

Henderson County 2045

Steering Committee #5

September 8, 2022



Agenda

Process and Schedule



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graph TD; A[Process and Schedule] --> B[Engagement]; B --> C[Future Land Use]; C --> D[Goals and Recommendations]; D --> E[Discussion];
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Engagement

Future Land Use

Goals and Recommendations

Discussion



Process and Schedule

OVERVIEW OF SCHEDULE



NEXT STEPS

- September: Draft plan available for review and comment.
- Late Sept / October: Public meetings to gather feedback on draft plan.
- October: Changes to draft plan
- November / December: Planning Board and BOC meetings to consider adoption of revised draft, additional edits.





Engagement

Engagement by the Numbers

1

Community
Tour

10

Public Open
Houses

2

Visioning
Workshops

5,250+

Website
Visits

6

Stakeholder Focus
Group Meetings

60,000+

Mailed
Surveys

5

Planning Board
Meetings

1

Draft Plan
Public Meeting

6,900+

Survey
Responses

SURVEY



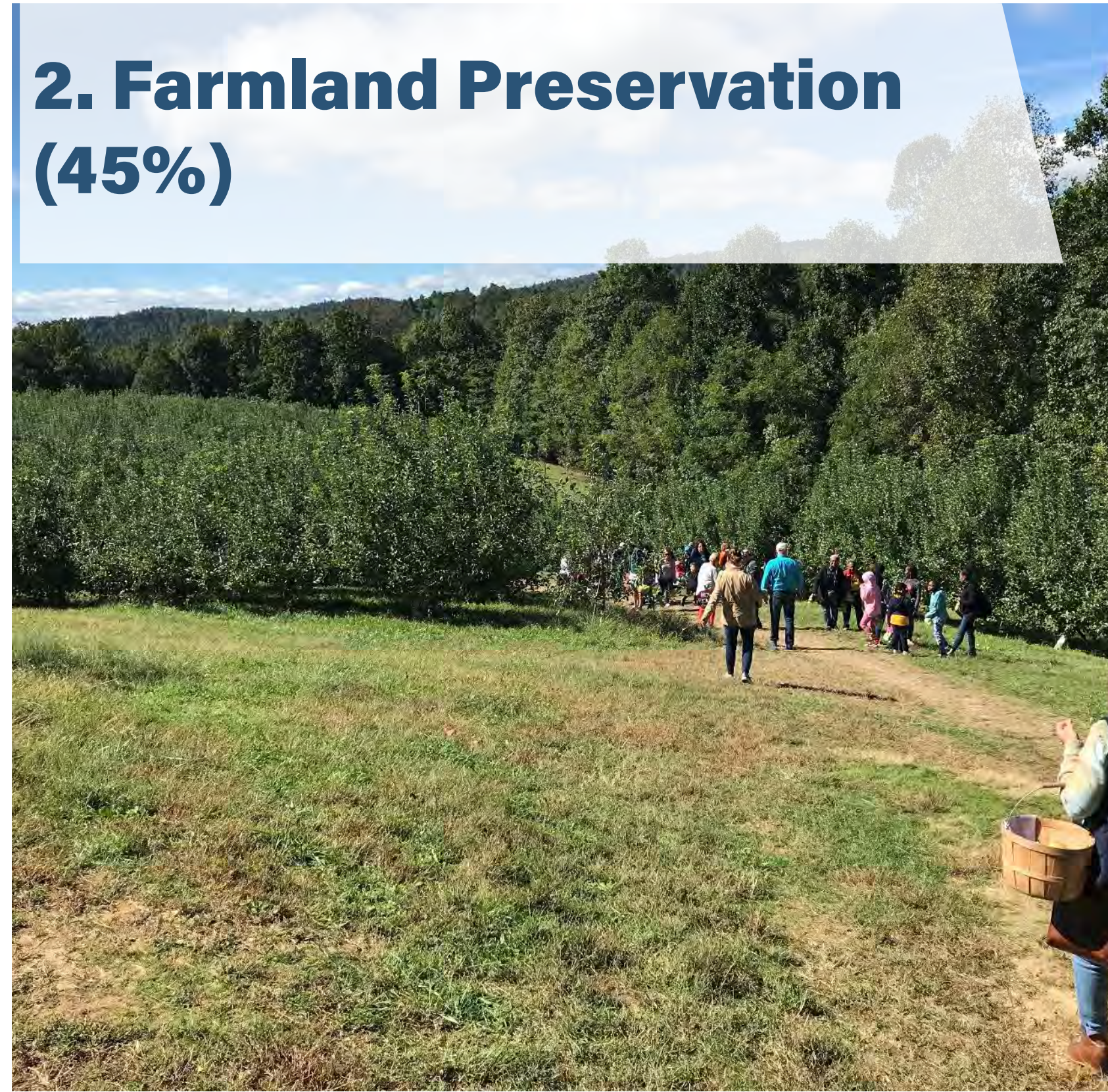
SURVEY

Top Priorities for 2045 Plan-Question 3 (All respondents)

1. Protect open space / forests (55%)



2. Farmland Preservation (45%)

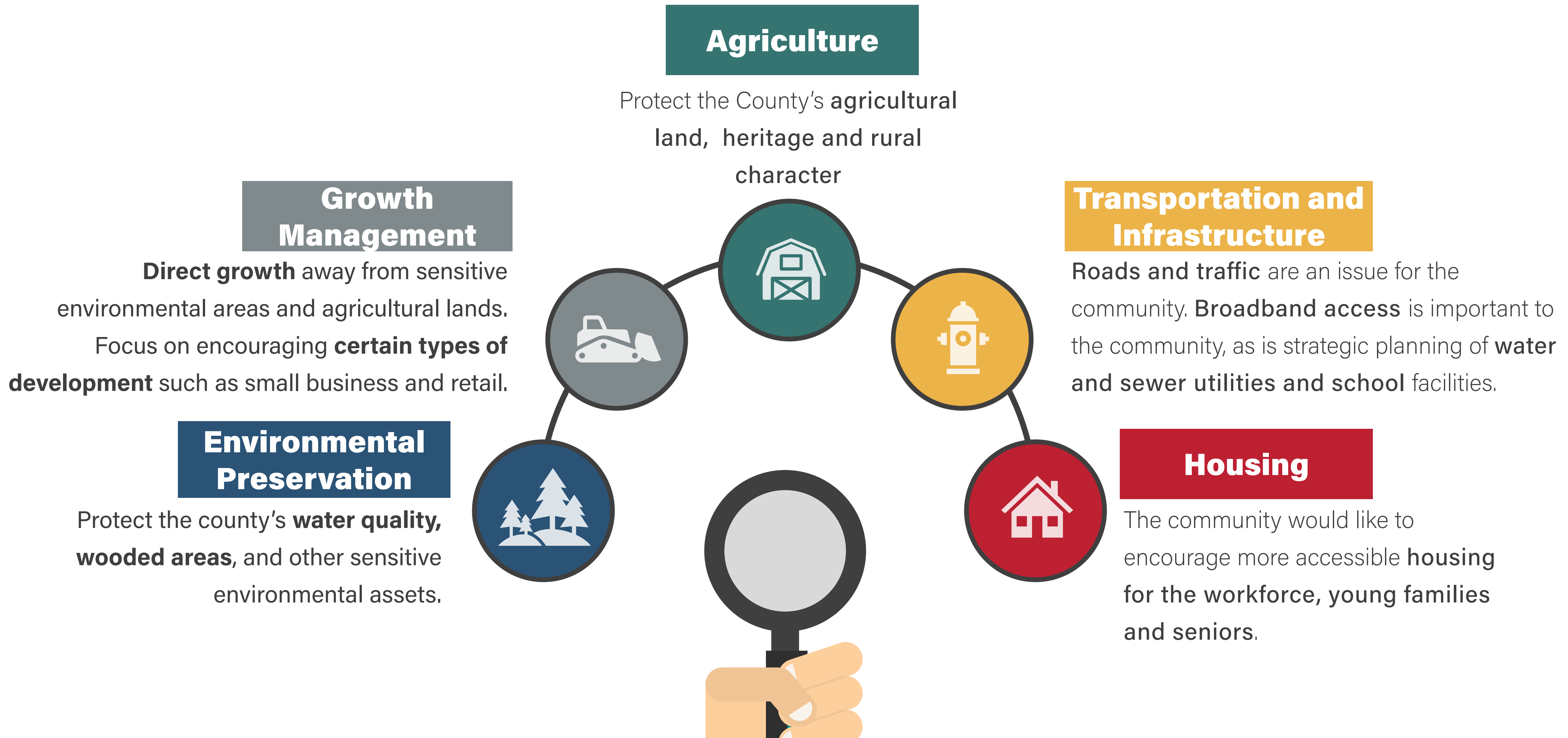


3. Improve access to internet / broadband (36%)



Public Input Themes

What are we hearing from the public?



Stakeholder / SC / Advisory Board Themes

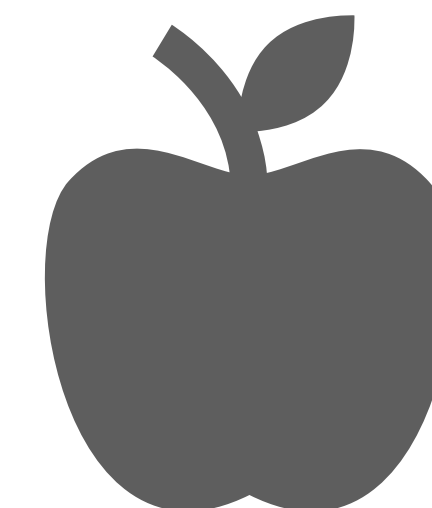
Jobs, Tax Base, Economic Development



Housing



Concern Over Farmland Loss





Draft Comprehensive Plan



For Draft Plan visit
www.hendersoncounty2045.com

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WHERE WE WANT TO GO

2045 GOALS

WHAT ARE GOALS?

From the eight topic areas defined previously, direct and actionable goals were developed. These eight goals each correspond to a specific topic area, demonstrating the logical flow between area of concern and desired resolution. The goals are the overarching desires of the County as derived from the public engagement and analysis process. In the recommendations section, these goals are shown with detailed recommendations -- the policies that will guide decision-making and actions, which are discrete steps to accomplish the plan and achieve the goals. Here in this graphic, the goals are presented with the icon of the topic area they represent.

RELATIONSHIP TO OUTCOMES

Each goal may correspond to and accomplish multiple outcomes. Land use issues are interconnected and often are reliant upon other decisions to satisfy the goal. In order to fully understand how this plan will affect each issue, all outcome sections should be read to account for the overlap.

OUTCOME 1: INTENTIONAL LAND USE



Coordinate development near existing community centers.



Protect and conserve rural character and agriculture.



Improve resiliency of the natural and built environments.



OUTCOME 2: CONNECTIVITY



Prioritize multi-modal transportation options & connectivity.



Create a reliable, connected utility & communication network.



OUTCOME 3: OPPORTUNITY



Stimulate innovative economic development initiatives, entrepreneurship, & local businesses.



Diversify housing choices and availability.



Promote healthy living, public safety, and access to education.

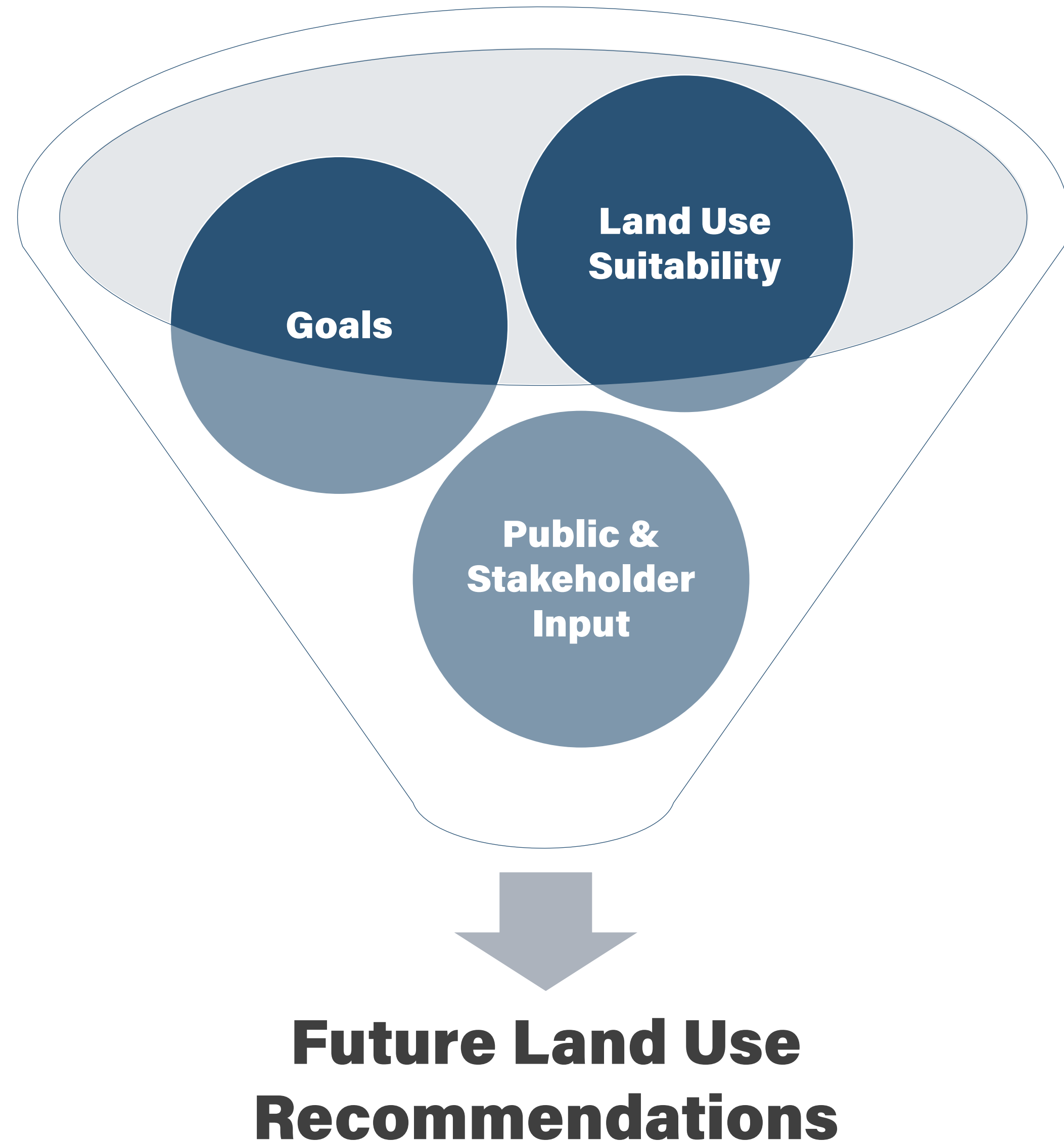




Future Land Use

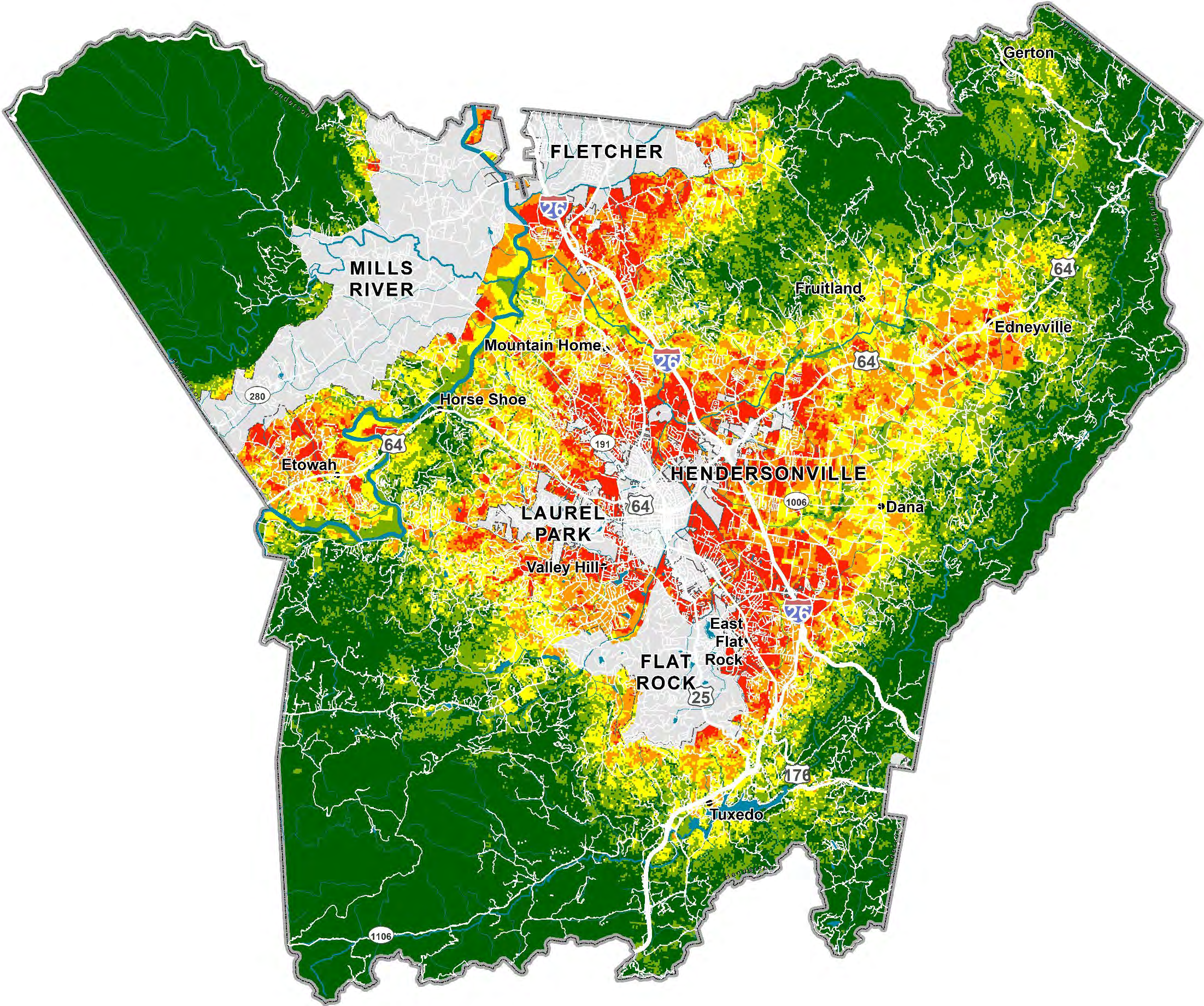
Creating the Future Land Use Map

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

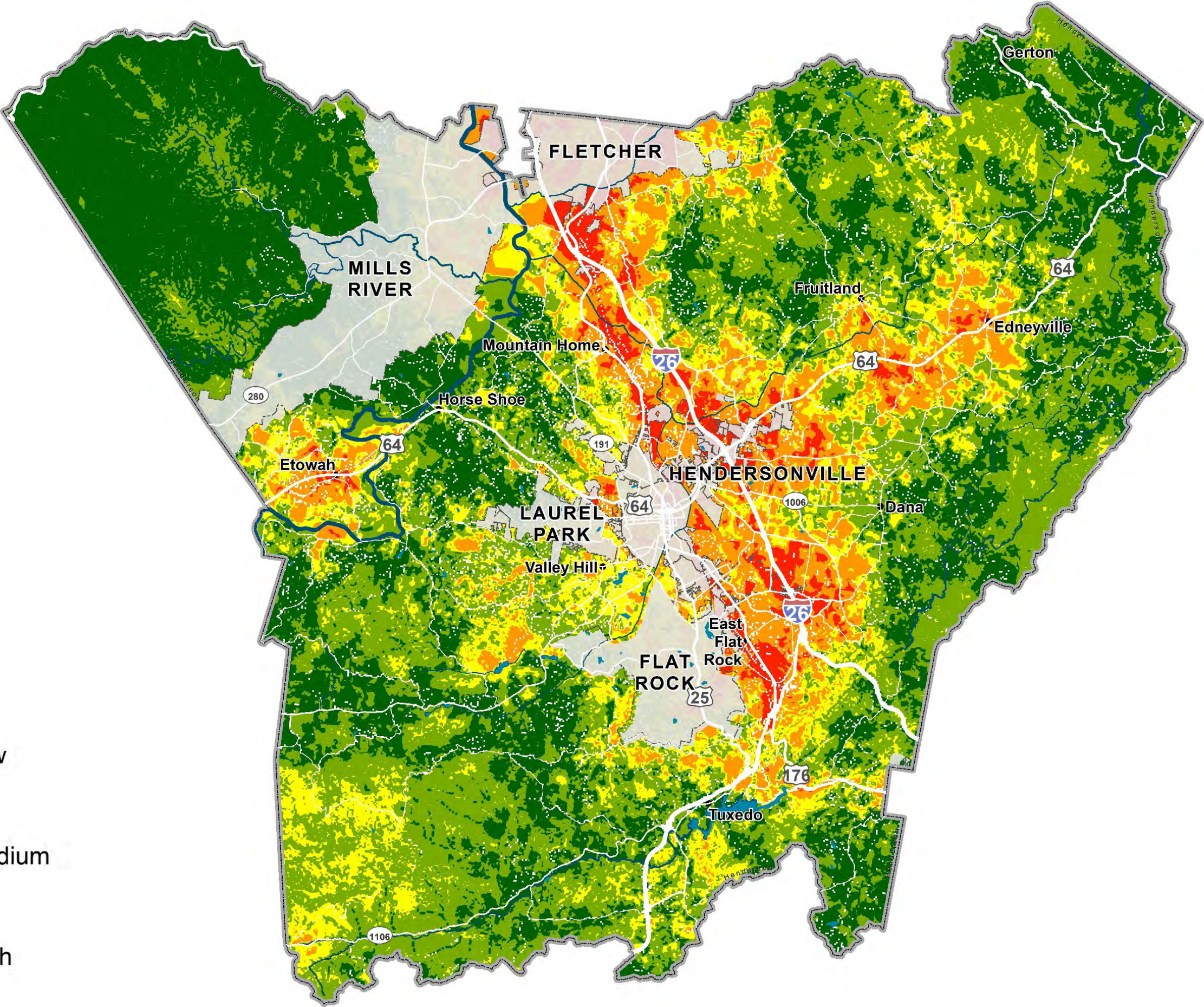


Land Use Suitability

Residential Suitability

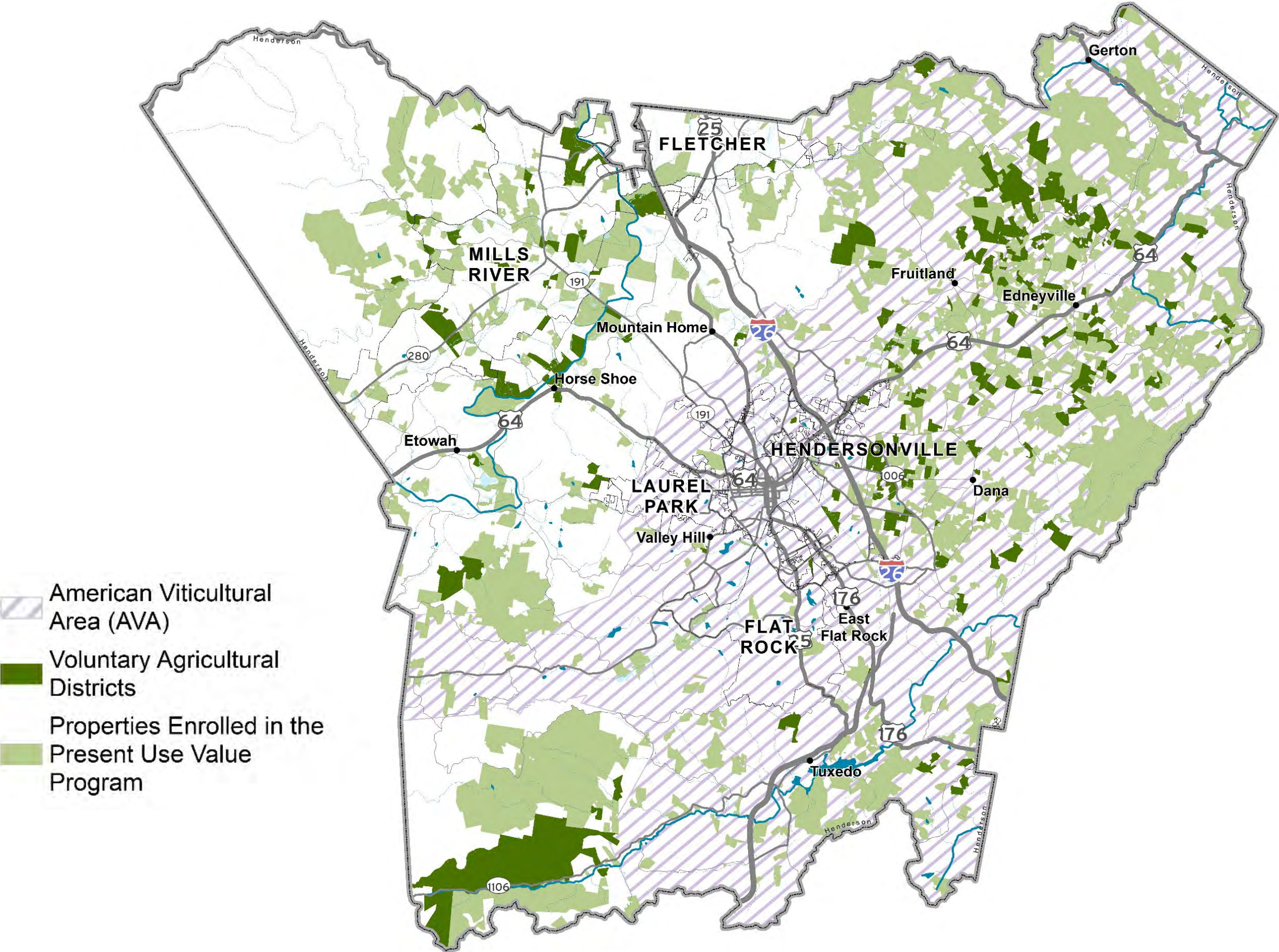


Industrial Suitability

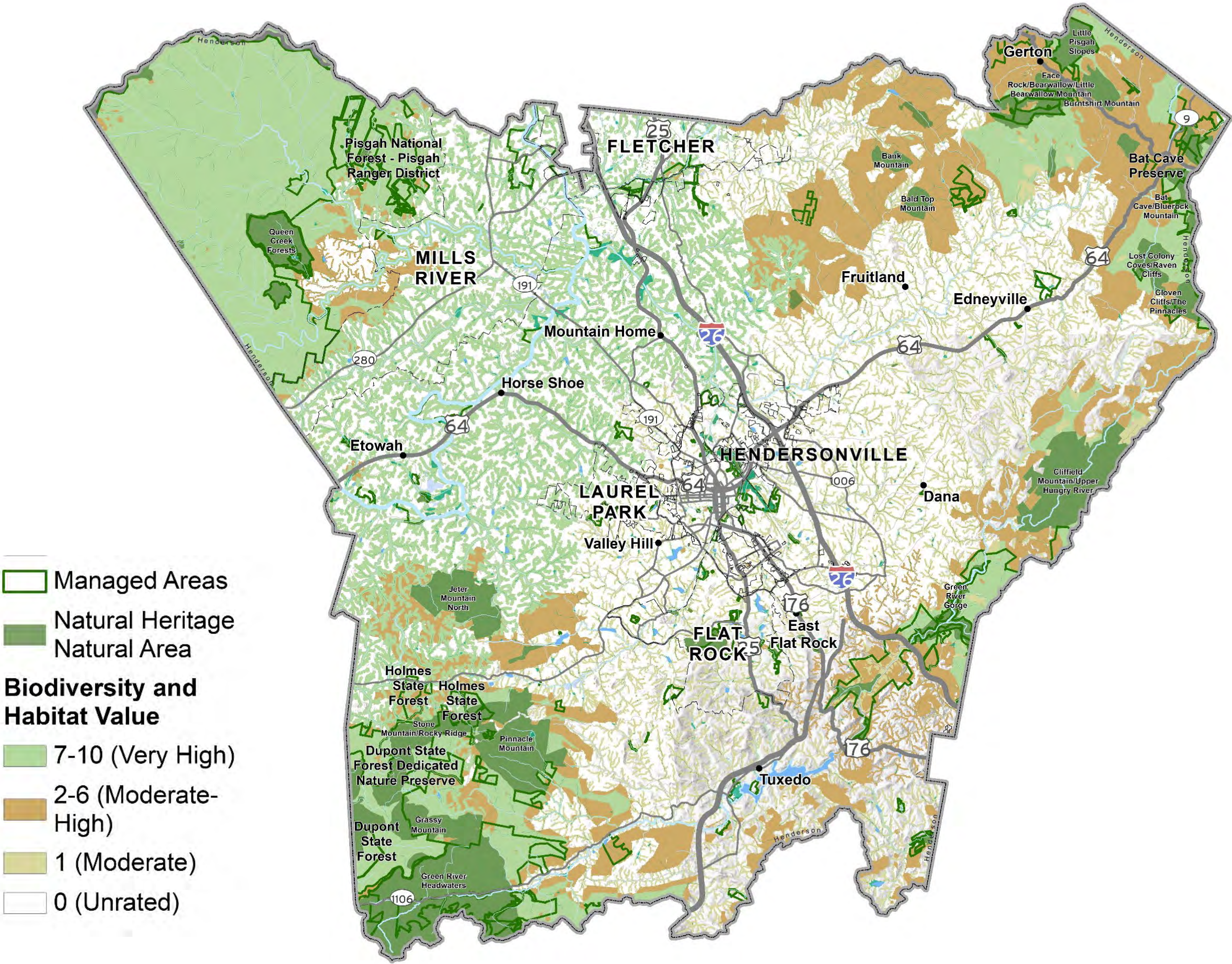


Agriculture and Natural Resources

Present Use Value Properties & Voluntary Agricultural Districts



Biodiversity and Habitat Value



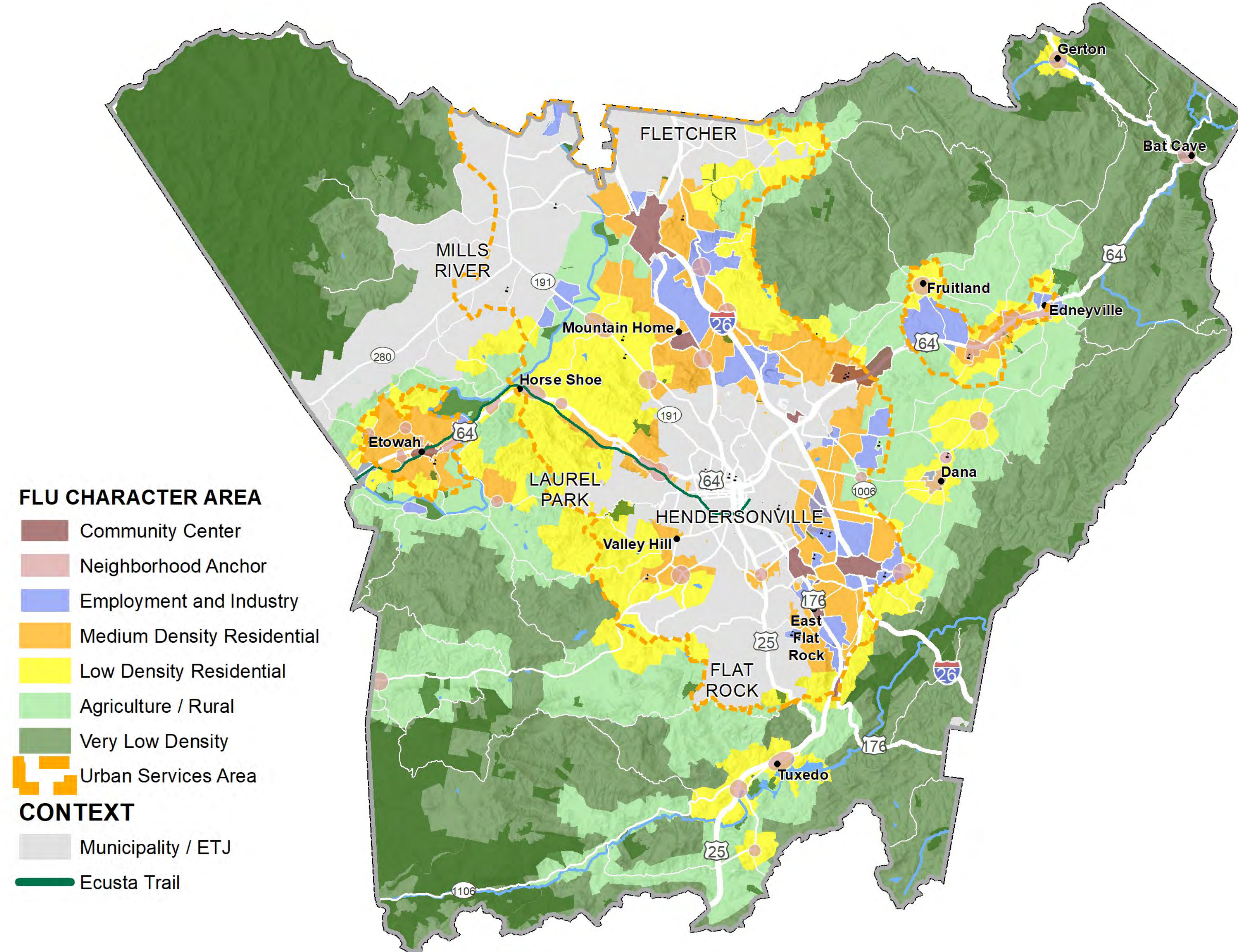
Draft Future Land Use Plan

As of 9/2

Highlights

Of Draft Future Land Use Map

- **Directs future residential development** toward areas with existing infrastructure and utilities
- **Encourages commercial, mixed-use, and economic development** in key locations and corridors
- **Recommends reduced density in strategic agricultural production areas**
- **Guides development away from natural resources**



Draft Future Land Use Character Areas

MDR

Medium Density Residential

Medium Density Residential consists of residentially focused areas that include a mix of housing types inside subdivisions and planned developments. These areas should have an improved transportation network and accommodate a variety of home options. Universal design that allows aging-in-place should be encouraged where appropriate.

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

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

Utility Access: Served by utilities.

Density: Varies based on location and context.



CC

Community Center

Community Centers are larger commercial nodes that serve broader geographic areas than Neighborhood Anchors. These areas typically have a high concentration of nonresidential uses and commercial services that contribute to the tax base. Mixed-use development is also encouraged, especially to offer multi-story units that provide commercial use on the bottom and residential units or office space above.

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

Uses: Medium to large-scale retail, services, restaurants, some offices, businesses, light industry and institutional uses. Mix of housing including single-family homes, townhomes and apartments

Utility Access: Typically served by water and potentially sewer.



NC

Neighborhood Anchor

Neighborhood Anchors are small concentrations of commercial, residential, and civic uses in more rural areas centered around structural anchors like schools, churches, and/or crossroads. These areas typically follow a development pattern where commercial uses are clustered directly adjacent to a crossroads, surrounded by residential development and agricultural uses. Developments that accommodate the ability to live, work, and play without commuting, are encouraged here.

Where: Typically found at intersections of State Roads or thoroughfares

Uses: Small services and retail, churches, fuel stations, light industry, mix of residential types including small-scale multi-family.

Utility Access: Utilities are typically not necessary due to the small-scale of development, but may be necessary for some development types.



EI

Employment and Industry

Employment and Industry areas offer job-generation, site-ready parks, accessible road networks, and utilities. Industries come in many different forms including manufacturing, agriculture, distribution, office, research and development (R&D), etc. The design of development sites in these areas should be tailored to be compatible with other nearby uses.

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

Uses: Agricultural uses including processing facilities and large-scale greenhouses, office and light-to-heavy industrial, as appropriate

Utility Access: The majority of these areas will be served by utilities.



Draft Future Land Use Character Areas

OSC

Open Space and Conservation

Open Space and Conservation areas include protected areas like state and federal lands, parks, and properties with conservation easements. This designation aims to protect sensitive ecological areas as well as facilitate compatible uses like outdoor recreation (including camps) and forestry.

Where: Remote area of the County, parks and large conservation easements

Uses: Conservation, outdoor recreation, forestry, agriculture

Utility Access: None



AR

Agriculture / Rural

Agriculture/Rural areas are important for their ability to support diverse agricultural activities. Development in these areas should be uses that do not interfere with agricultural production or drastically change the rural landscape.

Where: In and around concentrations of working agricultural lands

Uses: Agriculture of all types including row crops, orchards, greenhouses, production and distribution facilities, agritourism operations, rural businesses, and some sensitively designed, low-density residential.

Utility Access: Varies

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



VLD

Very Low Density

Very Low Density areas are significantly constrained due to steep slopes, few road networks, and limited access to infrastructure including broadband and cellular service. Forestry management, agriculture, very low density residential, outdoor recreation, and tourism are expected uses in these areas.

Where: In and around conservation areas, steep mountain ridges and on the edges of the County

Uses: Forestry, agriculture, very low density single family residential, outdoor recreation/tourism

Utility Access: Rare

Density: Typically 2+ acres per dwelling unit



LDR

Low Density Residential

Low Density Residential encompasses residential areas of limited density. Conservation subdivisions should be encouraged in these areas to provide and protect open space.

Where: Outside the core of the Urban Service Area and working agricultural lands

Uses: Single family residential, potentially some house-scale attached residential as part of planned developments, agricultural uses.

Utility Access: Variable

Density: 1-2 dwelling unit per acre (gross density), new subdivisions could include smaller lots if more common open space is preserved in a conservation subdivision



Land Use Framework

GROWTH AS USUAL

- Open space and farmland is likely replaced with low density residential subdivisions
- Demands for services and overall cost of services increases
- Traffic is exacerbated due to widespread strip development along 2 lane road corridors
- Housing diversity is limited
- Land is not preserved for future employment

OPEN SPACE

Most of Henderson County's vacant land is zoned for moderate densities of development and will absorb much of the future growth.



HOUSING

Developers continue to build at low densities on remaining vacant land.

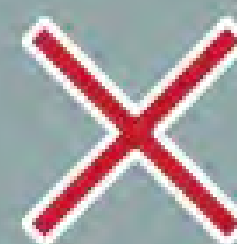


TRANSPORTATION

Land uses continue to be largely separated outside of Hendersonville and downtown areas, reflecting suburban-style land use patterns.



AGRICULTURAL &
OPEN SPACE GOALS WILL
BE DIFFICULT TO MEET



HOUSING SUPPLY
IS NOT DIVERSE.



TRANSPORTATION &
MOBILITY GOALS
CANNOT BE MET



Land Use Framework

2045 GROWTH FRAMEWORK

- *Infrastructure guides growth and development to areas that are appropriate*
- *Farmland and natural resources are conserved.*
- *Development is focused where utilities and services exist, which reduces demand for services in rural areas where provision is costly.*
- *Less traffic on inadequate roads*

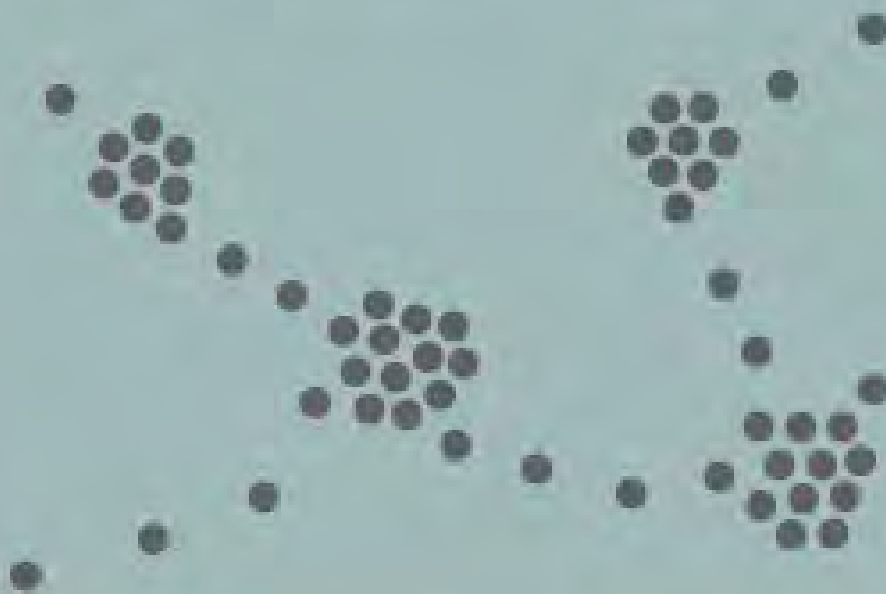
Land use policies carefully steering growth to designated nodes and corridors.



Developers build at higher densities in nodes and along corridors that are suited for this type of growth.



A well-integrated system of nodes and corridors allows Henderson County to grow in ways that make significant progress on its priorities possible.



- *Housing options are provided that fit community character*
- *Land is preserved for future employment growth which continues to create a diverse tax base and can help keep residential taxes low*

AGRICULTURAL & OPEN SPACE GOALS BECOME POSSIBLE



HOUSING SUPPLY IS ABLE TO DIVERSIFY



TRANSPORTATION & MOBILITY GOALS BECOME POSSIBLE





Goals and Recommendations

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

OUTCOME 1:

INTENTIONAL LAND USE

GOAL 1: Coordinate development near existing community anchors.

GOAL 2: Protect and conserve rural character and agriculture.

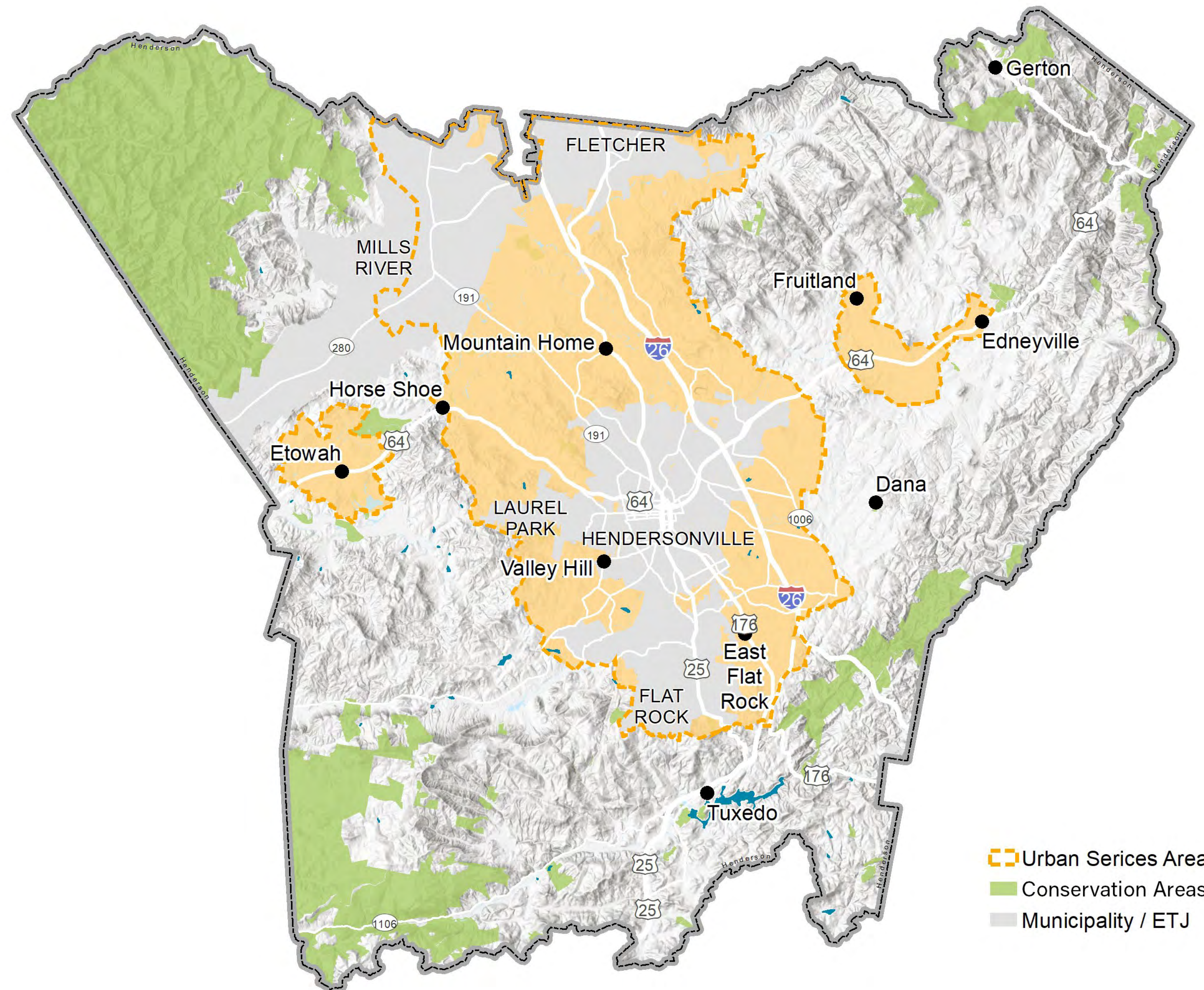
GOAL 3: Improve resiliency of the natural and built environments.



Rec 1.1: Grow intentionally where infrastructure and services exist, in and around municipalities, community investments, and anchors.

- Locate commercial and residential growth near Neighborhood Anchors and Community Centers on the FLU Map.
- Consider requiring large residential developments to be located within the USA.
- Utilize density bonuses to encourage conservation subdivisions and workforce housing.
- Develop an overlay district within the Edneyville sewer service area.
- Preserve Edneyville sewer capacity for industrial and agriculture uses.

Urban Services Area



What is the USA?

The Urban Service Area (USA) represents an area intended to be served by utilities and other urban services by 2045.

This area 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 between now and 2045.

Key Recommendations



Public preference from the survey and public meetings indicated support for small-scale businesses and mixed-use development.

Rec 1.2: Use available zoning tools to encourage context-appropriate rural businesses.

- Continue to allow for administrative approval for small to medium-scale commercial uses that meet basic standards in rural areas (e.g. AG on FLU).
- Modify approval processes (administrative approval, conditional zoning, or special use permit requirements) for certain types or sizes of new nonresidential uses.
- Enhance design standards for some types of non-residential development in Neighborhood Anchors and/or rural areas.

Ag Stakeholders Meeting in July



GOAL 2: PROTECT AND CONSERVE RURAL CHARACTER AND AGRICULTURE



Rec 2.1: Support agriculture as an economic driver.

- Collaborate with Agribusiness Henderson County (AgHC)
- Recruit and prepare the next generation of farmers
- Leverage partnership with Blue Ridge Community College
- Continue to allow for a flexible approach to rural business

Rec 2.3: Reduce conflict between existing agriculture and new residential development.

- Discourage rezonings for higher density residential subdivisions outside the defined Urban Service Area
- Consider zoning updates to reduce residential development pressure in agricultural areas.

VOLUNTARY FARMLAND PRESERVATION PROGRAM

A new program, potentially called Agricultural Preservation & Protection of Land & Economy (APPLE), is needed to protect the essential resource of farmland. This voluntary farmland preservation program would enable the County to buy the development rights to agricultural land, thereby protecting it from development. A county program could be used to supplement the NC Agricultural Development & Farmland Preservation program and other state and federal funding.

The land would have to meet certain standards, and the sale would be on a voluntary basis initiated by the landowner. Through this option, the land would remain undeveloped and allow the farmer to continue farming their land while benefiting financially.

This program could be funded through a number of funding sources (tax revenues, reallocation of funds, bond referendum, etc.). Through this setup, the County could make incremental yearly progress on farmland preservation that would add up significantly over time.

Alamance County, North Carolina provides a precedent for this type of program. The Alamance County Farmland Preservation Program has preserved hundreds of acres of farmland since its inception.



GOAL 3: IMPROVE RESILIENCY OF THE NATURAL AND BUILT ENVIRONMENTS



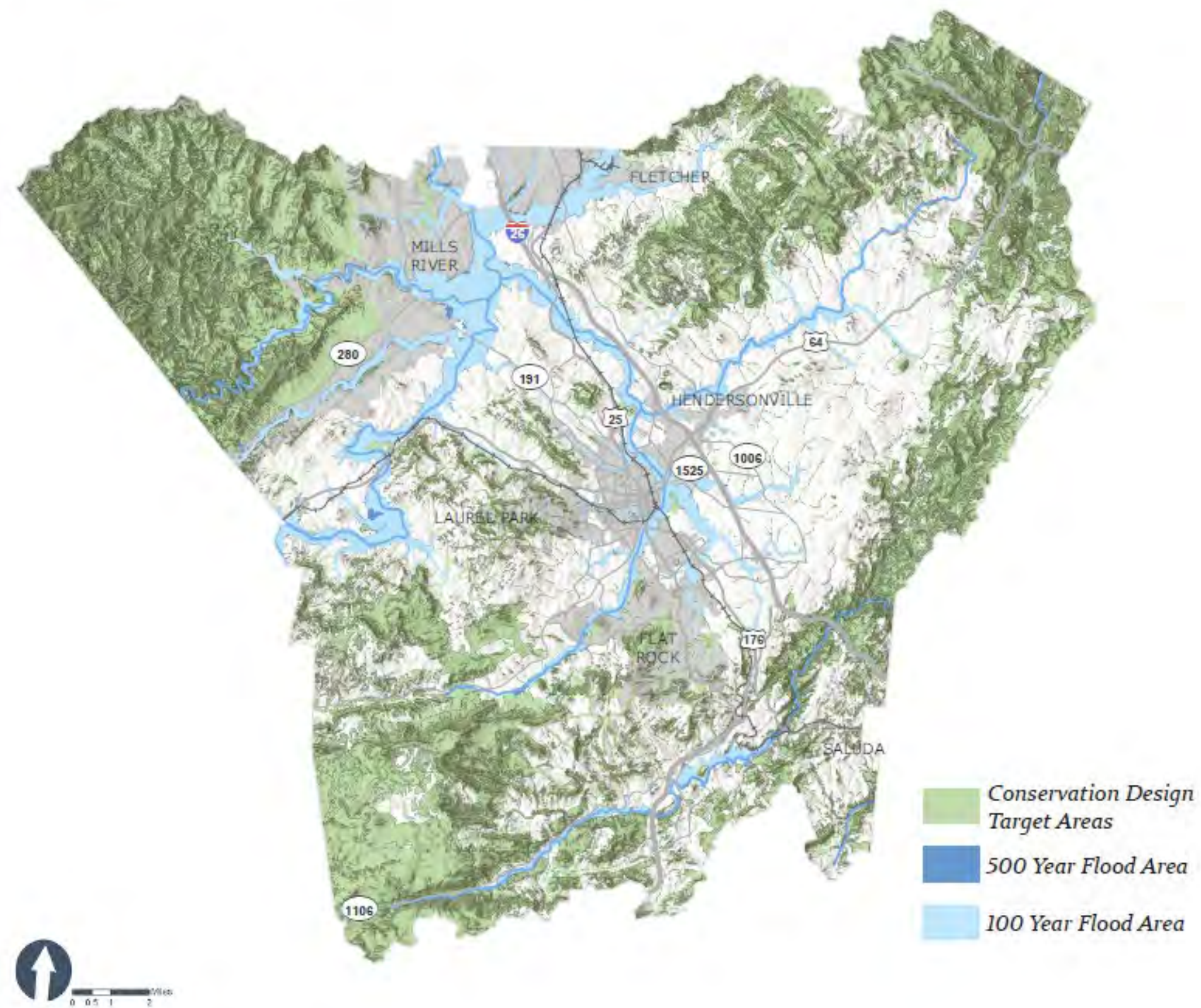
Rec 3.2: Improve the resiliency of natural areas and critical assets against hazards.

- Coordinate with Emergency Services on emergency response and protecting critical infrastructure.
- Ensure adequate ingress/egress for new development.

Rec 3.3: Decrease the potential exposure to hazards by managing future development

- New subdivisions design, risk assessment, land disturbance, and fill recommendations.

CONSERVATION DESIGN TARGET AREAS MAP



Rec 3.1: Protect and conserve sensitive environmental habitats, steep slopes, and ridge tops.

- Strengthen and encourage conservation subdivision design in areas with sensitive environmental resources.
- Consider allowing for administrative approval for conservation subdivisions that meet certain criteria



Conventional Design



Conservation Design

OUTCOME 2:

CONNECTIVITY

GOAL 4: Prioritize multi-modal transportation options & connectivity

GOAL 5: Create a reliable, connected utility and communication network.



Rec 4.1: Address traffic and road maintenance priorities.

Rec 4.2: Adopt policies and regulations that reduce or mitigate impacts of new development.

Rec 4.4: Improve active transportation options (i.e. transit, sidewalks and bicycle facilities) in the county.

Rec 4.7: Complete the trail and greenway network.

GOAL 5: CREATE A RELIABLE, CONNECTED UTILITY AND COMMUNICATION NETWORK.



Rec 5.1: Improve communications infrastructure.

Rec 5.2: Locate utilities to maximize efficiency of services, minimize cost of service, and minimize impacts on the natural environment.

Rec 5.3: Use utilities to incentivize economic development and conservation opportunities.

OUTCOME 3:

OPPORTUNITY

GOAL 6: Stimulate innovative economic development initiatives, entrepreneurship, and local businesses.

GOAL 7: Diversify housing choices and availability.

GOAL 8: Promote healthy living, public safety and access to education.

- Economic development
- Housing choices
- Parks and greenspace
- Health care and access to healthy food
- Public services
- Quality education

STATE OF THE COUNTY

CRAB CREEK

INTRODUCTION

Crab Creek lies in the southwestern portion of the County and makes up 13% of Henderson County. The population in the area has been slowly decreasing since 2010.

EXISTING LAND USE

The largest land use in the Crab Creek sub-area is Parks and Conservation, which makes up 5,066 acres. This is followed closely by agricultural and rural residential land uses. Agricultural uses consist of 4,650 acres making up nineteen percent (19%) of Crab Creek's existing land use, while rural residential uses consist of 3,816 acres, making up 19% of land use.

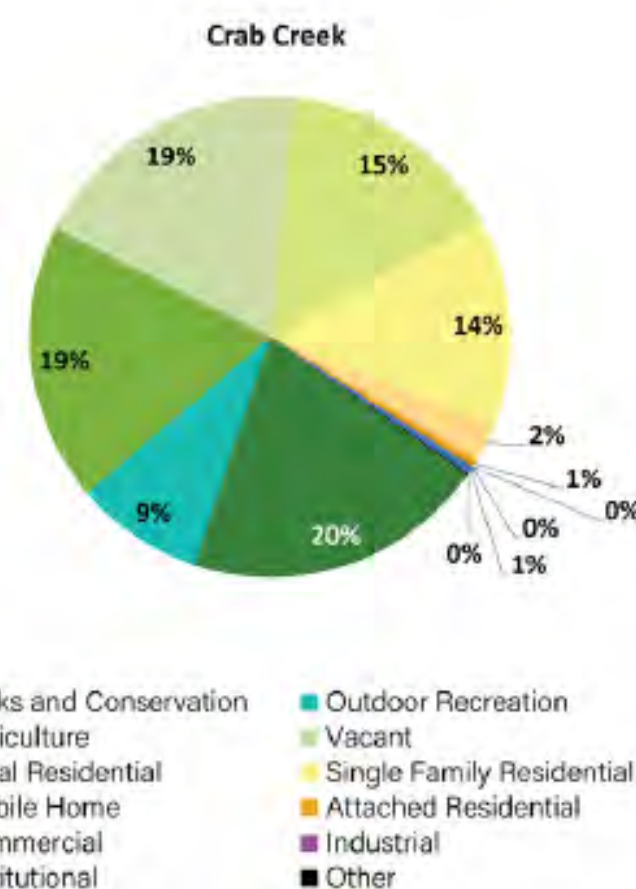
There are 9,472 acres enrolled in the Present Use Value Program and 3,394 acres of land in the Voluntary Agricultural District, the third-largest VAD area of the sub-areas.

OVERVIEW OF KEY STATISTICS

Population in the Crab Creek sub-area has decreased by 6.49% since 2010. The area has not seen growth in the number of housing units and has the lowest median household income at \$49,707.

KEY STATISTICS

Statistic	Crab Creek	Henderson County
Area (sq. mi./%)	41/13%	375
Largest Land Use	Parks and Conservation, Agriculture (tie)	Agriculture
PUV Acreage	9,472	71,662
VAD Acreage	3,394	11,536
Population (2010)	6,522	106,740
Population (2020)	6,099	116,281
Population Density	149	310
Housing Units (2010)	3,416	54,714
Housing Units (2020)	3,412	62,113
Household Income (2019)	49,707	55,945
Average Parcel Size (acres)	4.60	3.48
Average Residential Parcel Size (acres)	2.37	0.94



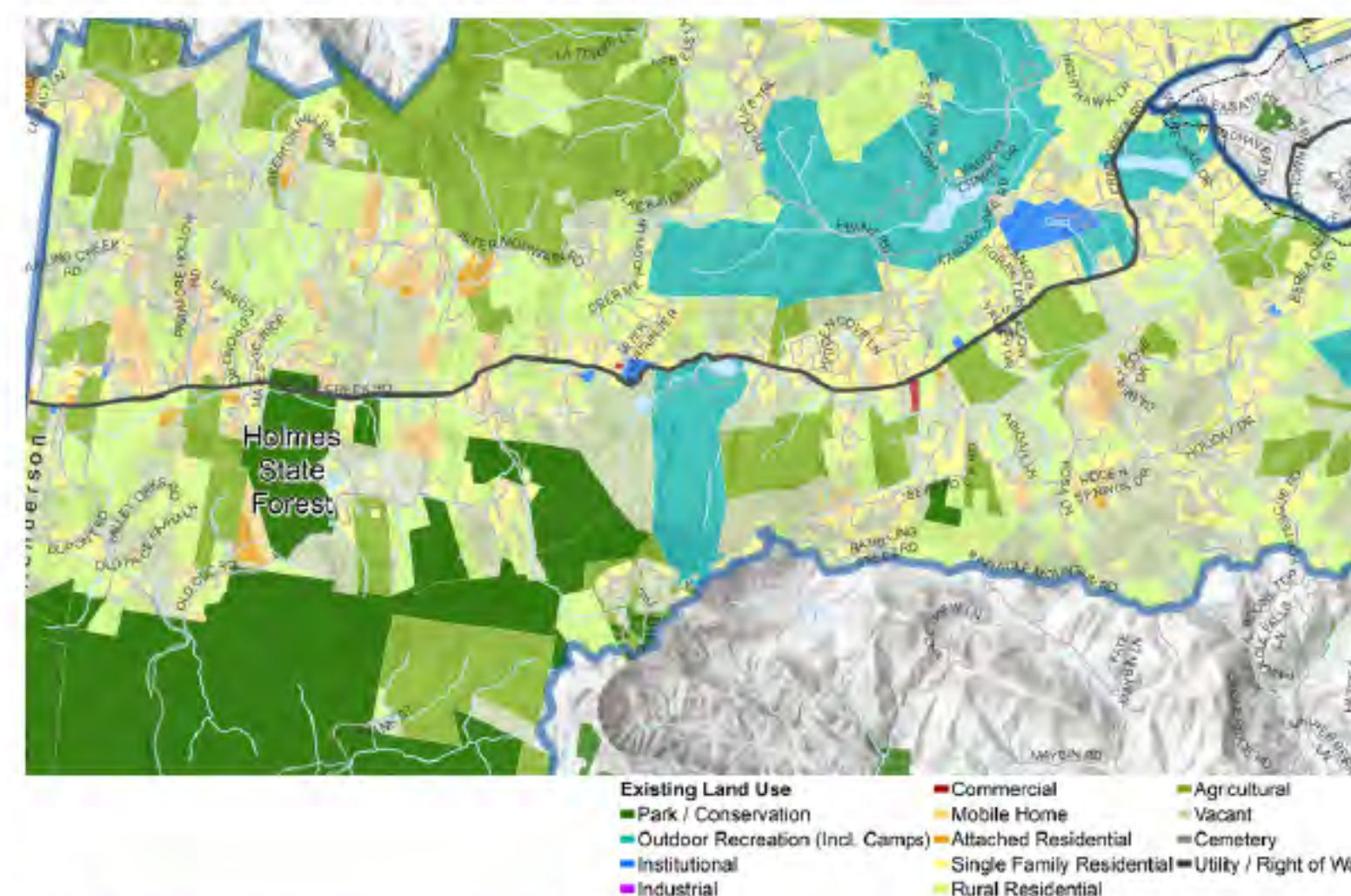
Survey Response Development Preference

1. Agriculture and agri-tourism
2. Parks and recreation
3. Other/Small-scale retail & restaurants

Planning Priorities

1. Road traffic/maintenance
2. Environmental protection
3. Zoning/development patterns

CRAB CREEK EXISTING LAND USE MAP



Land Use Considerations

- When compared with other sub-areas, Crab Creek residents prioritized agricultural and open space conservation much more during the survey.
- Crab Creek has the highest percentage of land in Outdoor Recreation due to the large number of camps in the area.
- Crab Creek has the second-highest acreage in forestry in the county, due to the presence of Holmes State Forest and Dupont State Forest.
- Despite having relatively large residential parcels that could be targeting for subdividing, the area is one of the few to have lost housing units in the past decade.

- Community Profile (Maps & Stats)
- Public Workshop Summary
- Survey Results
- Ready for review next week

A scenic autumn landscape featuring a winding asphalt road with a double yellow line, surrounded by trees with vibrant orange, yellow, and red foliage. In the background, a mountain range is visible under a blue sky with scattered white clouds. A semi-transparent white rectangular box is centered over the image, containing the word "Discussion" in a bold, black, sans-serif font, with a thin horizontal line underneath it.

Discussion

NEXT STEPS

- September: Draft plan available for review and comment.
- Late Sept / October: Public meetings to gather feedback on draft plan.
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