

Henderson County 2045

Environmental Advisory Committee

February 3, 2022



COUNTY STAFF

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THE COMPREHENSIVE PLAN

Spurs Decision-Making

- The vision and goals within this policy are used to support or deny rezoning applications, major subdivisions, and other development-related approval processes.

Dictates Future Studies

- The plan is high-level and does not delve into detail. There may be recommendations to specifically look into targeted studies for implementation of goals (e.g. the Greenway Master Plan).

Prompts Regulatory Changes

- This plan should provide guidance as to how the vision for the future can and should be translated into subsequent regulatory amendments to the County's zoning, subdivision, and other development-related regulations.

Influences Capital Projects

- The built environment is heavily influenced by the public sector through infrastructure investment and long-term maintenance such as streets, utilities, floodplain protection, broadband access, and storm-water drainage.

A photograph of a covered wooden bridge in a forest. The bridge has a dark, gabled roof with exposed wooden rafters. The bridge deck is made of wooden planks. In the background, there are trees and a sign that says "MOUNTAIN RIVER PLACE" and "LAND FOR SALE". A white fence is visible on the right side. A semi-transparent white box with a thin black border is overlaid on the center of the image, containing the text "Process and Schedule" and a horizontal line.

Process and Schedule

OVERVIEW OF SCHEDULE

Summer 2021

Fall 2021

Winter 2021

Summer 2022

Fall 2022



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?

Public Engagement



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

What would you like to keep?
KEEP
What do you like about the community?
What adds value to the community?

What don't you like?
TIDY UP
What causes the problem?
What should be gotten rid of?

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

EFFORTS SO FAR

- 6** Stakeholder Focus Groups
- 2** Public Workshops
- 10** Staff-Led Open Houses
- 6,400** Completed Surveys
- 3** Planning Board Meetings



...to vote on the residential subdivision designs you would like to see more of in

Typical Subdivision Design
TYPICAL SUBDIVISION DESIGN WITH MEDIUM SIZED LOTS (~1/4-1/2 ACRE LOTS), LIMITED OPEN SPACE.

Conservation Design
SAME NUMBER OF LOTS AS CONVENTIONAL SUBDIVISION BUT DEVELOPMENT IS CLUSTERED TO PRESERVE VIEWS OR NATURAL RESOURCES. SMALLER LOTS IN EXCHANGE FOR MORE OPEN SPACE (TYPICALLY 40%+), AND AMENITIES.

Large Lot Subdivisions
TYPICAL SUBDIVISION DESIGN BUT LOWER OVERALL DENSITY WITH LARGER LOTS (~1 ACRE OR MORE). LESS GRADING IS NEEDED THAN CONVENTIONAL SUBDIVISIONS.

Farmhouse Cluster
SMALL-SCALE SUBDIVISION WITH A LOW OVERALL DENSITY. FLEXIBILITY IN LOT SIZE TO ALLOW FOR BUILDINGS TO BE CLUSTERED (LIVE FARM BUILDINGS) TO PROTECT NATURAL RESOURCES AND VIEWS.

Staff-Led Open Houses

6 Events

10/6: Blue Ridge Community College

10/12: Main Library

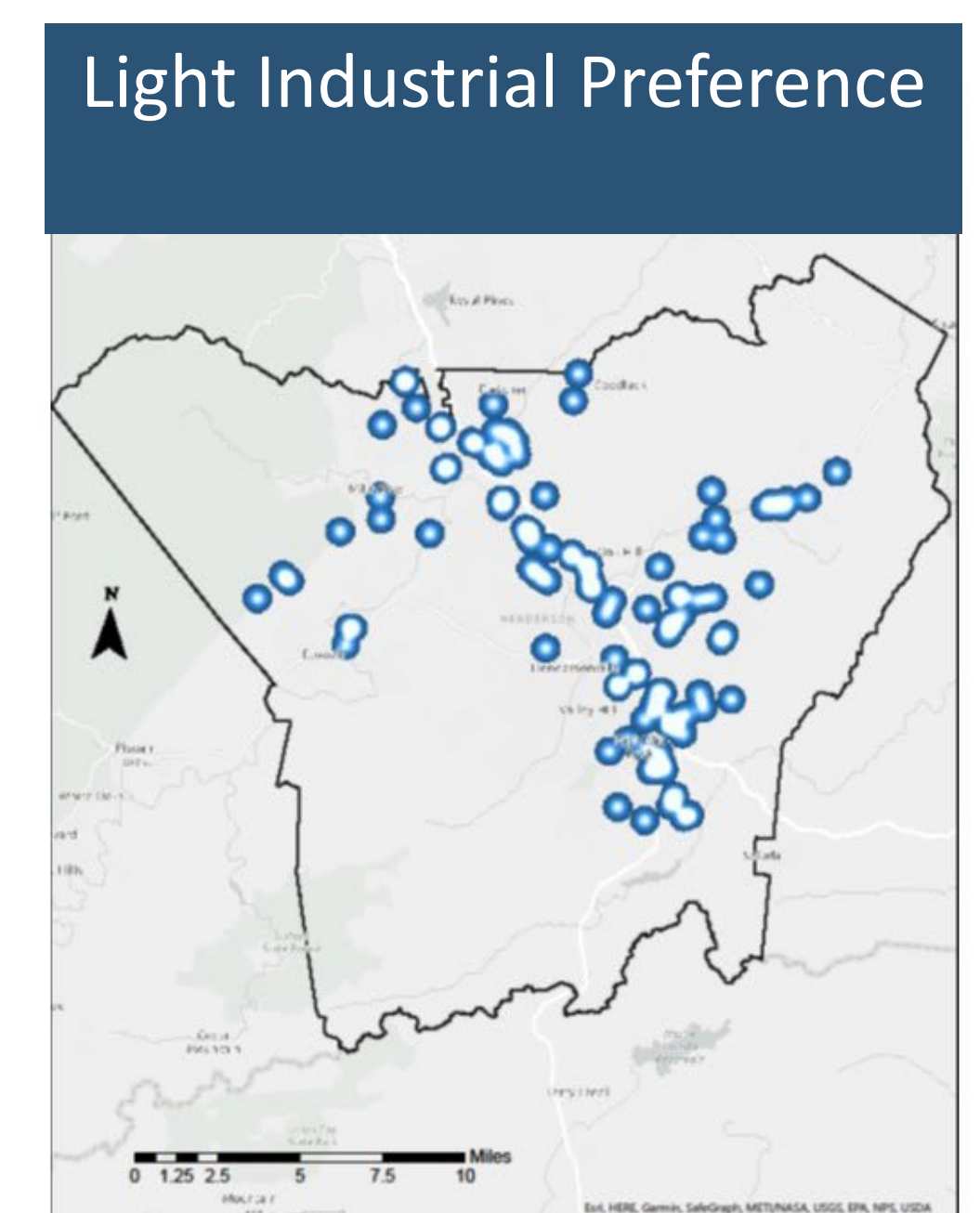
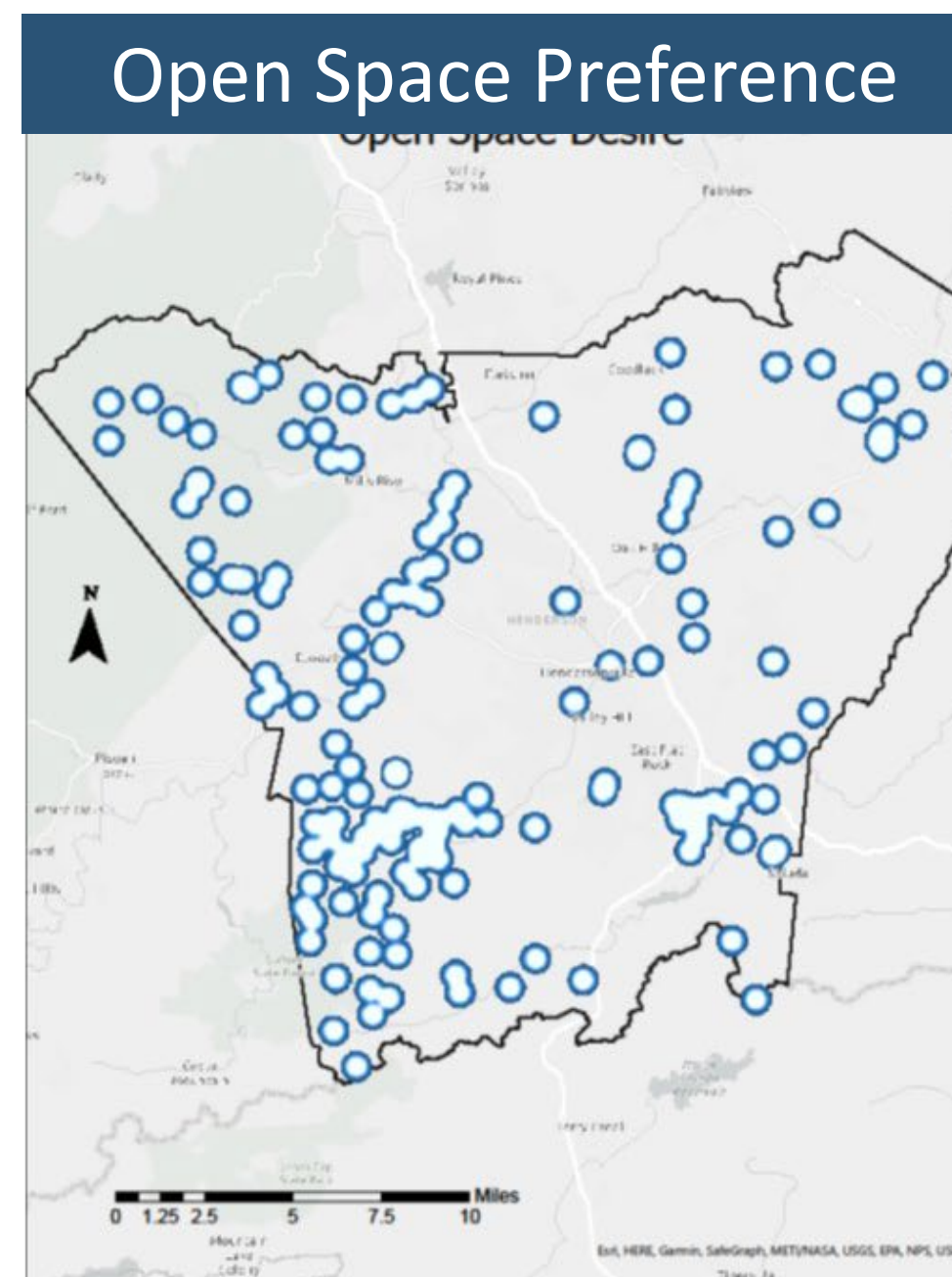
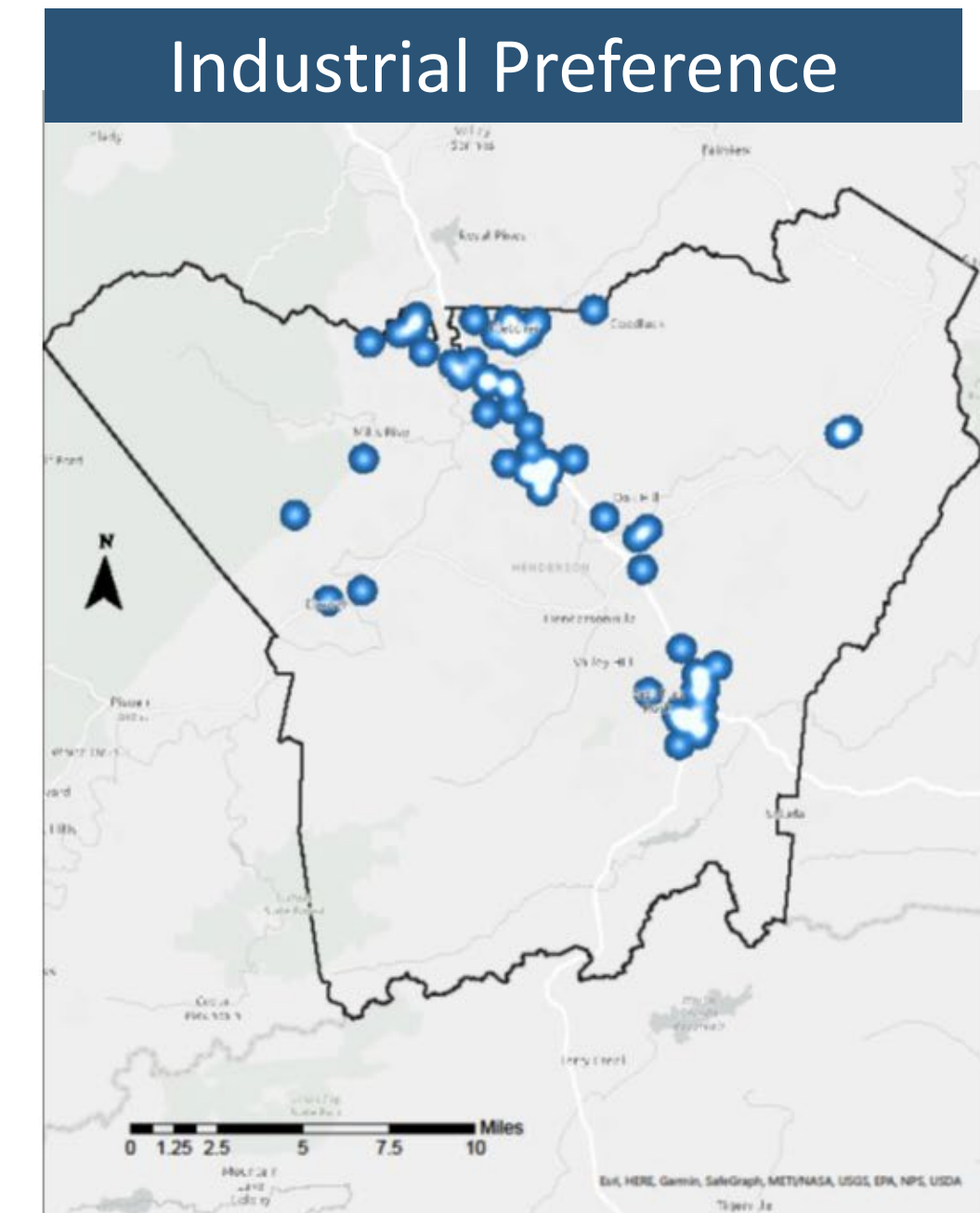
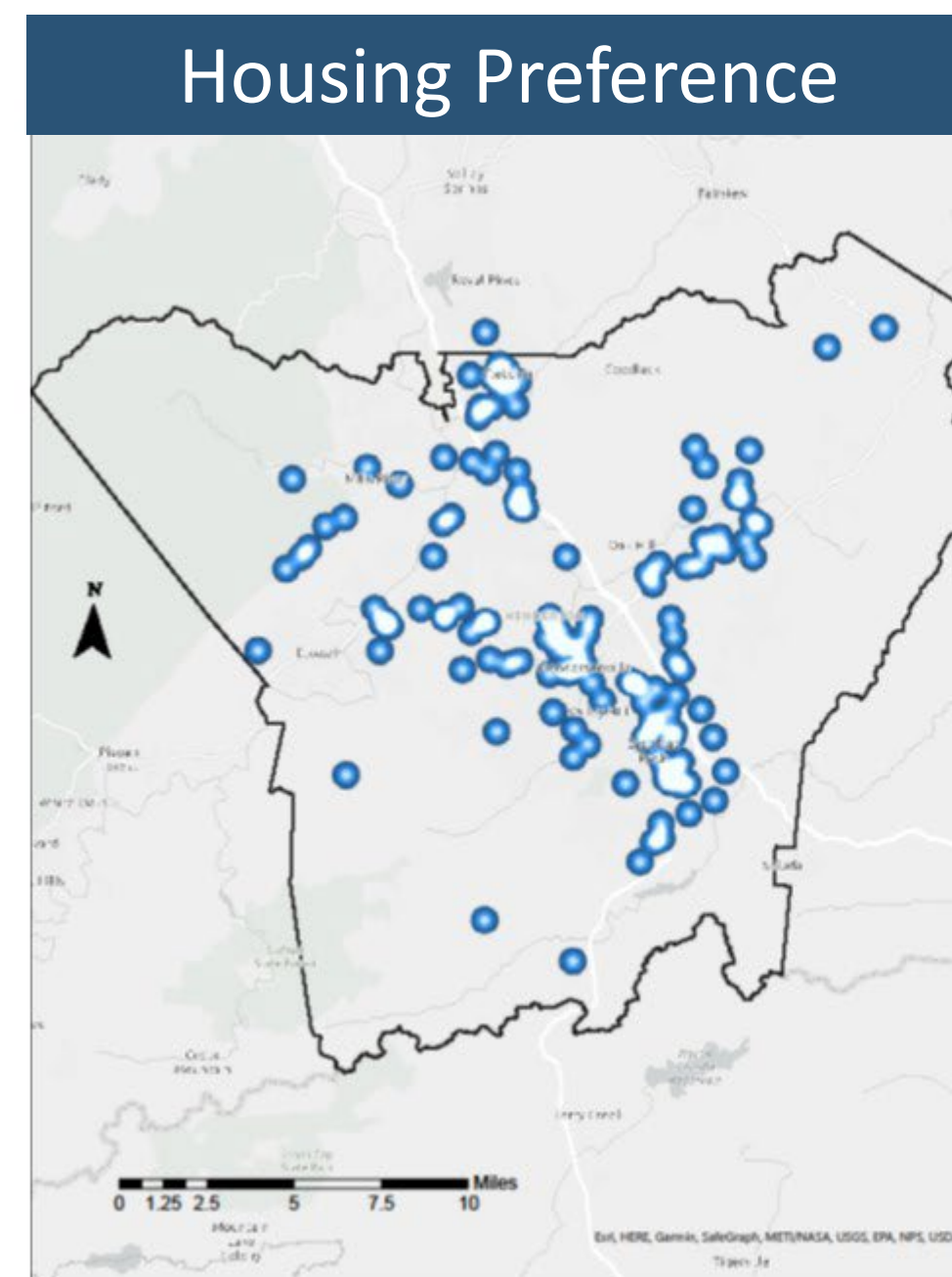
10/18: Edneyville

10/26: Community Center

11/2: Fletcher Library

11/3: Grace Mills River Church

118 Attendees



Public Workshop

November 10, 2021 at Blue Ridge Community College

Open House Format

Varied Information and Feedback Opportunities:

- Video presentation
- Visual preference voting
- Review of previous goals
- Map comments
- Small group discussions
- Survey



Henderson County
2045
COMPREHENSIVE PLAN

Henderson County Comprehensive Plan PUBLIC WORKSHOPS

Henderson County is developing its Comprehensive Plan and wants to hear from you!
To help shape the future of YOUR county, see opportunities for input at www.HendersonCounty2045.com

WORKSHOPS

NOVEMBER 10 TH 4-7 PM	DECEMBER 9 TH
Blue Ridge Community College 49 E Campus Drive, Flat Rock <i>Feedback activities, kids table, and more!</i>	Virtual Meeting Details to follow on project website



Public Workshop Results

November 10, 2021 at Blue Ridge Community College

- **Open space and preservation were common priorities** across all activities

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

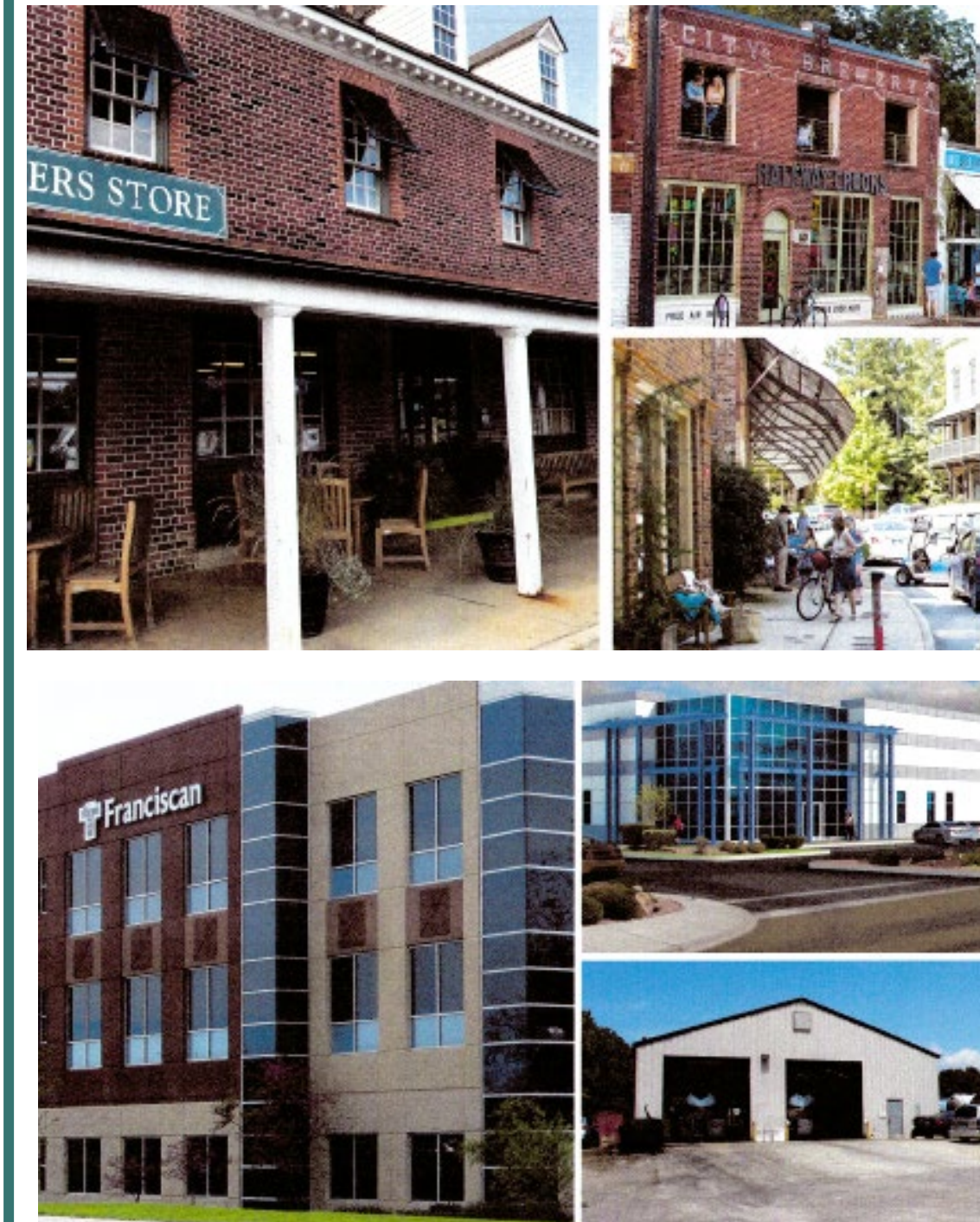
Public Workshop Results

November 10, 2021 at Blue Ridge Community College

Residential Types



Non-Residential Types



SURVEY

- Included with tax bill
- Online option
- Spanish option
- Advertised at the Apple Festival, open houses, and public meetings

6,479

Responses

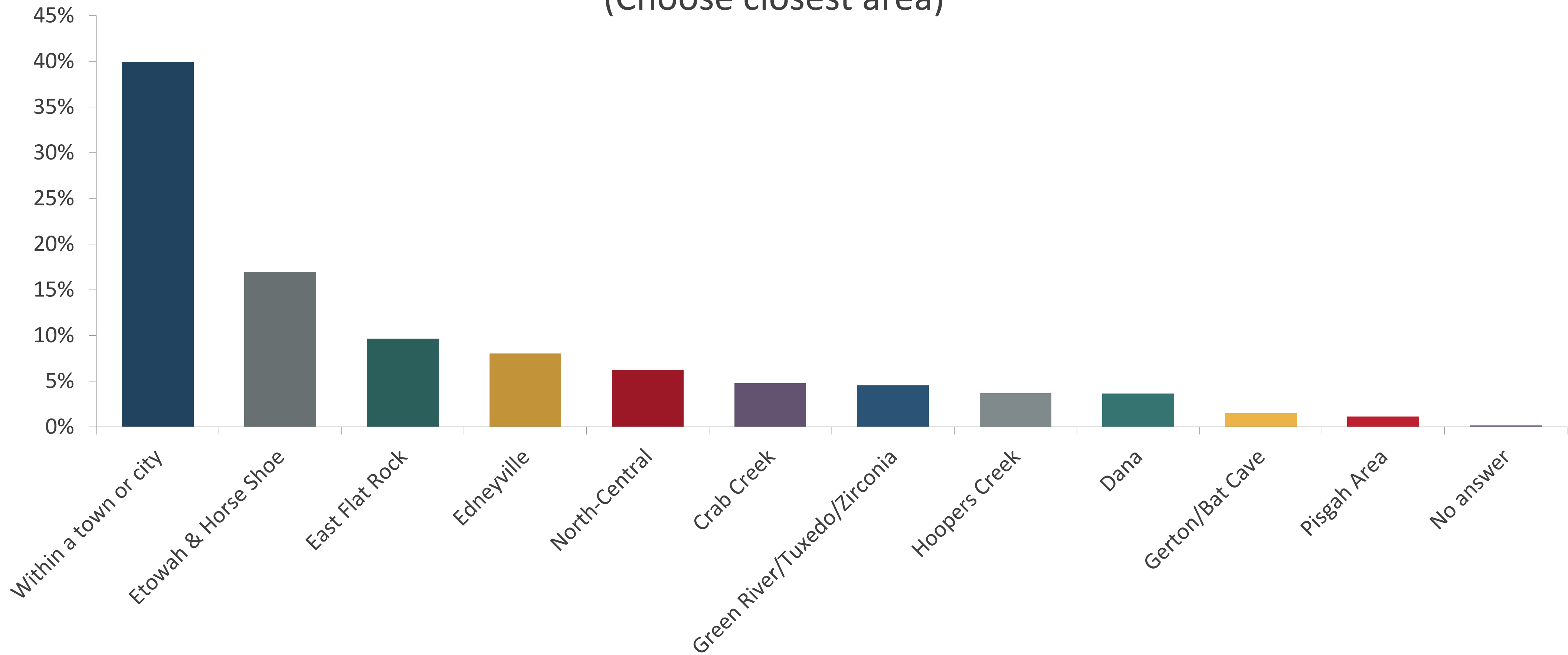
6,400+ responses? **Wow!**

- Equates to 6% of people over 18
 - 11% of households
- Previous Comprehensive Plan received 596 responses to survey
- 5,600 ballots cast in County for November 2021 local elections
- Wake County's most recent efforts received 9,000 surveys for over 1 million residents

SURVEY

60% of respondents live in unincorporated area
(68% of County population lives in unincorporated area)

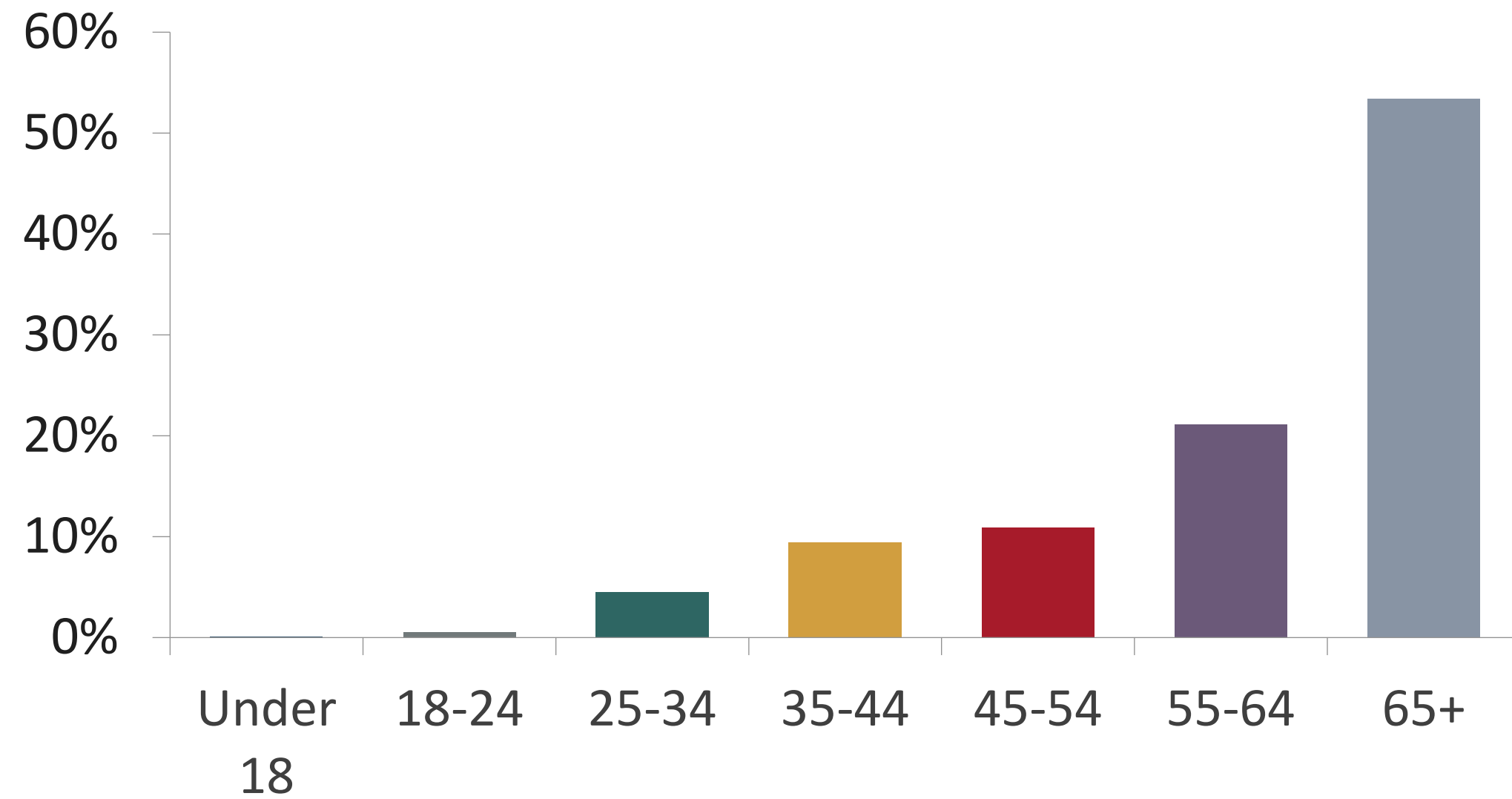
Where do you live or spend the most time?
(Choose closest area)



SURVEY

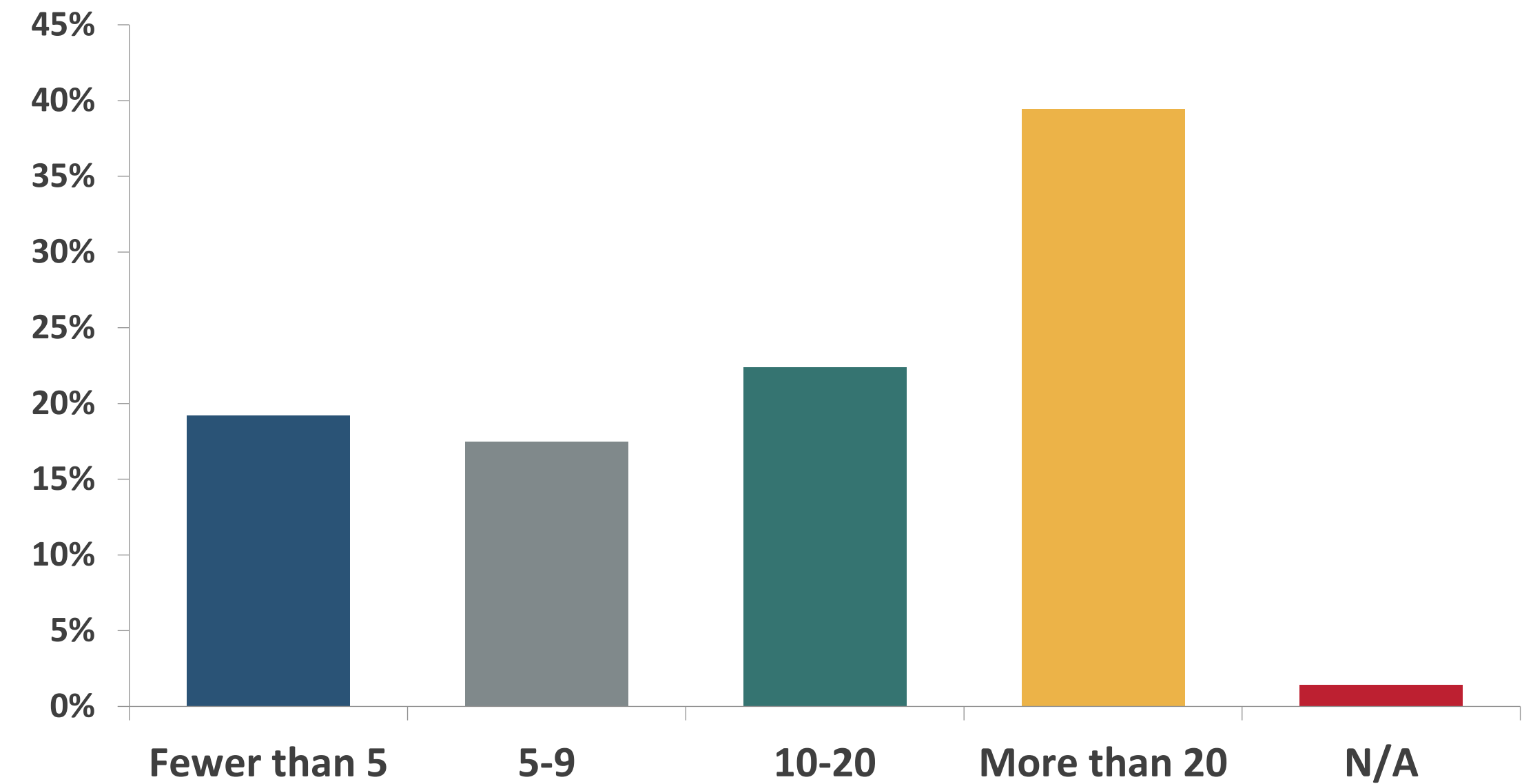
Demographics

Age



53% of respondents are over 65, but only 26.4% of population is in that age range

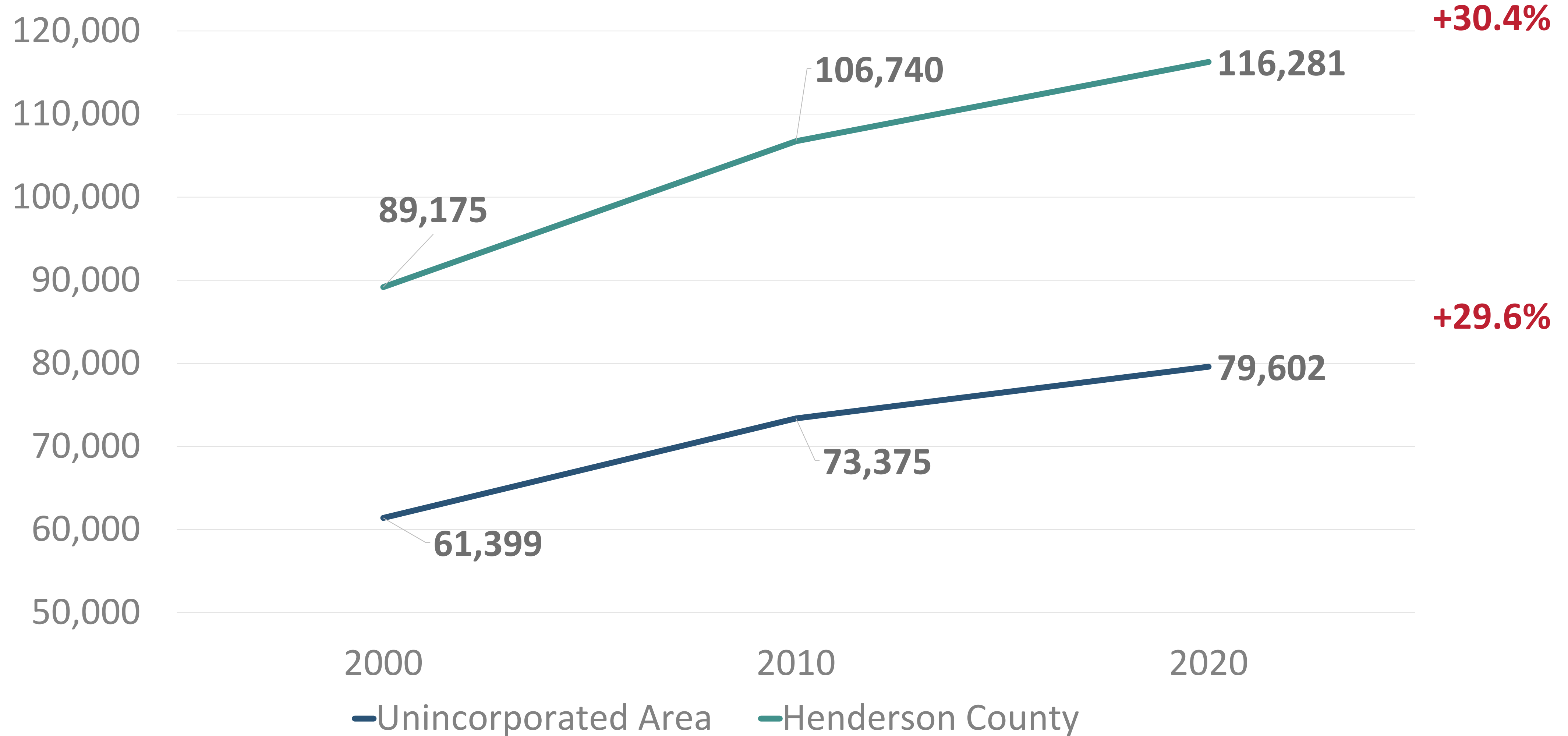
How many years have you lived/worked in Henderson County?



62% of respondents have lived and/or worked here at least 10 years

POPULATION

Growth 2000-2020



Source: US Census, 2020

SURVEY

Top Growth-Related Concern (Countywide)

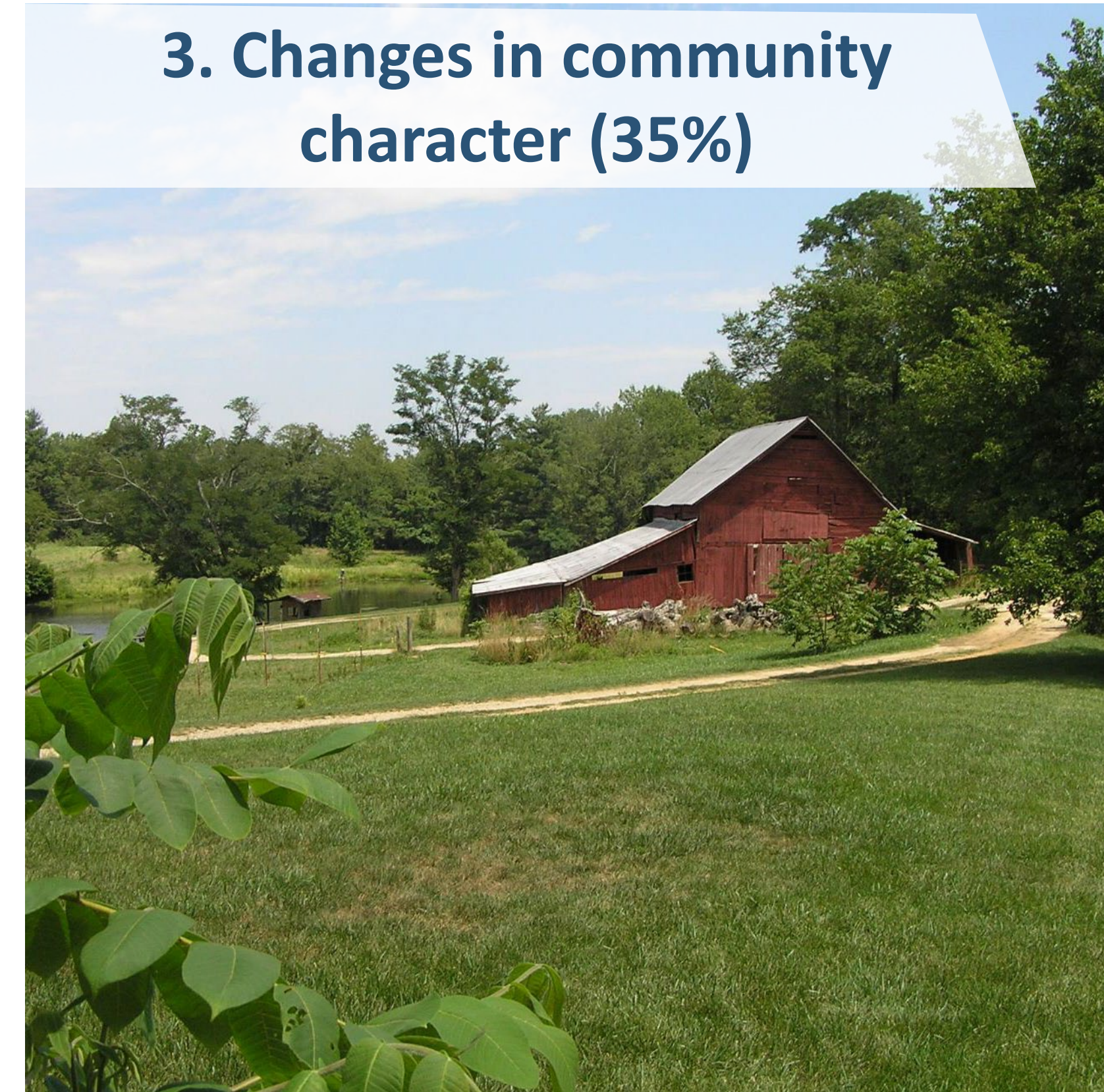
1. Traffic congestion and road maintenance (73%)



2. Loss of Farmland and/or impacts to natural resources (49%)



3. Changes in community character (35%)



SURVEY

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

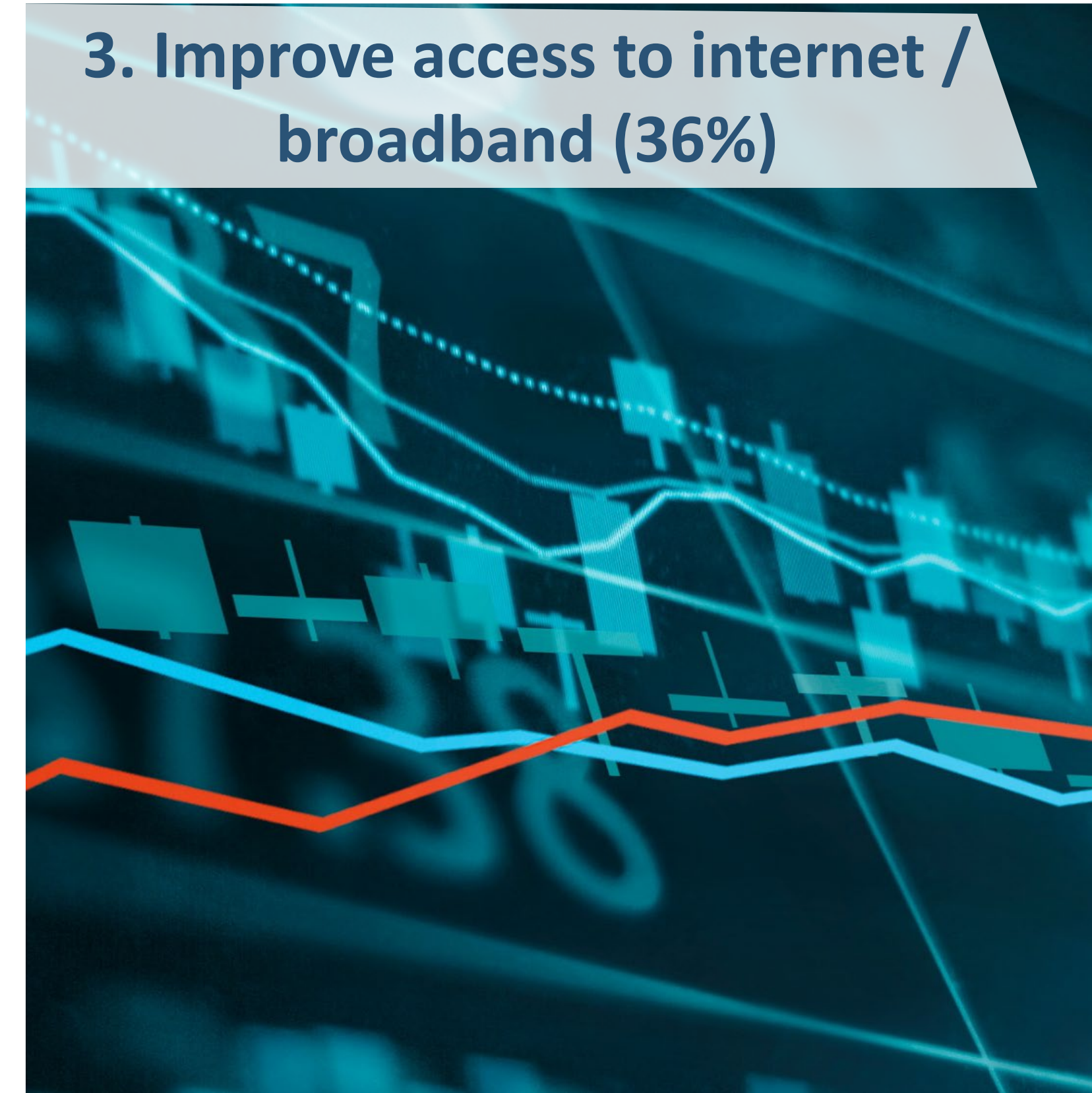
1. Protect open space / forests (55%)



2. Conservation of unique natural areas and farmland (44%)



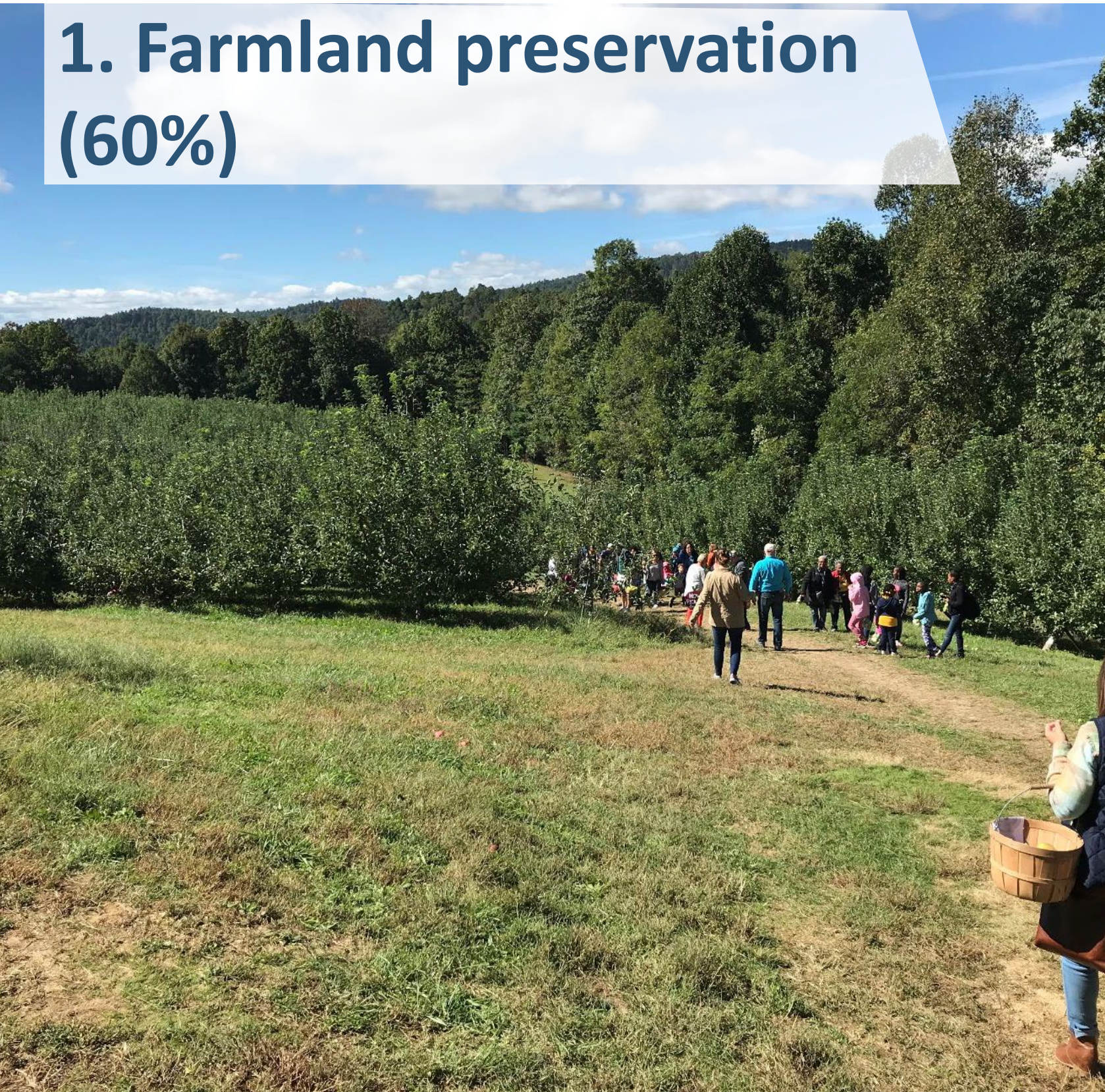
3. Improve access to internet / broadband (36%)



SURVEY

Top Priorities for 2045 Plan-Question 3 (Edneyville)

**1. Farmland preservation
(60%)**



**2. Improve Access to
Internet (53%)**



**3. Protect open
spaces/forests (52%)**



Top Ten Priorities Countywide

1. Roads – Traffic and Maintenance



2. Environmental Protection



3. Farmland/Area Character



4. Growth Management



5. Broadband Access



6. Housing Access



7. Parks, Recreation, and Greenways



8. Zoning/Development Type



9. Pedestrian and Bike Facilities



10. Infrastructure/Utilities



Geographic Area Themes

Priorities varied by geographic area

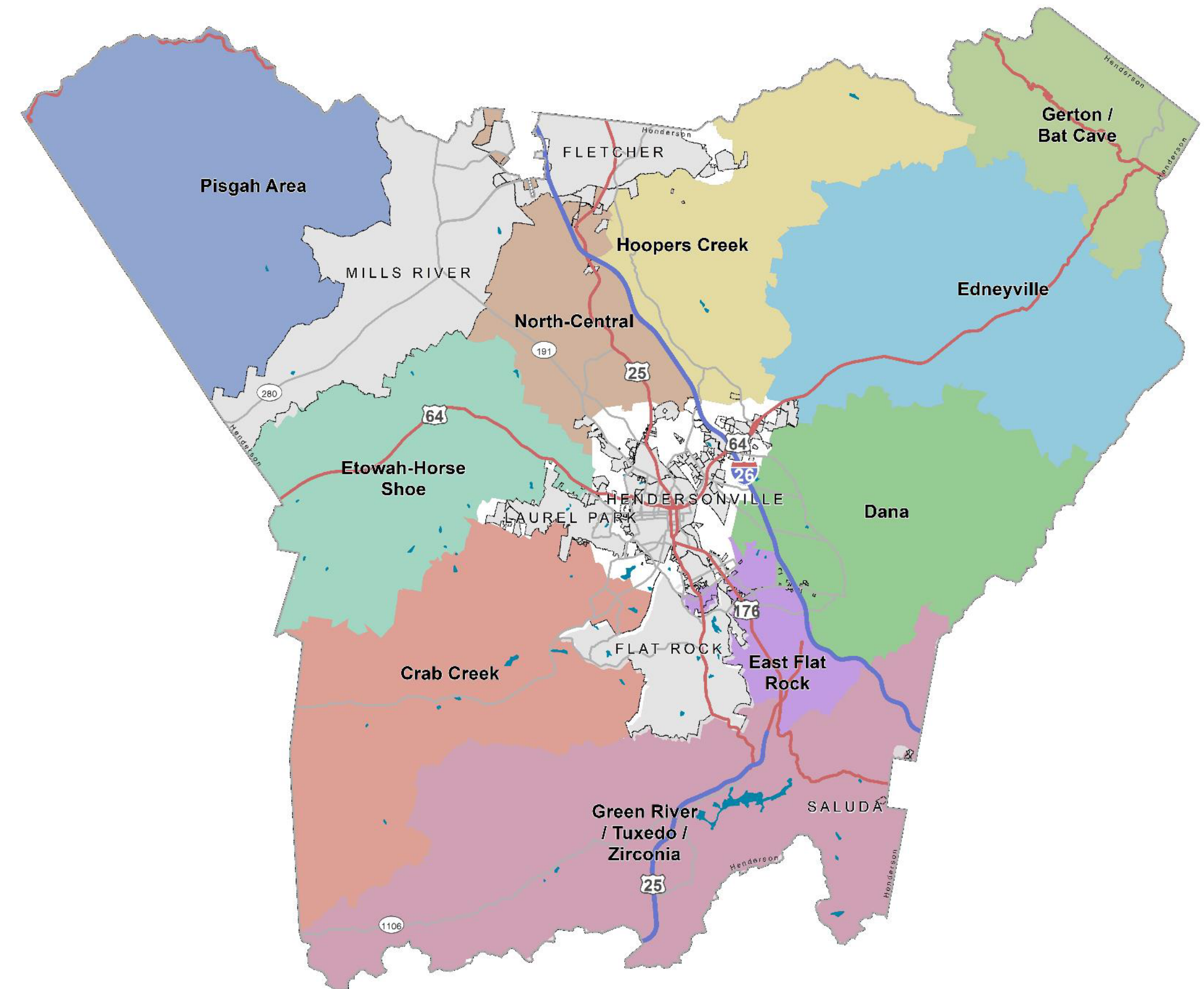
Road traffic and maintenance were strong in the top spots across all jurisdictions

In Crab Creek environmental preservation was #1

East Flat Rock, Crab Creek, and Pisgah were only areas with variation in the top 2.

- East Flat Rock and Crab Creek favored environmental preservation
- Pisgah favored parks and recreation

Edneyville and Dana were only ones with farmland in the top 5 priorities





Themes and Goals Discussion

Plan Structure

Example

Goal Example

Reduce Farmland Loss.



Policy Example

Reduce development pressure in prime agricultural areas.

Strategy Example

Discourage large-scale residential subdivisions in prime agricultural areas, including ____ and ____

Plan Structure

Example

Goal Example

Promote agriculture and conserve farmland.



Policy Example

Increase the amount of farmland with legal or permanent protections

Strategy Example

Encourage enrollment in Voluntary Agricultural District Program and conservation easements

Establish a farmland protection fund (voluntary purchase of development rights)

Questions/Discussion

