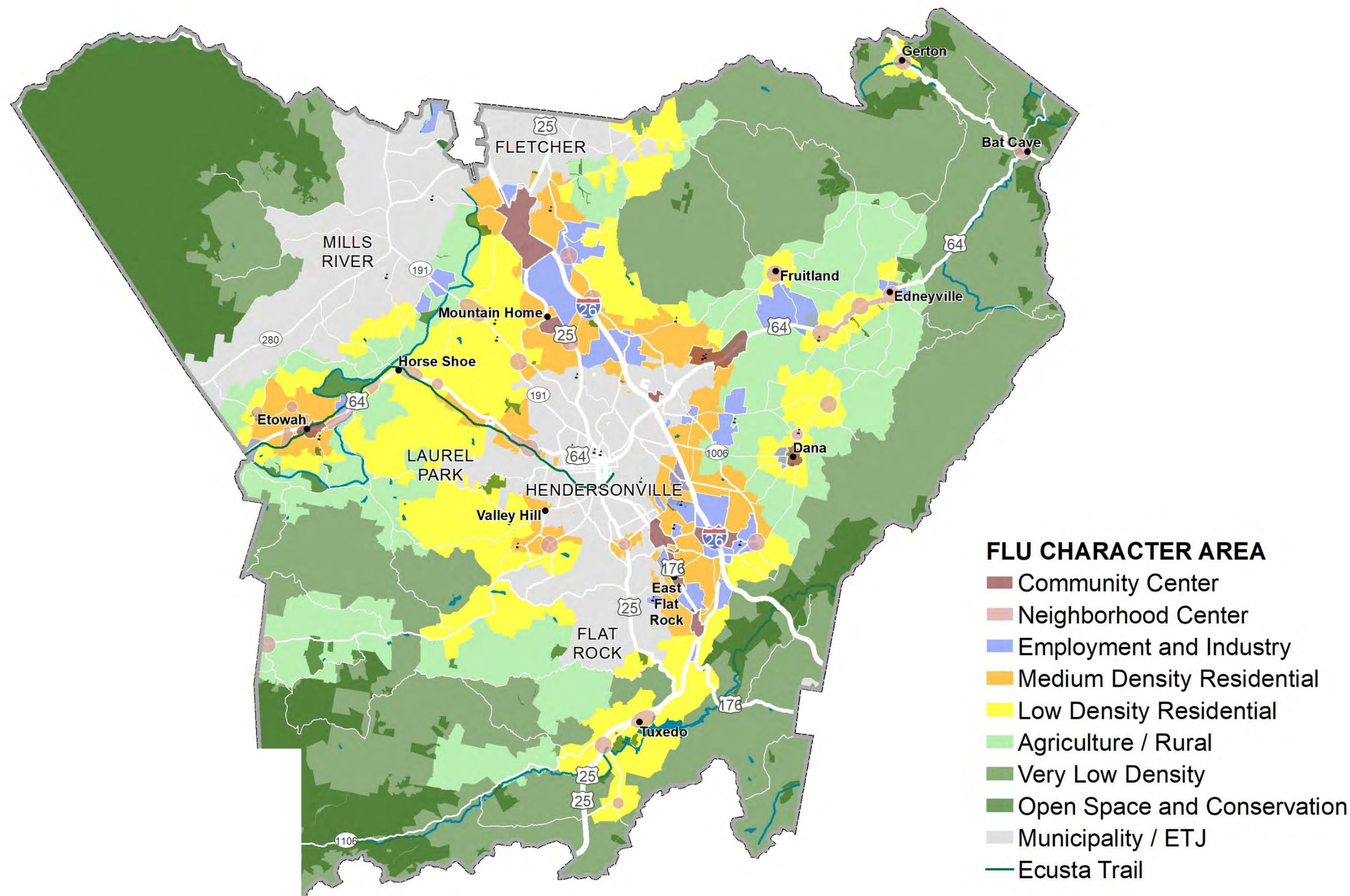
Role of Future Land Use Map

- Key part of Comprehensive Plan and compliance with state law (160D)
- Provides guidance for development intensity, location, design, zoning and more

Note: Will be replaced with 2045 Comprehensive Plan and Future Land Use Map.

DRAFT FUTURE LAND USE PLAN

As of 5/24/2022



Highlights

- Directs future residential development toward areas with infrastructure and community anchors.
- Encourages commercial and mixed-use development and economic development at key locations.
- Acknowledges strategic agricultural areas and offers flexibility for supportive uses.

DRAFT FUTURE LAND USE AREAS

As of 5/24/2022



NC
NEIGHBORHOOD
CENTER

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



CC
COMMUNITY CENTER

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



EI
EMPLOYMENT AND
INDUSTRY

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

DRAFT FUTURE LAND USE AREAS

As of 5/24/2022



MDR
Medium Density

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



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 AREAS

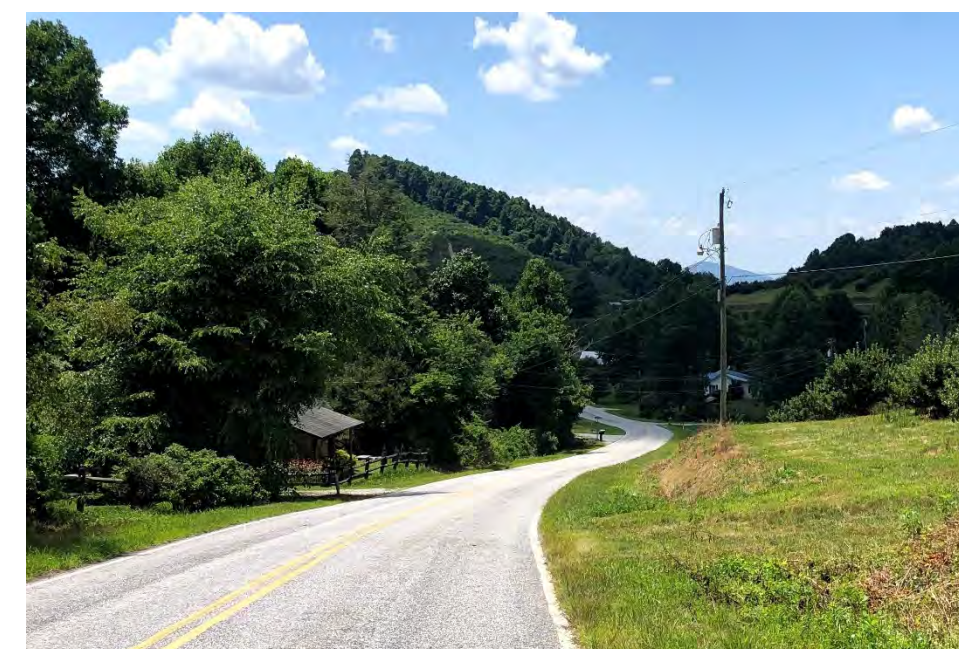
As of 5/24/2022



AR

Agriculture / Rural

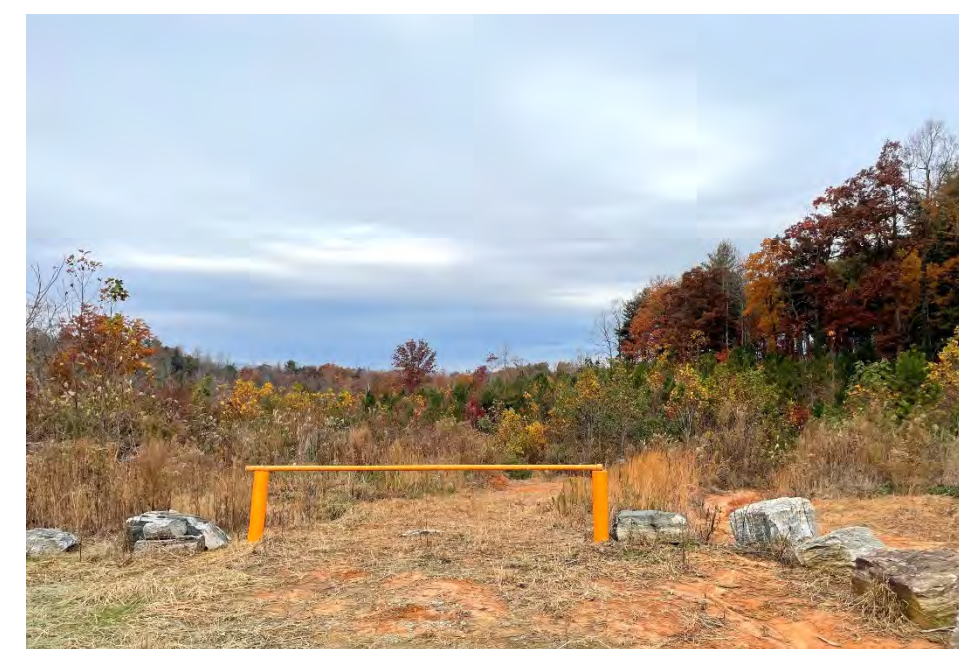
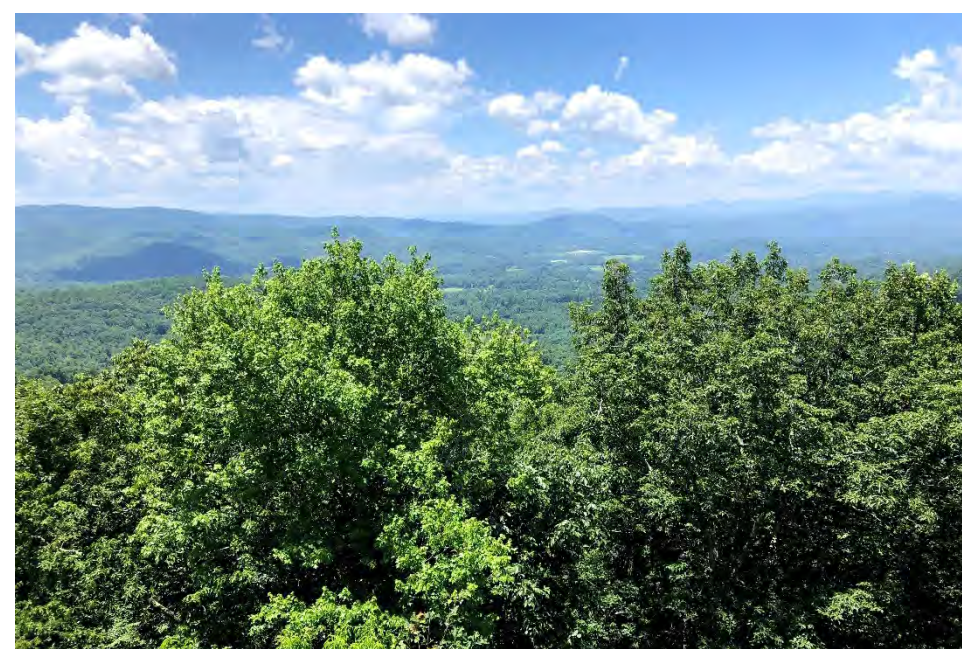
This designation applies to areas that are important for their ability to support viable agricultural activities. Agriculture and accessory uses are the primary land use. Rural business are also likely. Typically gross density of 1 dwelling unit per 2 acres.



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. Typically 2+ acres per dwelling (gross density).



OSC

**Open Space /
Conservation**

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

CONVENTIONAL VS. CONSERVATION DESIGN



Development = design preferred in public meetings

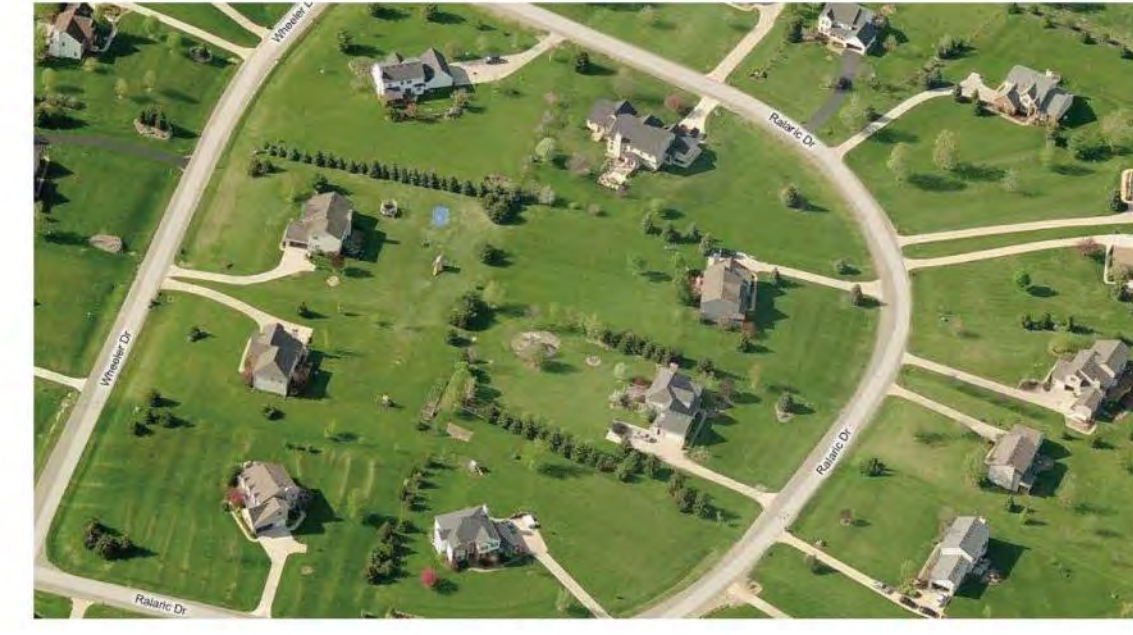
Conventional Design



Conservation Subdivision



Large Lot Subdivision



Farmhouse Cluster



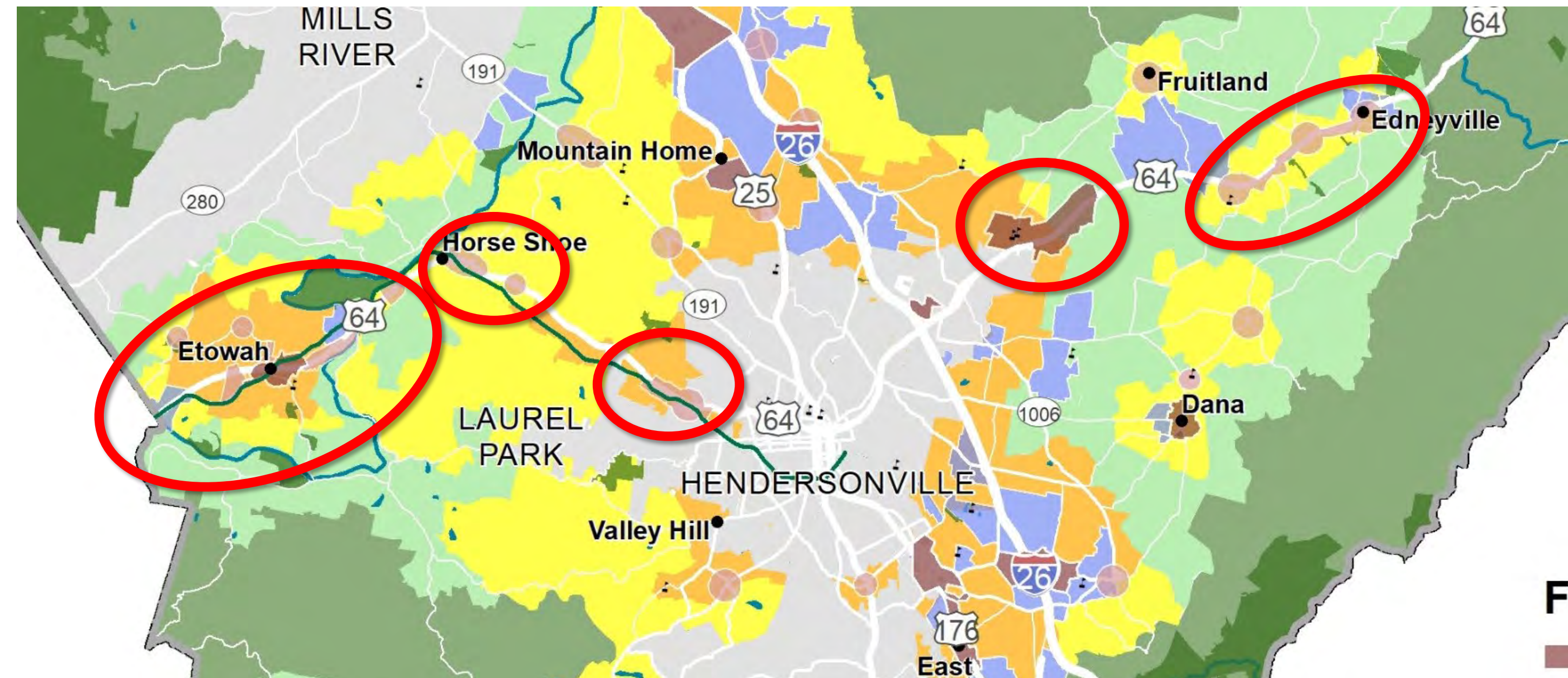
Medium Density

Low Density

Agriculture / Rural

EDITS SINCE APRIL

- Commercial areas increased along US 64 East and West to accommodate existing zoning and potential for new non-residential development
- Etowah area updated to reflect SAP rezoning recommendations
- Edits to colors, labels, etc.

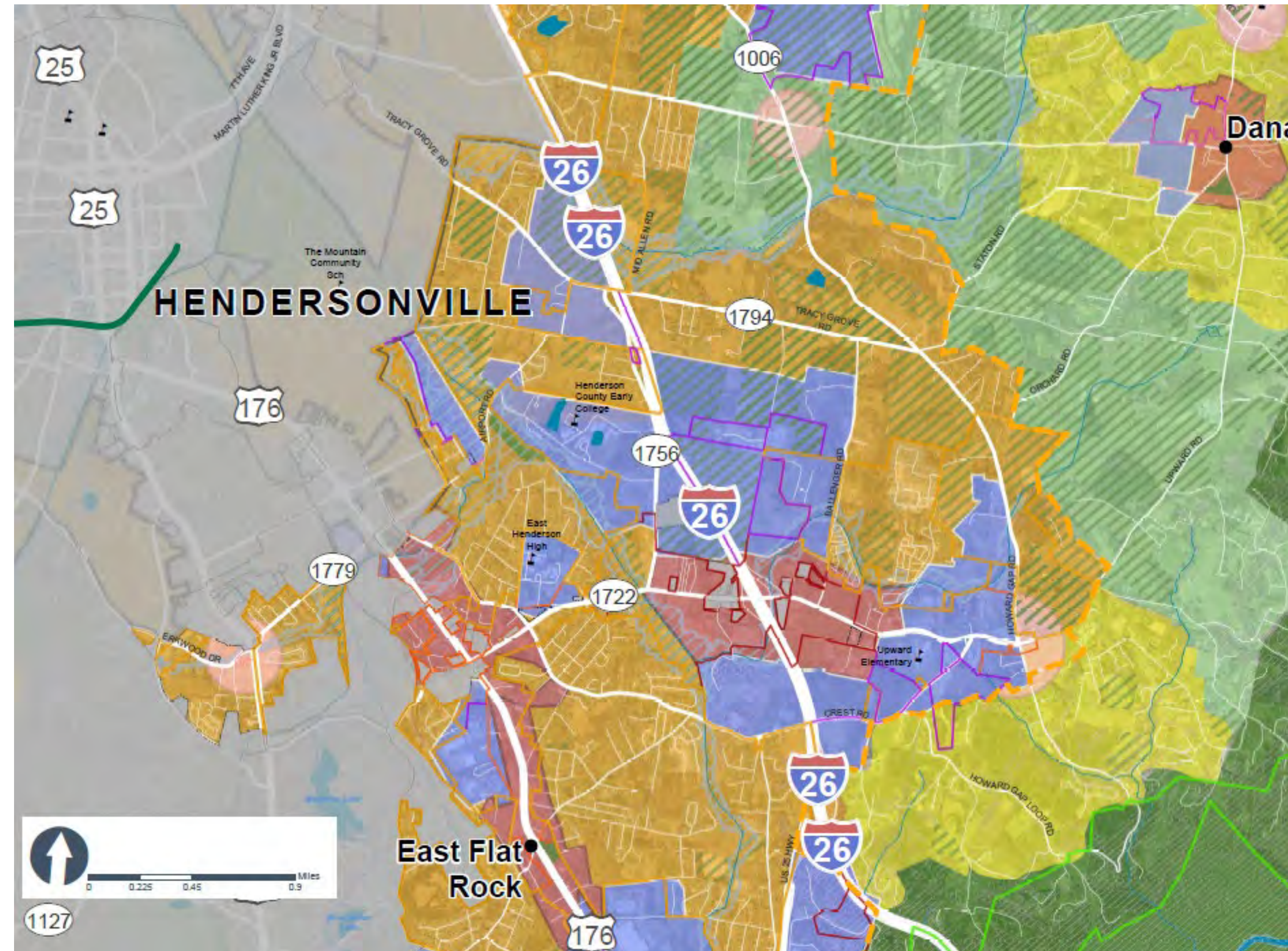


INPUT NEEDED

Overall balance of land for business, housing, and agriculture

Employment/Industrial opportunities

- Upward Road & Howard Gap Road area
- I-26 corridor



LAND SUPPLY ANALYSIS

In proposed Future Land Use Map



How much land
has capacity for nonresidential development
in the proposed future land use map?

Capacity

Land Supply = Available,
underutilized, or agriculture
NOT utilized or constrained
(steep slopes & floodplain)

Nonresidential Development

Future Land Use =
Employment & Industry
or
Commercial [NC+CC]

EMPLOYMENT & INDUSTRY AREAS

Total Acreage

995

- Acres zoned industrial in county jurisdiction

3,500+

- Acres of buildable industrial land on draft FLU map*



*This does not include parcels that were found to be utilized or constrained in the land supply analysis

INPUT NEEDED

What do we want the US 64 corridor to look like in 2045?



US 64 East, April 2022

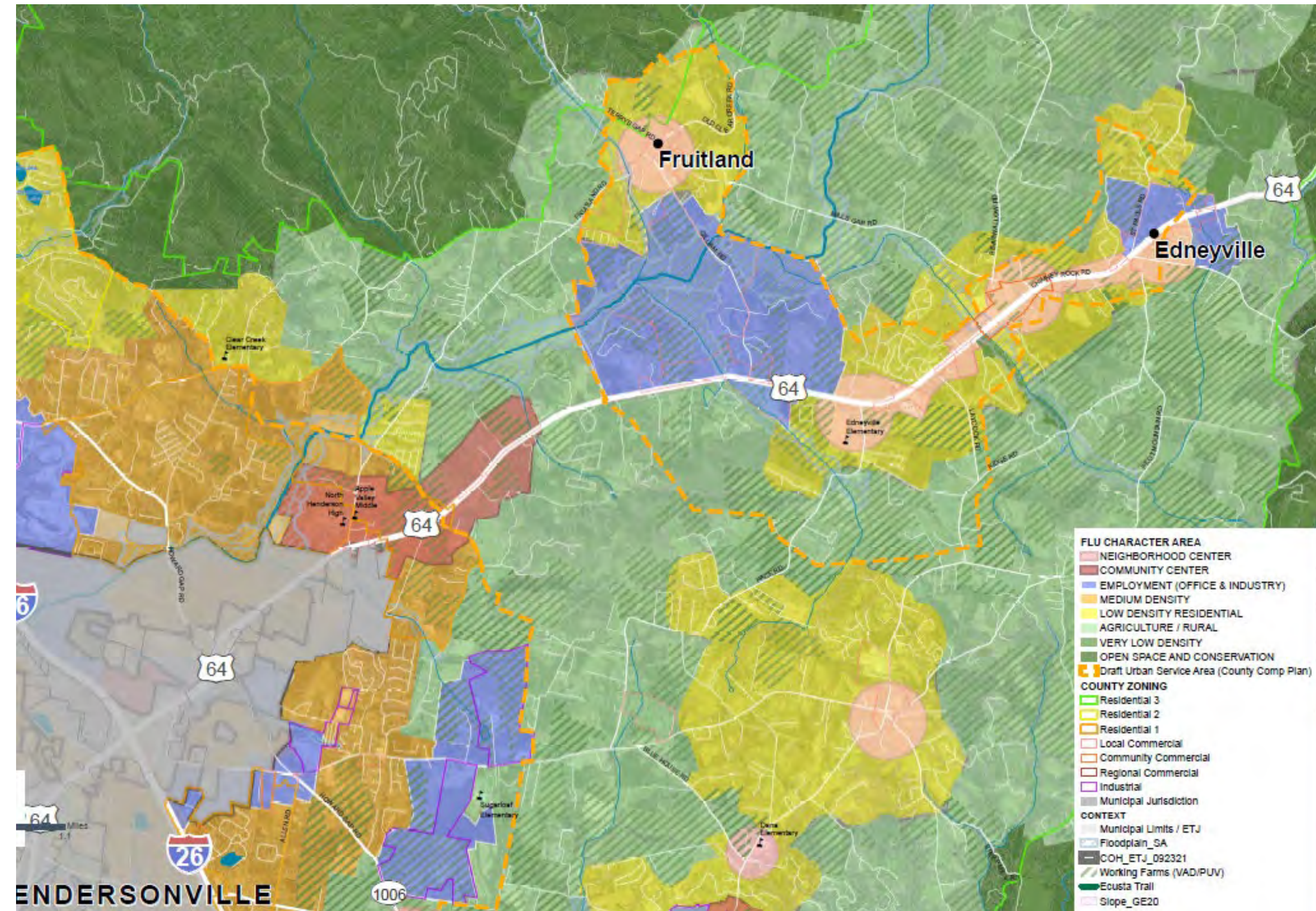


US 64 in Hendersonville west of I-26

INPUT NEEDED

US 64 Corridor

- Potential for commercial growth (East and West)
- Concern over capacity: 20+ years before improvement feasible
- Access management is key
- Zoning updates can specify type of development allowed by right, when rezonings are needed and/or supplemental standards based on size or use. (i.e. site design, turn lanes)



US-64 TREATMENT

Potential Issues

Solutions

Increased congestion related to cars entering and leaving destinations

Introduce access management standards along corridor
Connect parking areas in rear, allow shared parking
Consolidate driveways
Require turn lanes

Loss of scenic character and natural areas

Require a planting strip along the roads with plantings that do not block sight lines
Introduce minimum landscaping standards on parcels

Corridor pulls businesses away from designated nodes

Encourage more active uses (retail, sit-down restaurants) in nodes and others (medical facilities, farm stands, offices & industry) along corridor

Poor building design along corridor

Introduce design standards for buildings, particularly at corridor gateways

Parking lots visually dominate the corridor

Implement site design standards. Building towards the road and have shared parking lots in rear or larger setbacks and landscaping, dependent on location and use.



Draft Goals & Recommendations

DRAFT GOALS AND OUTCOMES

Updated since last SC meeting

OBJECTIVE / OUTCOME	GOALS
INTENTIONAL LAND USE	Coordinate development near existing community anchors.
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	Create a connected, reliable infrastructure network.
OPPORTUNITY	Encourage innovative economic development initiatives, entrepreneurs, and local businesses.
OPPORTUNITY	Increase housing choices and availability.
OPPORTUNITY	Encourage healthy, safe living and access to education.



Housing Strategy Options

Goal 7: Increase housing choices and availability.



Action/Strategy Options

- Encourage more intense growth in the USA (MDR, LDR)
- Allow for greater mix of residential types in MDR, NC, CC
- Remove barriers to some residential housing types (more flexibility for good design)
- Adjust approval processes
 - For areas within the USA
 - Consider administrative approval for conservation subdivisions that meet design criteria



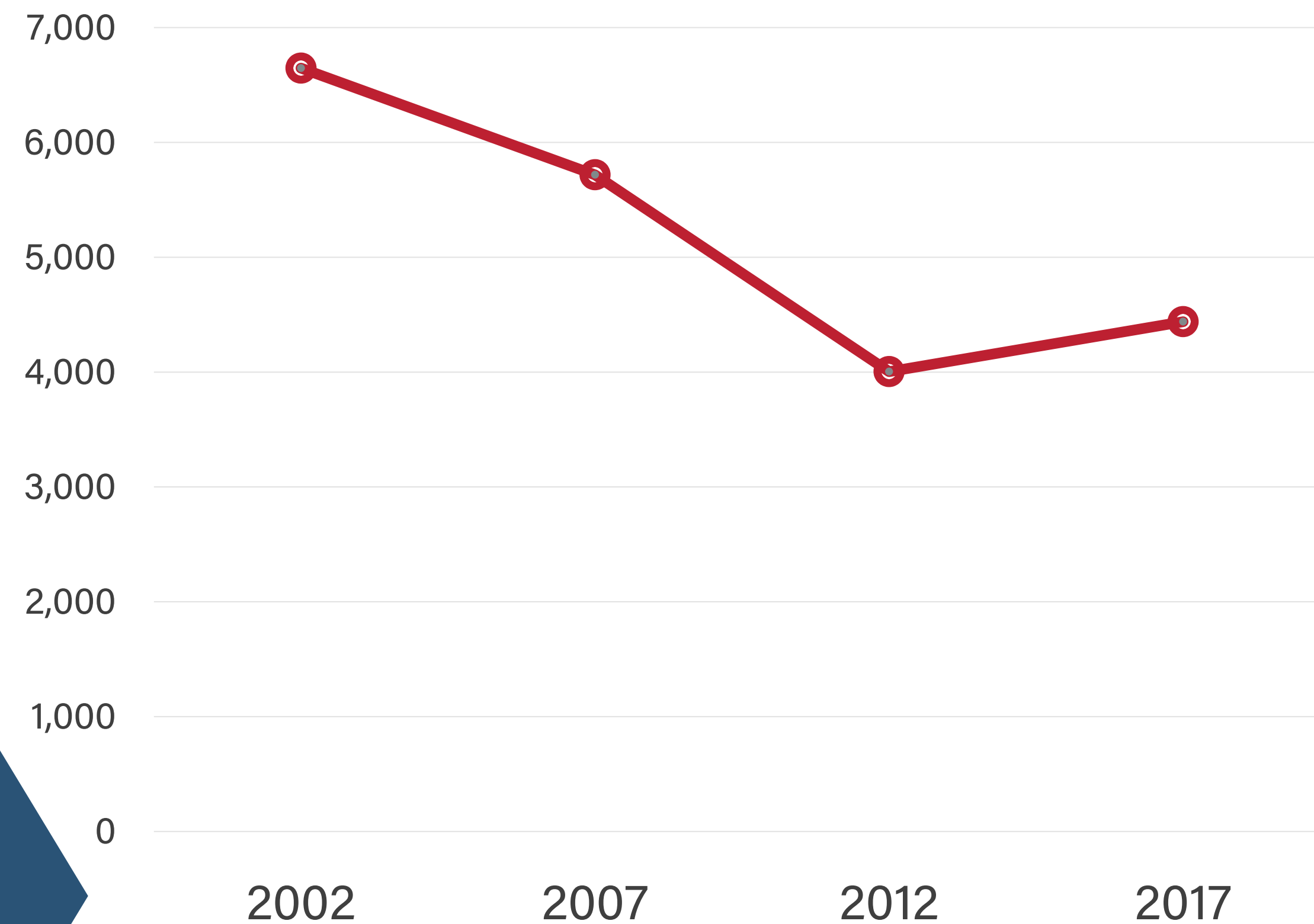
Farmland Loss

Farmland preservation ranked as the #2 top priority in the survey.



1/3 of Orchards loss between 2002 and 2017

**Acres of Orchards
In Henderson County**



Source: Ag Census



Agriculture Strategy Options

Goal 2: Protect and conserve rural character and agriculture



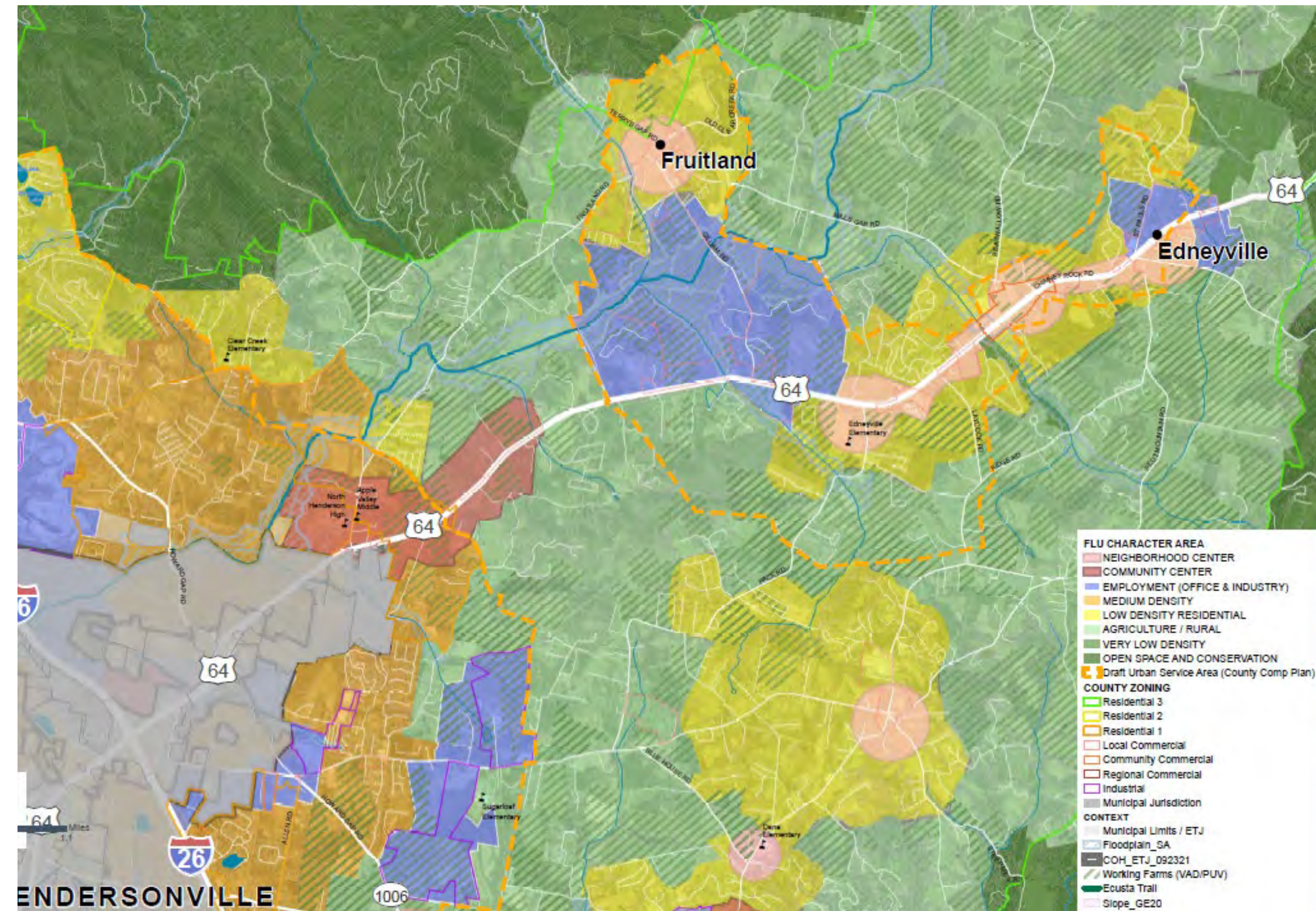
**Dashed areas are Voluntary
Ag Districts and farmland in
the PUV program**

Edneyville

- Sewer will increase development pressure locally but can focus development.

Ag Preservation Tools

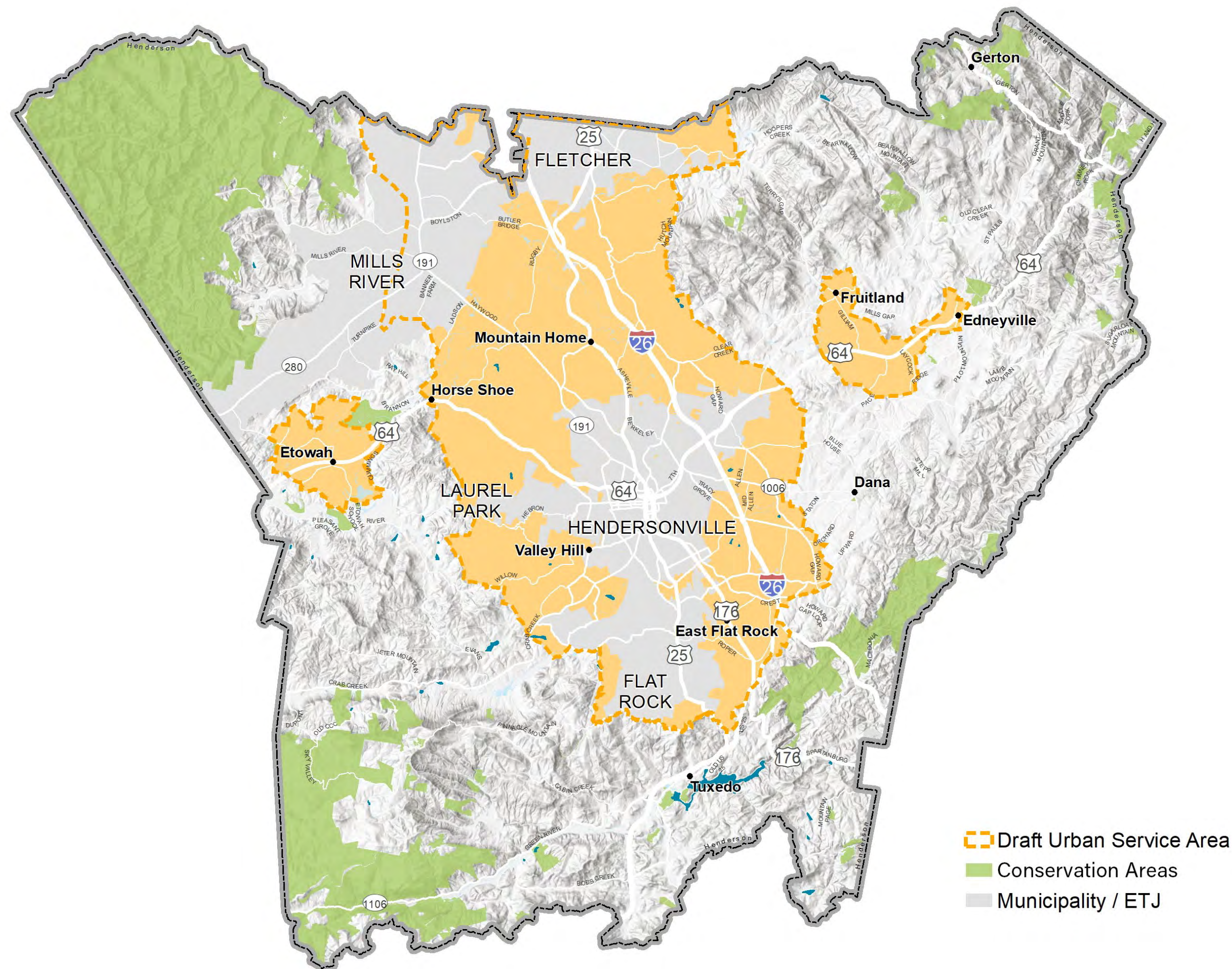
- Conservation subdivisions & ag friendly design
- VAD / PUV programs
- Zoning to reduce development pressure
- Voluntary farmland preservation program





Infrastructure Strategy Options

Goal 5: Create a connected, reliable infrastructure network.



Action/Strategy Options

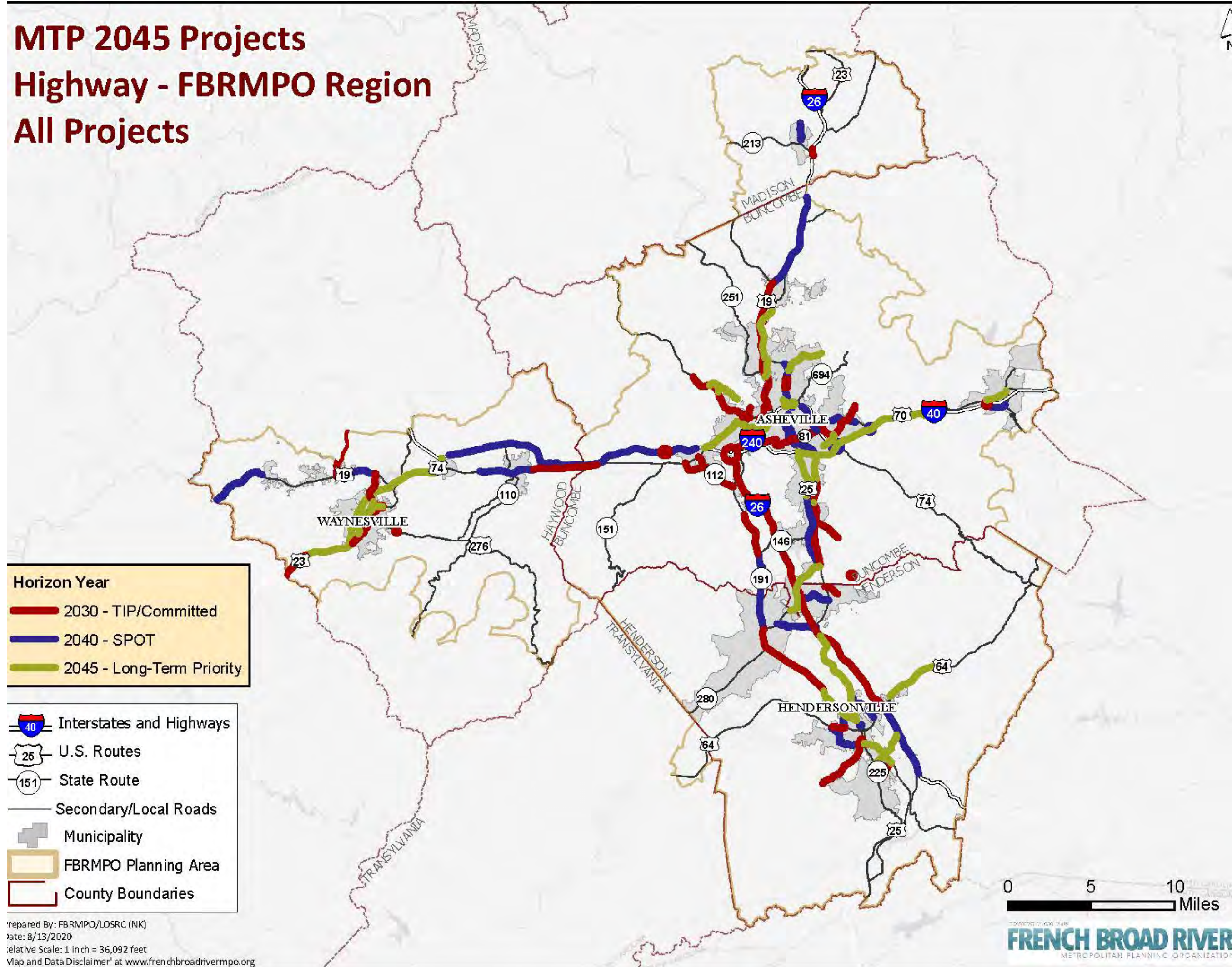
- Continue planning for water and sewer infrastructure.
- Coordination and update agreements with service providers.
- Support targeted infrastructure upgrades and extensions that align with land use policies and community goals.
- Consider reserving capacity in Edneyville sewer for non-residential development.



Transportation Strategy Options

Goal 4: Prioritize transportation options and connectivity.

MTP 2045 Projects Highway - FBRMPO Region All Projects



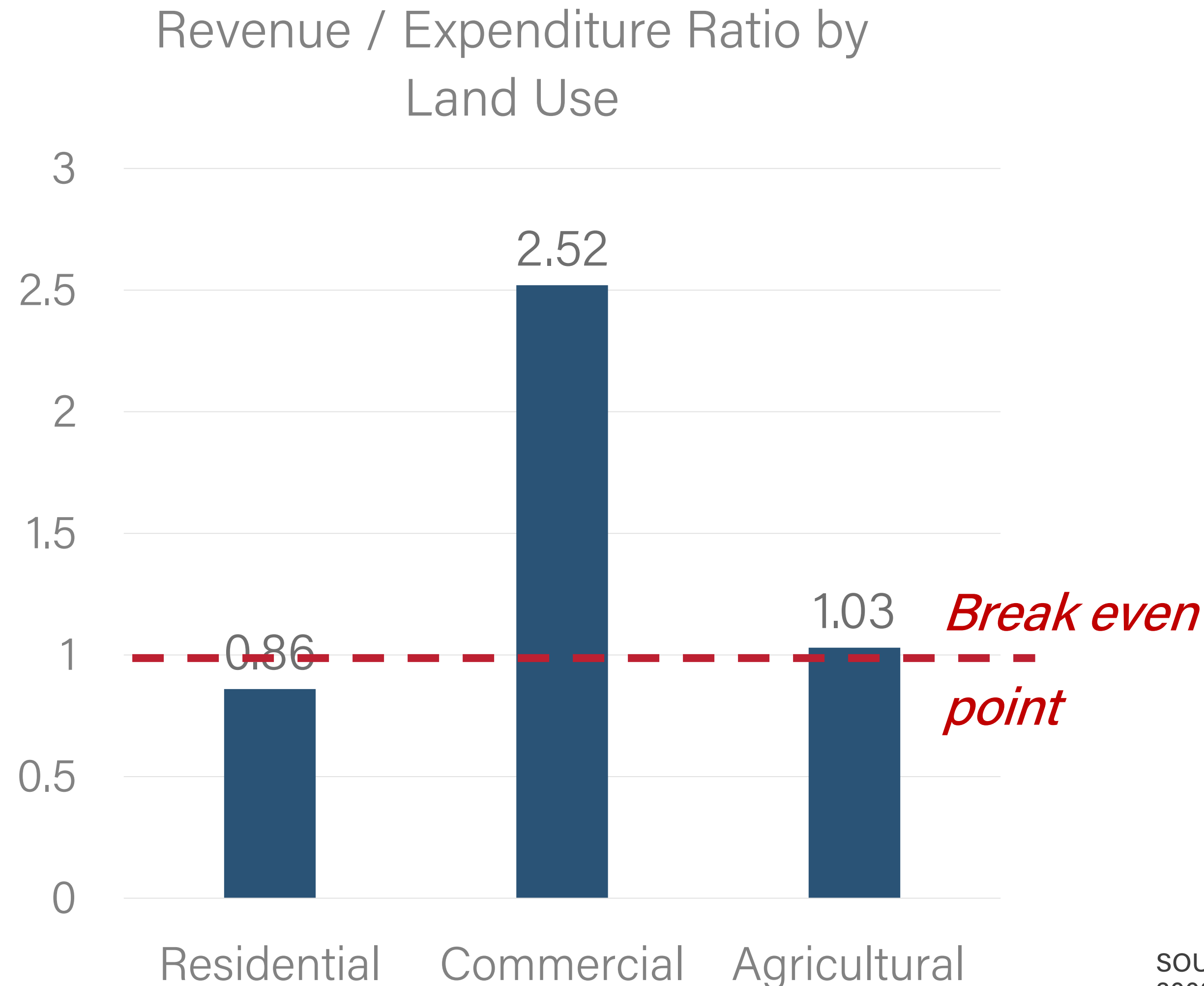
Action/Strategy Options

- Involvement with FBRMPO
- Intersection improvements and access management
- Adjustments to TIA and subdivision requirements
- Corridor study for US 64
- Greenways and multi-use paths
- Transit and EVs



Economic Strategy Options

Goal 6: Encourage innovative economic development initiatives, entrepreneurs, and local businesses.



Action/Strategy Options

- Identify and **prepare key sites** for development in cooperation with HCEDP
- Recognize the **positive impacts of strategic industrial development**
- **Build upon past successes** and attraction strengths
- Advance **workforce development**

DISCUSSION / NEXT STEPS

- May-July: Planning Board, staff and team to refine FLU map and draft plan recommendations
- July: Steering Committee #6
- Anticipate draft plan ready for public review in August
- Public meetings tentatively scheduled for August

