

Henderson County 2045

Draft Community Profile

November 05, 2021



Outline

Introduction

Demographics & Economy

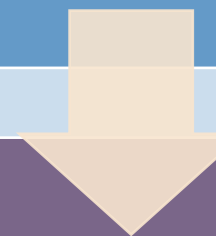
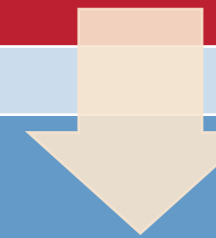
Land Use

Agriculture

Natural Resources

Vulnerability Assessment

Infrastructure





Introduction

COMPREHENSIVE PLAN SCHEDULE



The Community Profile represents a key deliverable in Phase 1. Findings will be used during Phase 2.

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

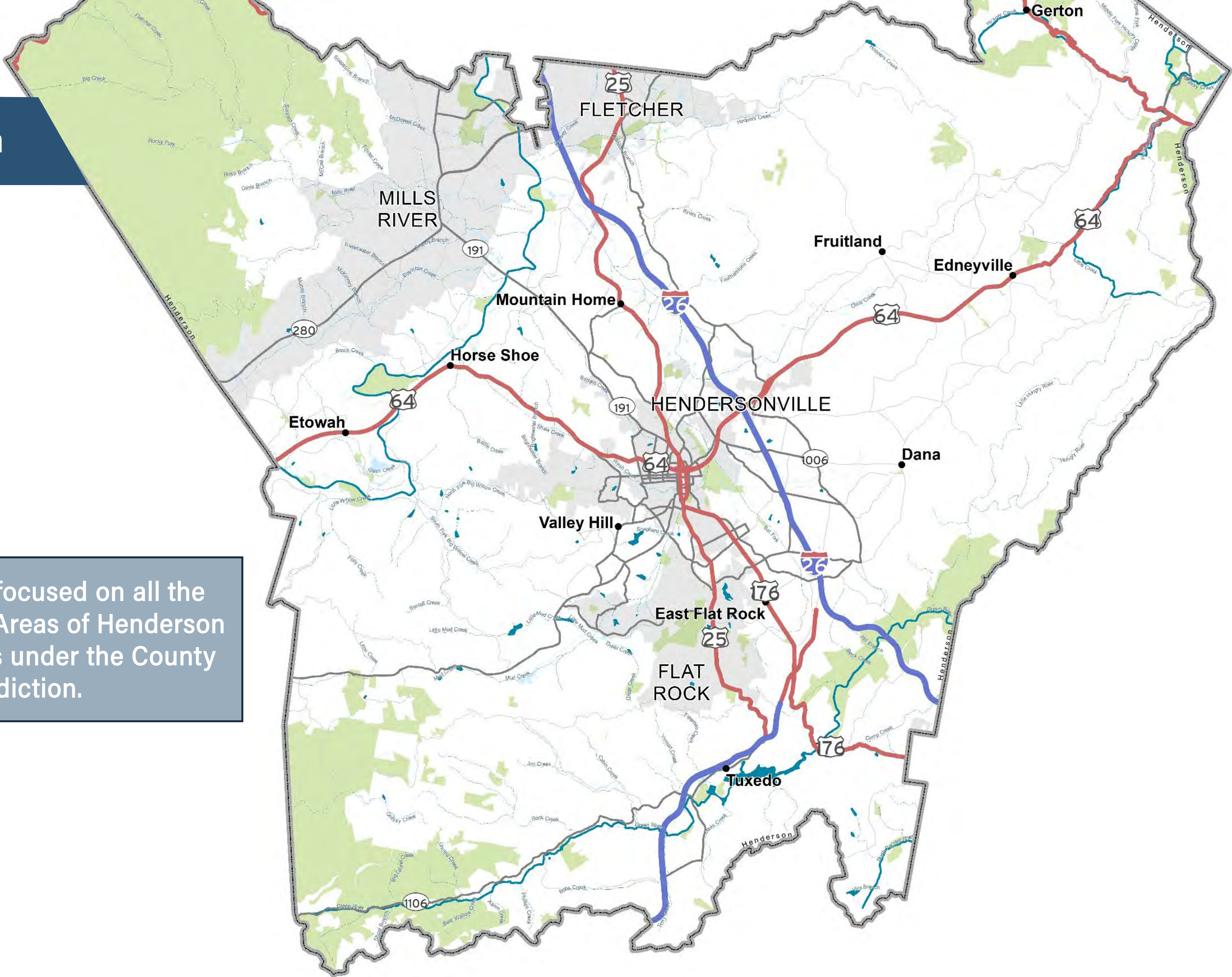
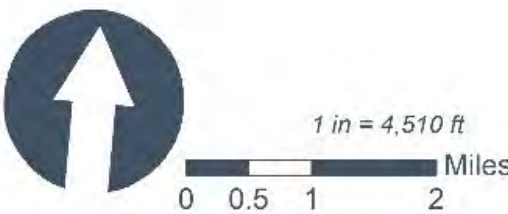
- Documents a community conversation

Policy, not regulatory

- Lays the groundwork for current and future regulations

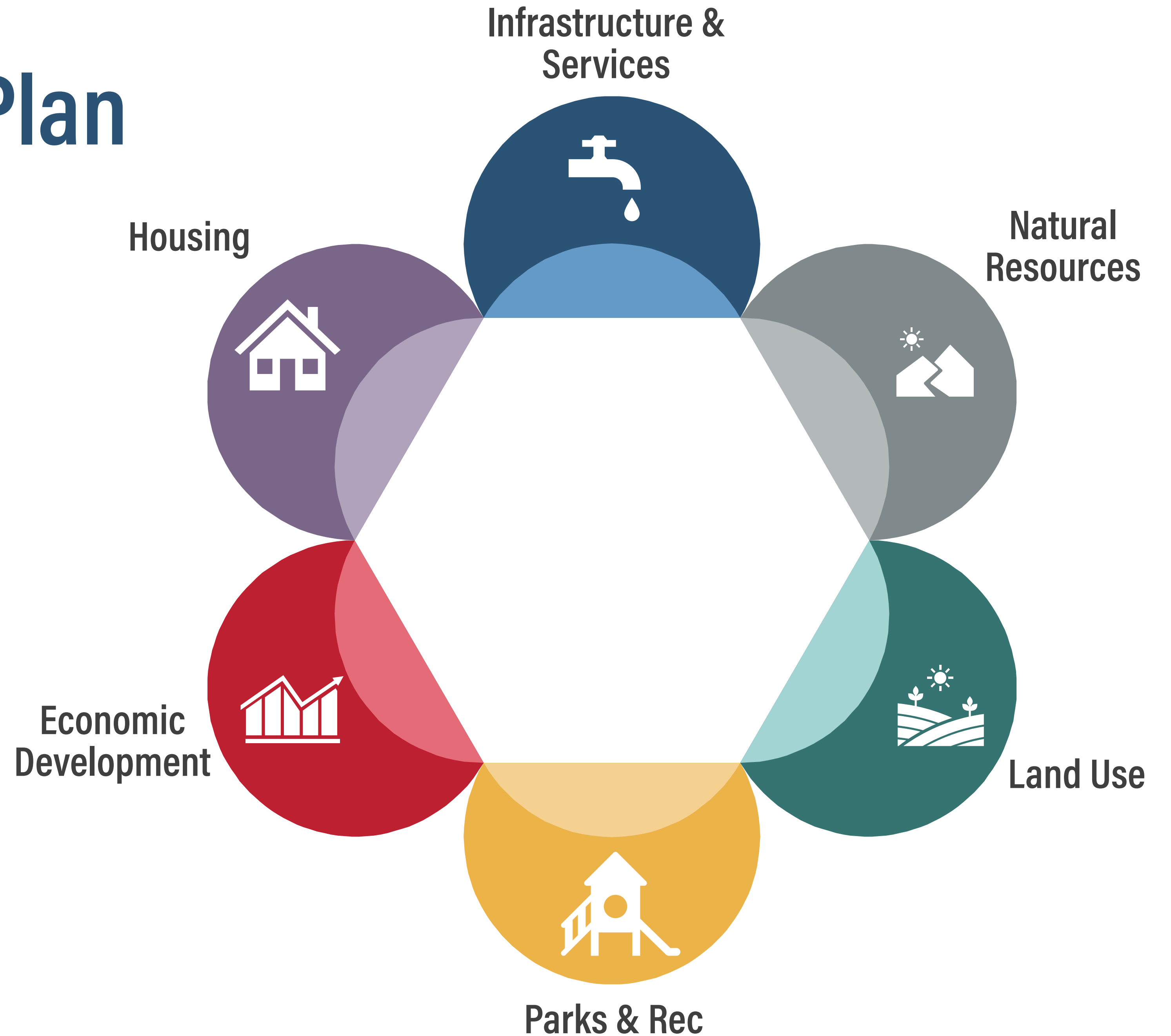
Study Area

This project is focused on all the Unincorporated Areas of Henderson County, or lands under the County jurisdiction.



- Study Area
- Populated Place
- Interstate
- Primary US & State Highways
- Secondary State & County Highways
- Major Roads
- Conservation Areas

A Comprehensive Plan addresses...



Public Engagement



Stakeholder
Interviews



Community Survey



Steering
Committee



Public Meetings



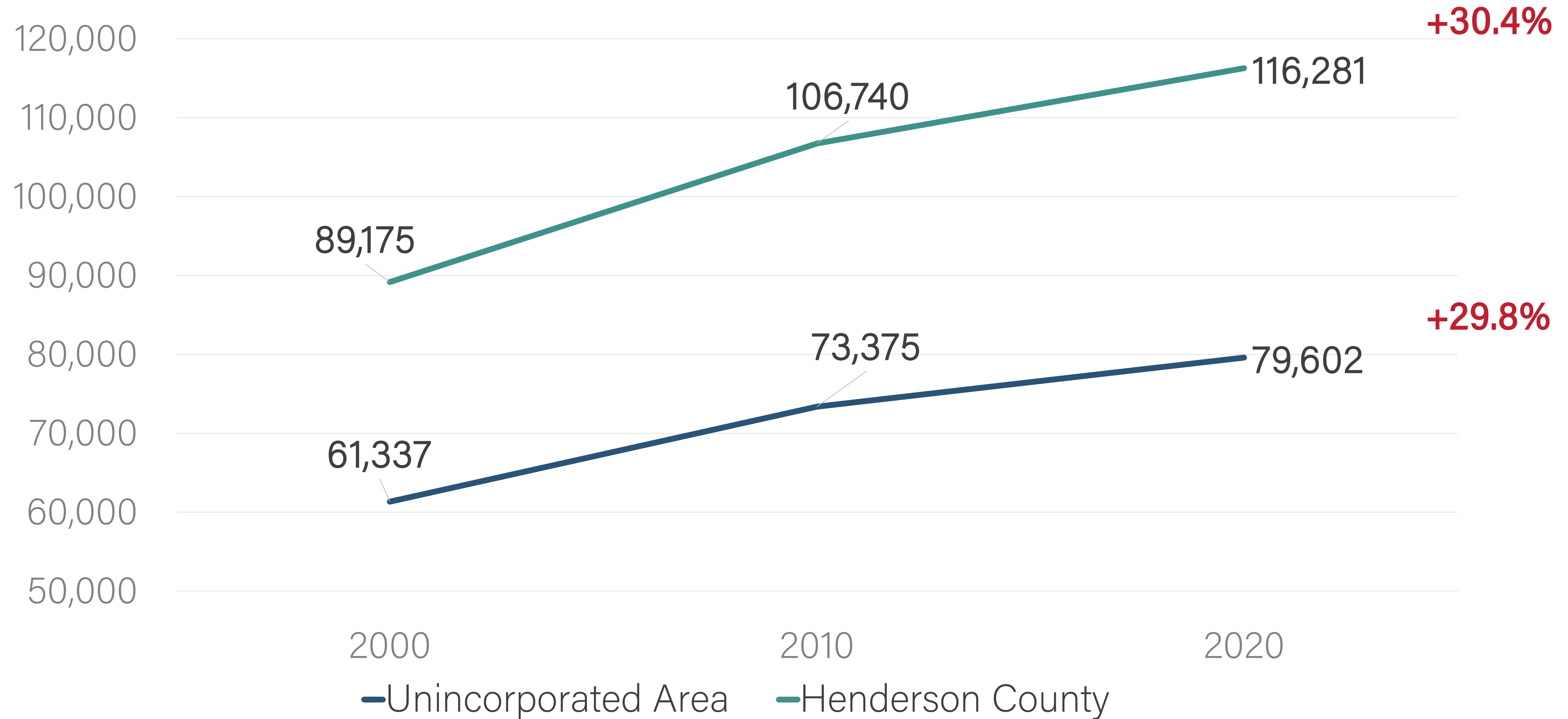
Website

For more information visit the project website at www.hendersoncounty2045.com

A photograph of a suburban neighborhood. In the foreground, a paved road curves to the right. To the left of the road is a landscaped area with grey rocks and green grass. In the background, there are several houses with gabled roofs, surrounded by trees. Distant mountains are visible under a clear sky. A semi-transparent white box with a thin black border is centered over the image, containing the title text.

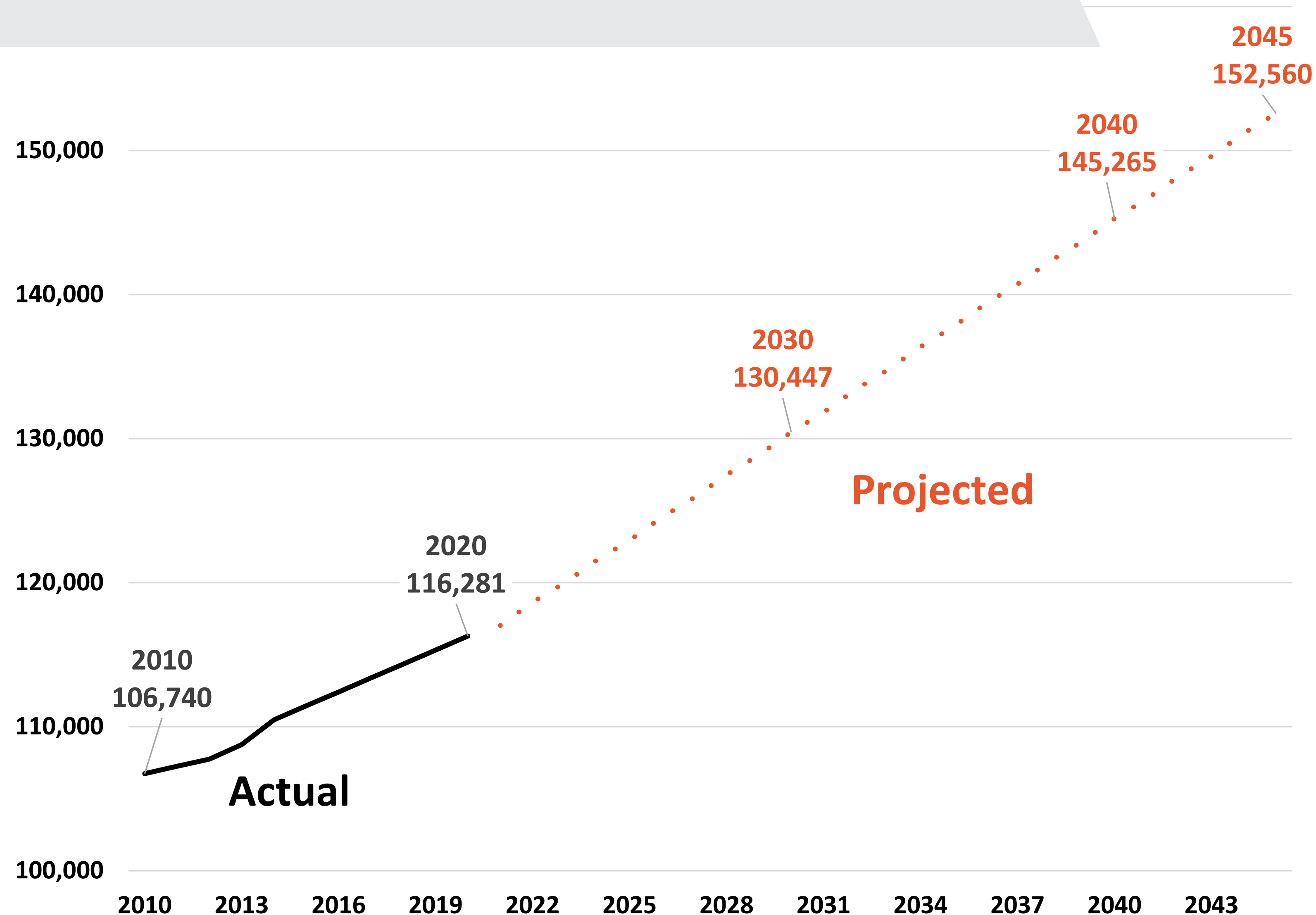
Demographics & Economy

POPULATION



Source: US Census, 2020

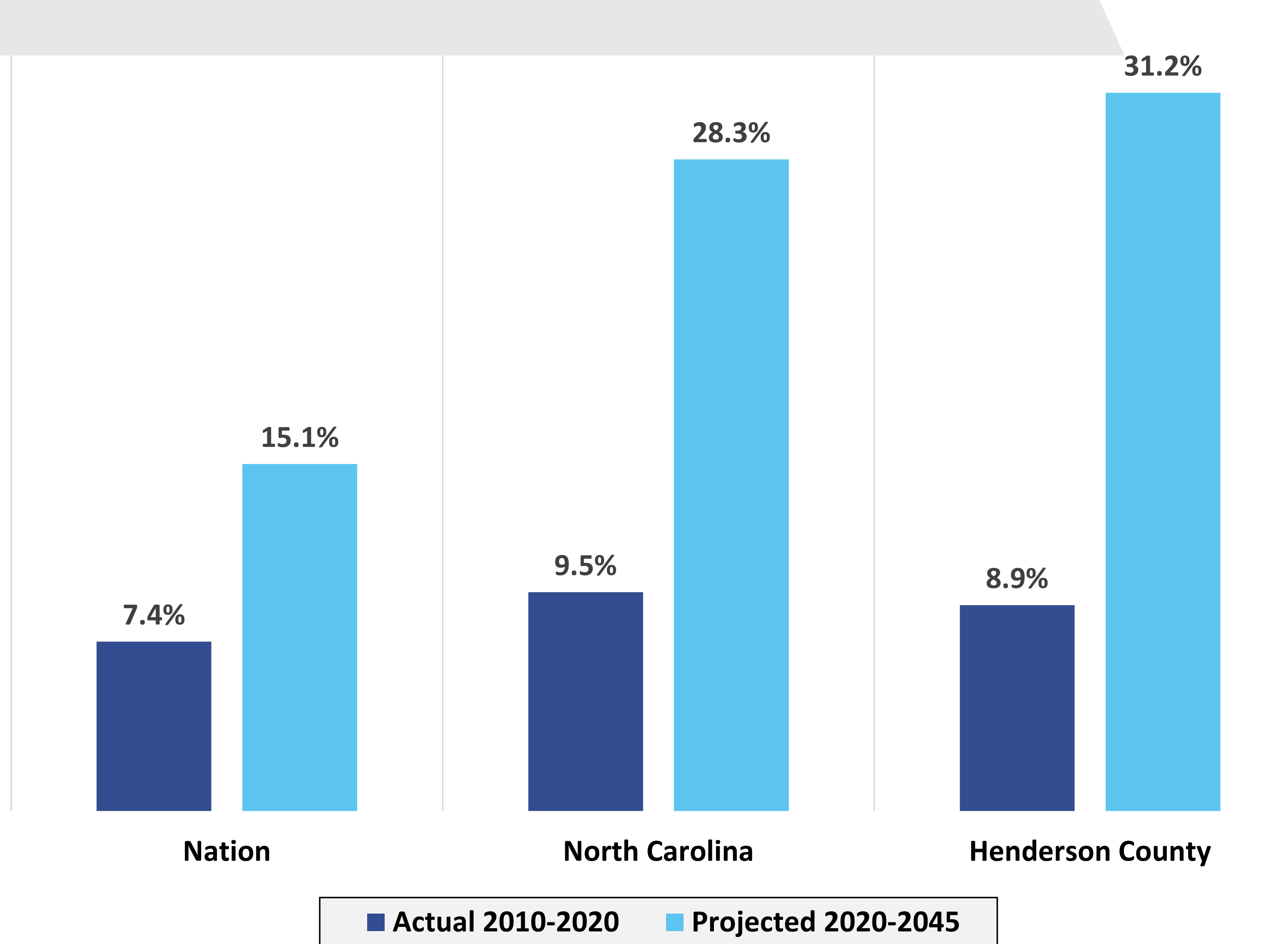
POPULATION FORECASTS



Henderson County's population is projected to add slightly more than 36,000 net new residents by the year 2045.

An average of 1,450 net new residents each year.

PERCENT GROWTH



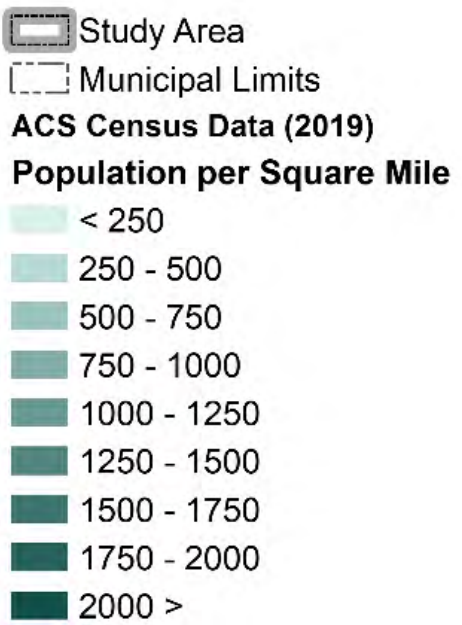
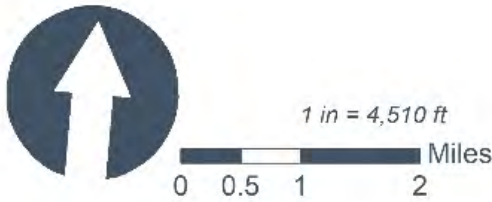
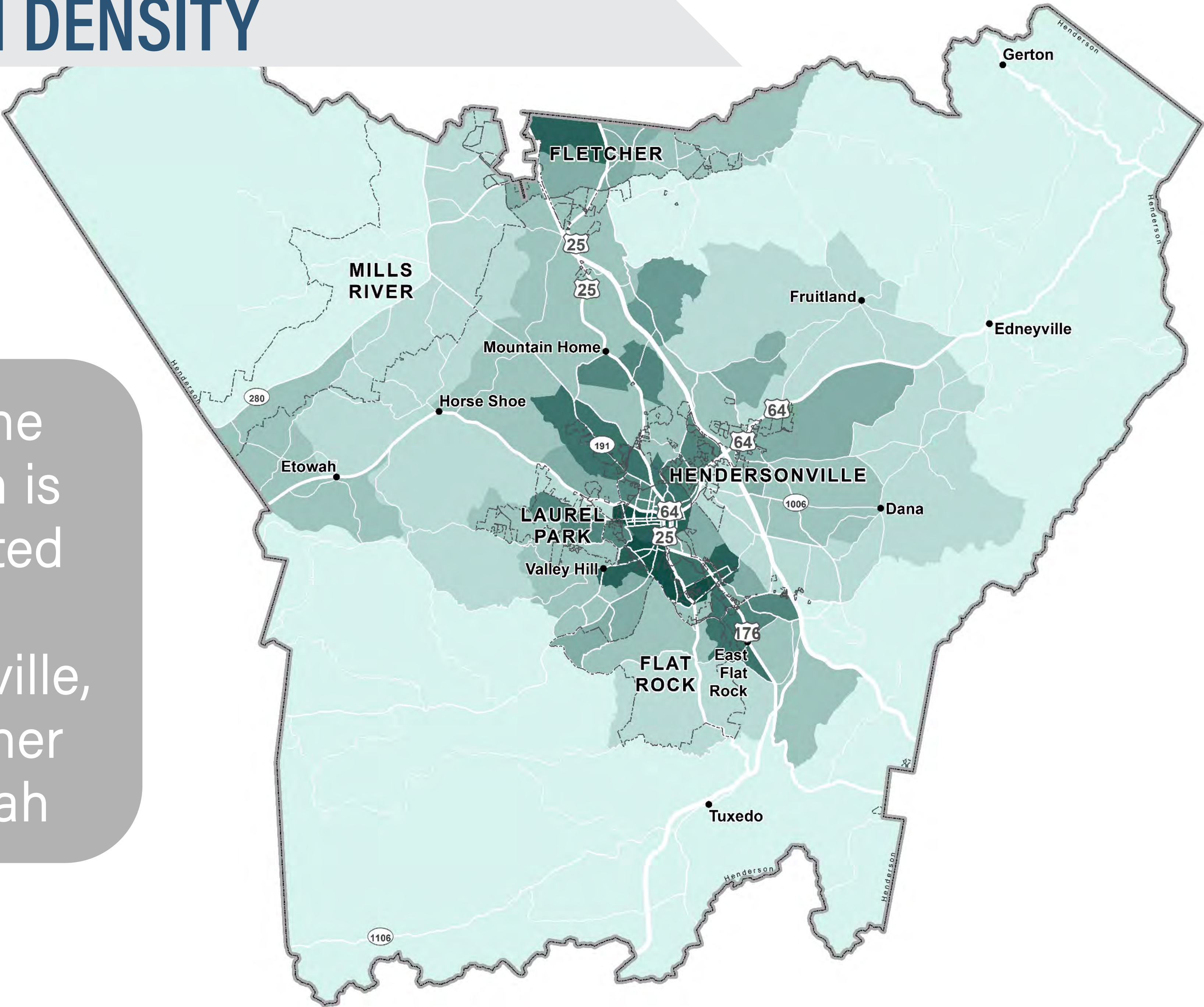
Henderson County's population growth rate is projected to outpace both the state and nation.

Sources: US Census Bureau, NC Office State Budget & Management, SYNEVA Economics

POPULATION DENSITY

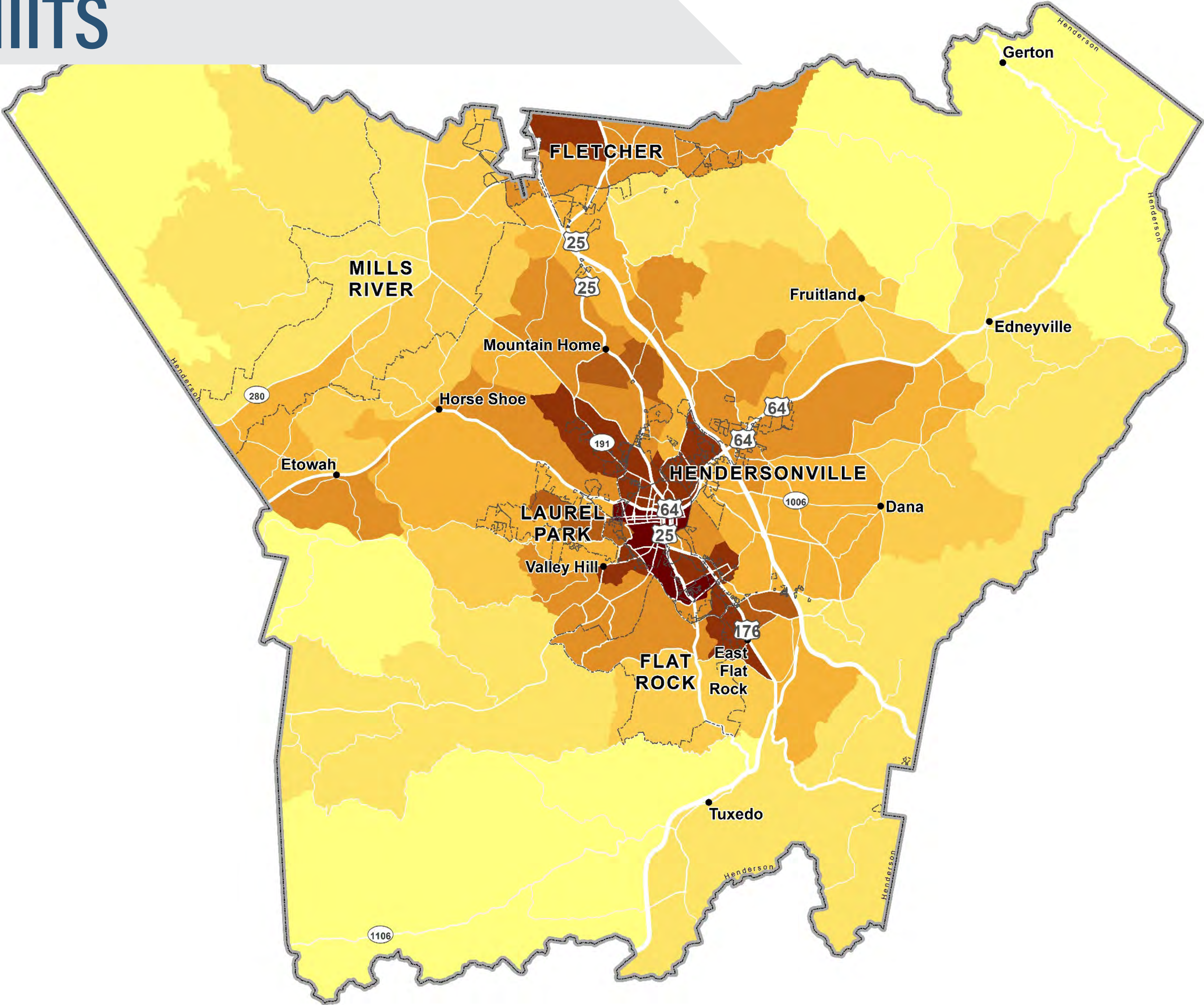
SOURCE: CENSUS ACS
DATA (2019)

Most of the
population is
concentrated
around
Hendersonville,
I-26, Fletcher
and Etowah



HOUSING UNITS

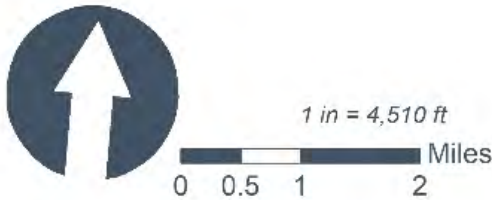
SOURCE: CENSUS ACS
DATA (2019)



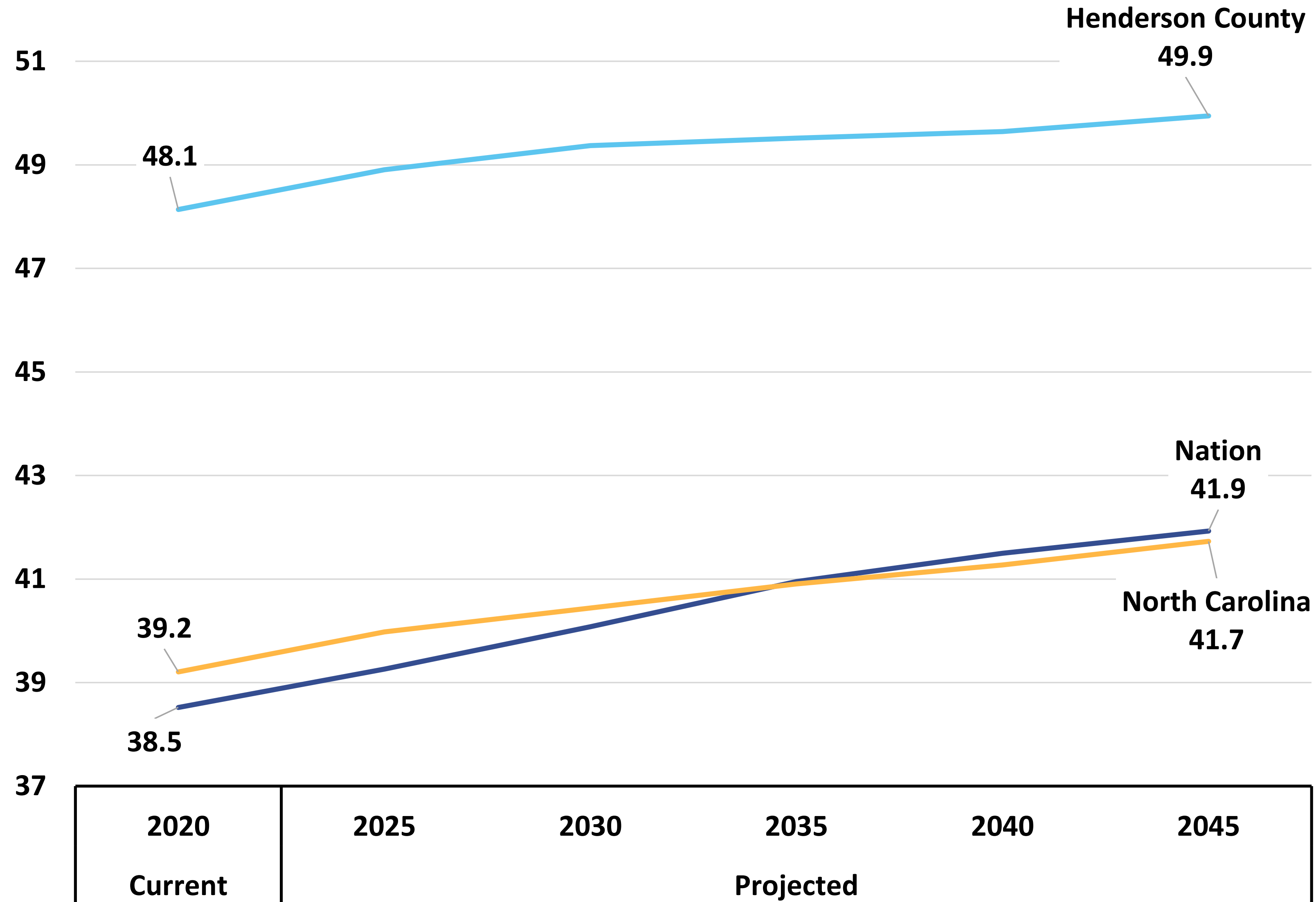
Study Area
Municipal Limits
ACS Census Data (2019)

Housing Units / Sq
Miles

0.000 - 50.00
50.01 - 100.0
100.1 - 200.0
200.1 - 300.0
300.1 - 500.0
500.1 - 750.0
750.1 - 1000
1001 - 1648



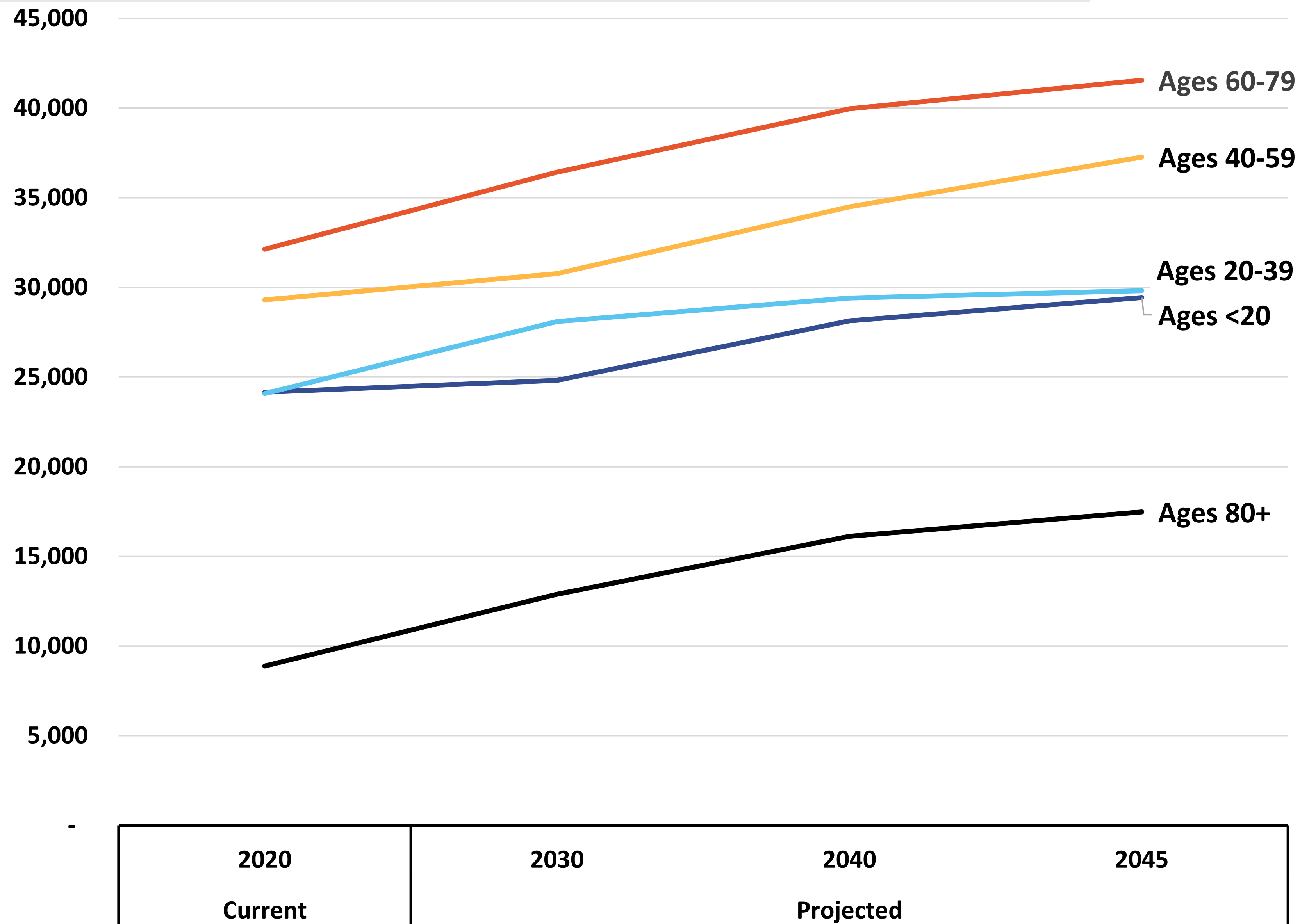
MEDIAN AGE



Henderson County's median age is projected to remain above the state and nation.

Sources: NC Office State Budget & Management, SYNEVA Economics

AGE GROUPS

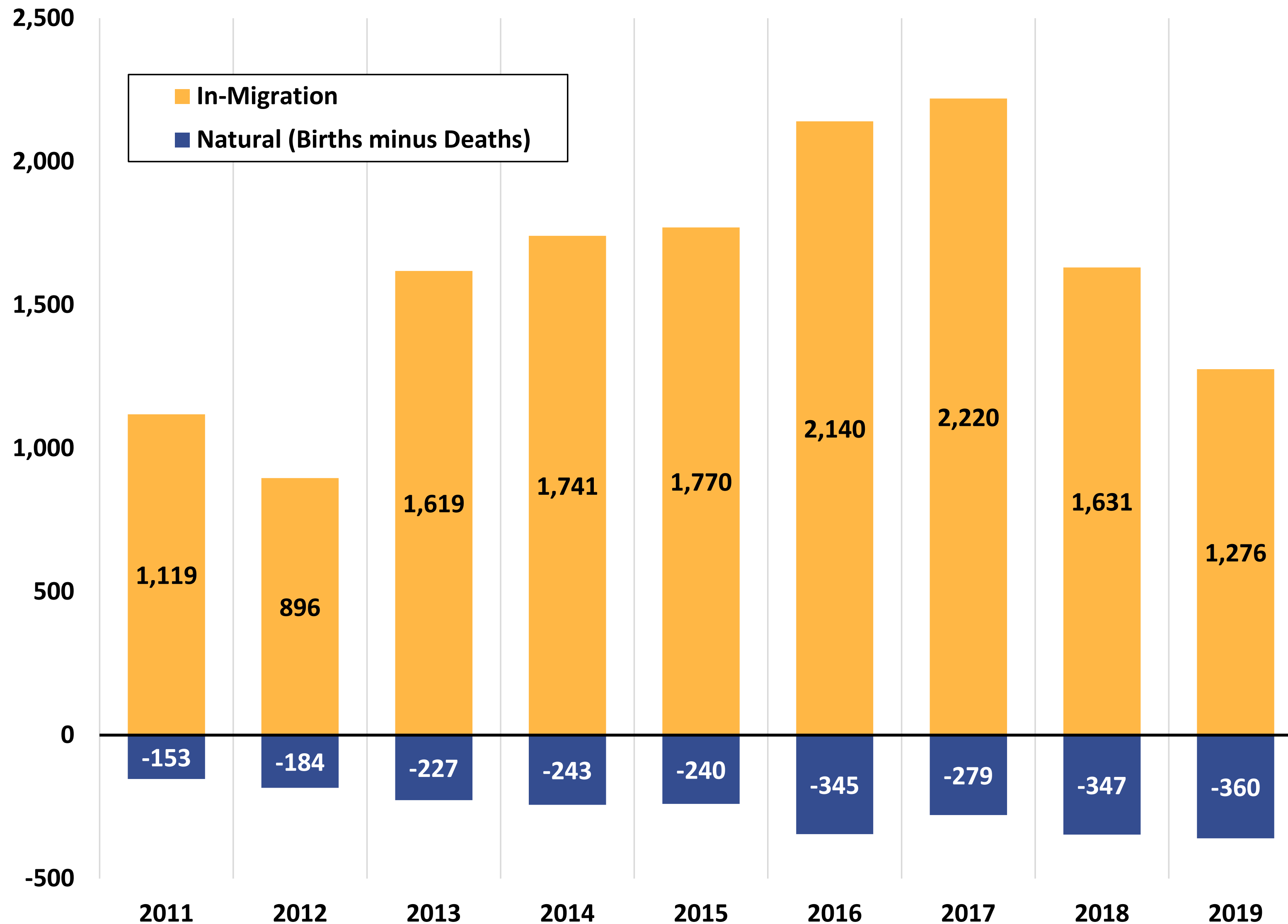


All age groups are projected to increase in size.

Ages 60-79 is projected to remain the largest age group in Henderson County.

Sources: NC Office State Budget & Management, SYNEVA Economics

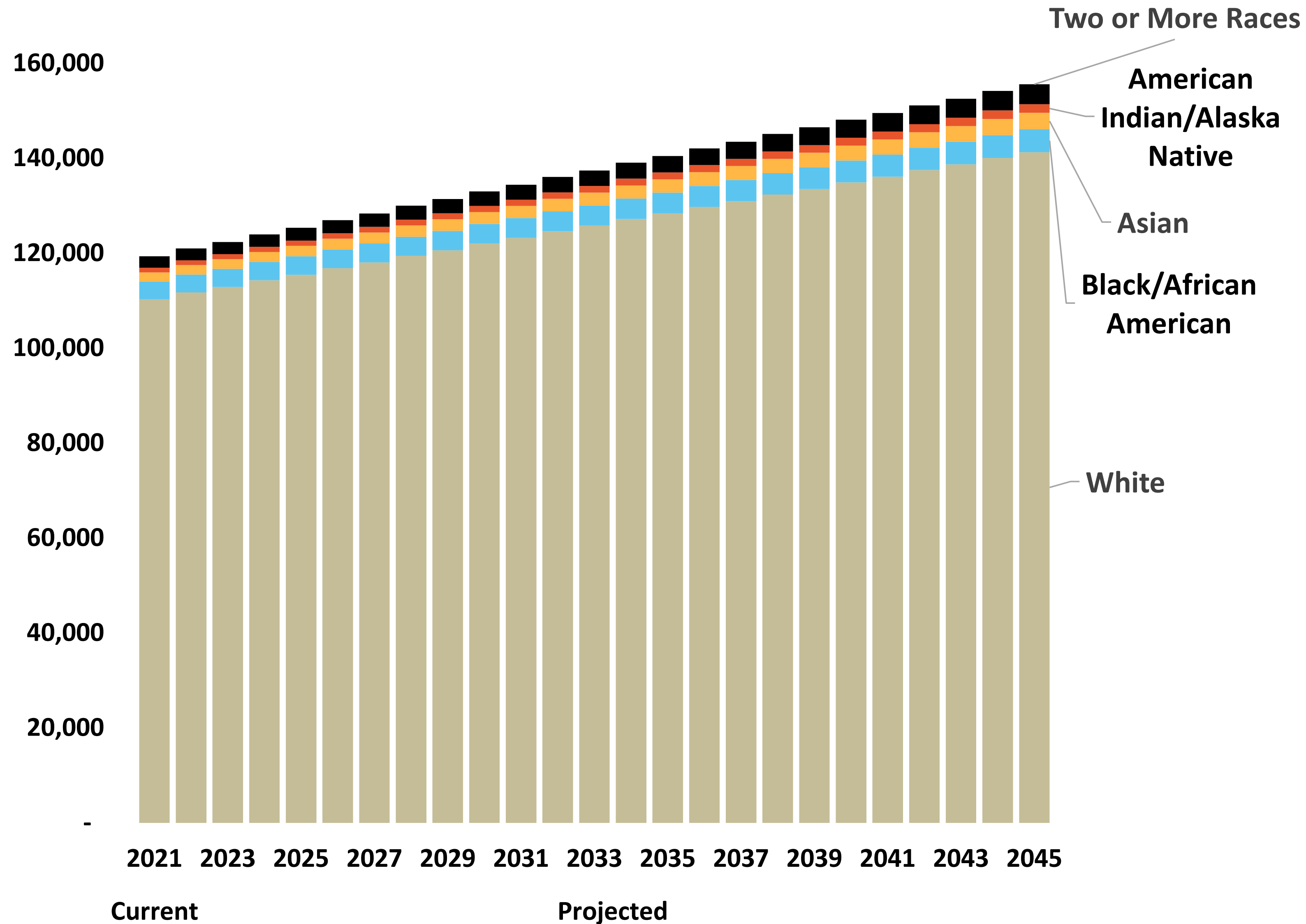
SOURCE OF POPULATION CHANGE



In-Migration into Henderson County accounts for all of the county's net population growth.

Sources: US Census Bureau, SYNEVA Economics

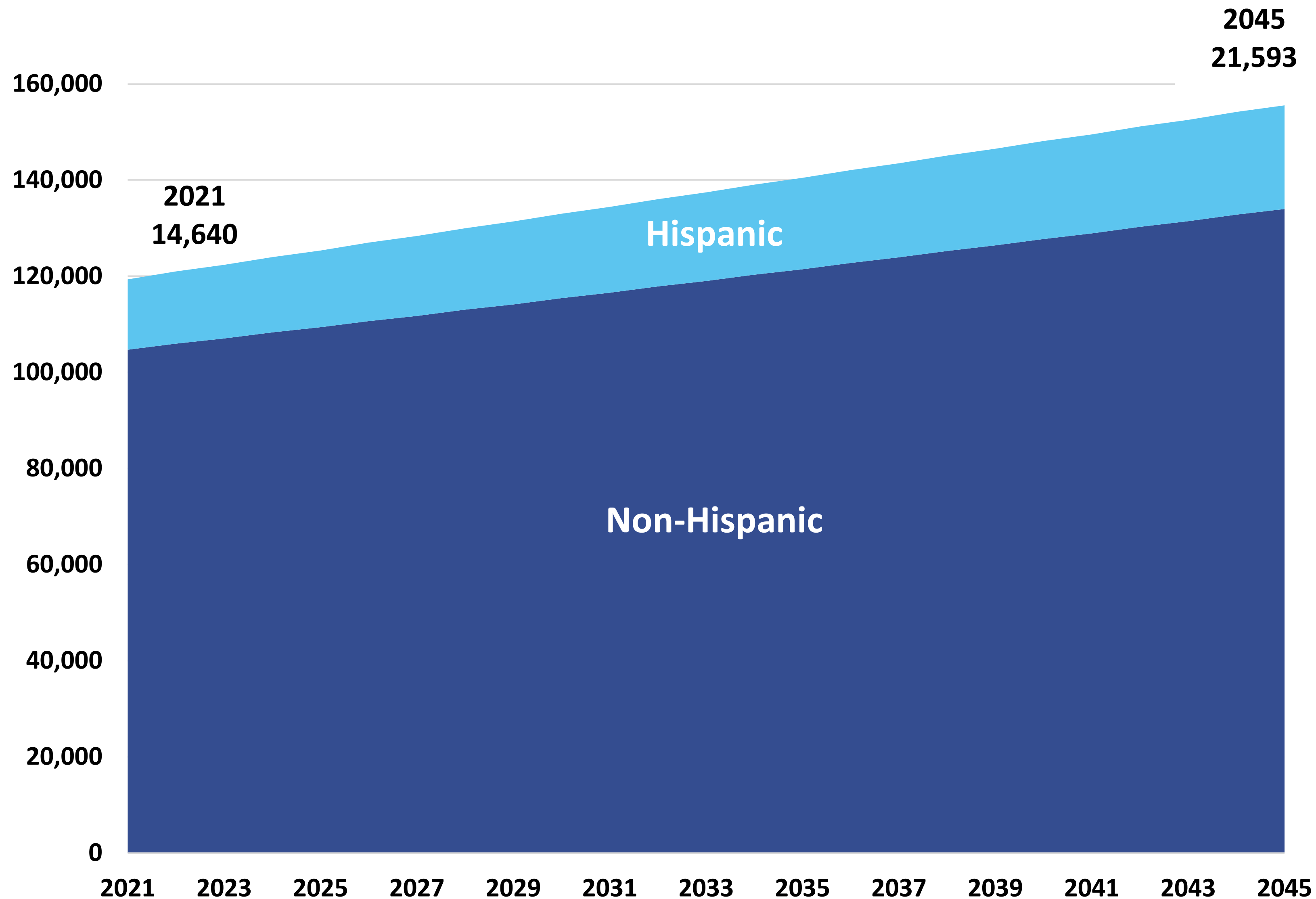
POPULATION BY RACE



Henderson County's racial composition is projected to remain relatively unchanged.

White 91%
Black 3%
Asian 2%
AIAN 1%
>One/Other Race 3%

POPULATION BY ETHNICITY



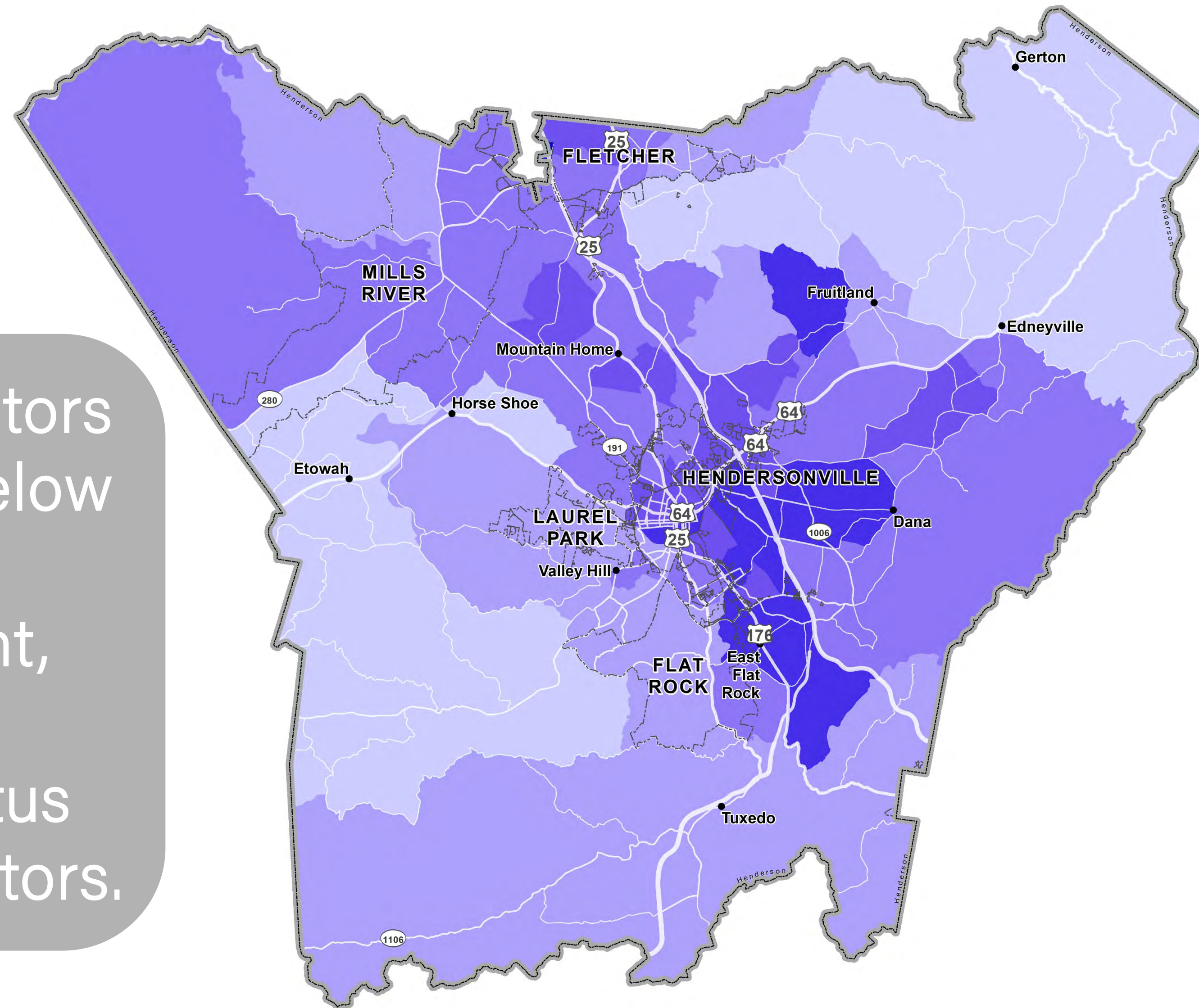
Sources: NC Office State Budget & Management

Henderson County's Hispanic population is projected to increase 6,953 by 2045 (+47.5%) to a total of 21,593.

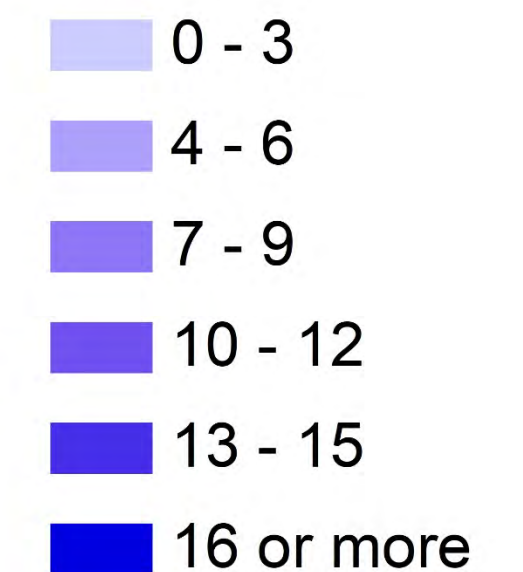
Going from 12.3% of total population in 2021 to 13.9% in 2045.

MAP OF VULNERABLE POPULATIONS

Vulnerability factors include living below poverty line, unemployment, home value, ownership status and other indicators.

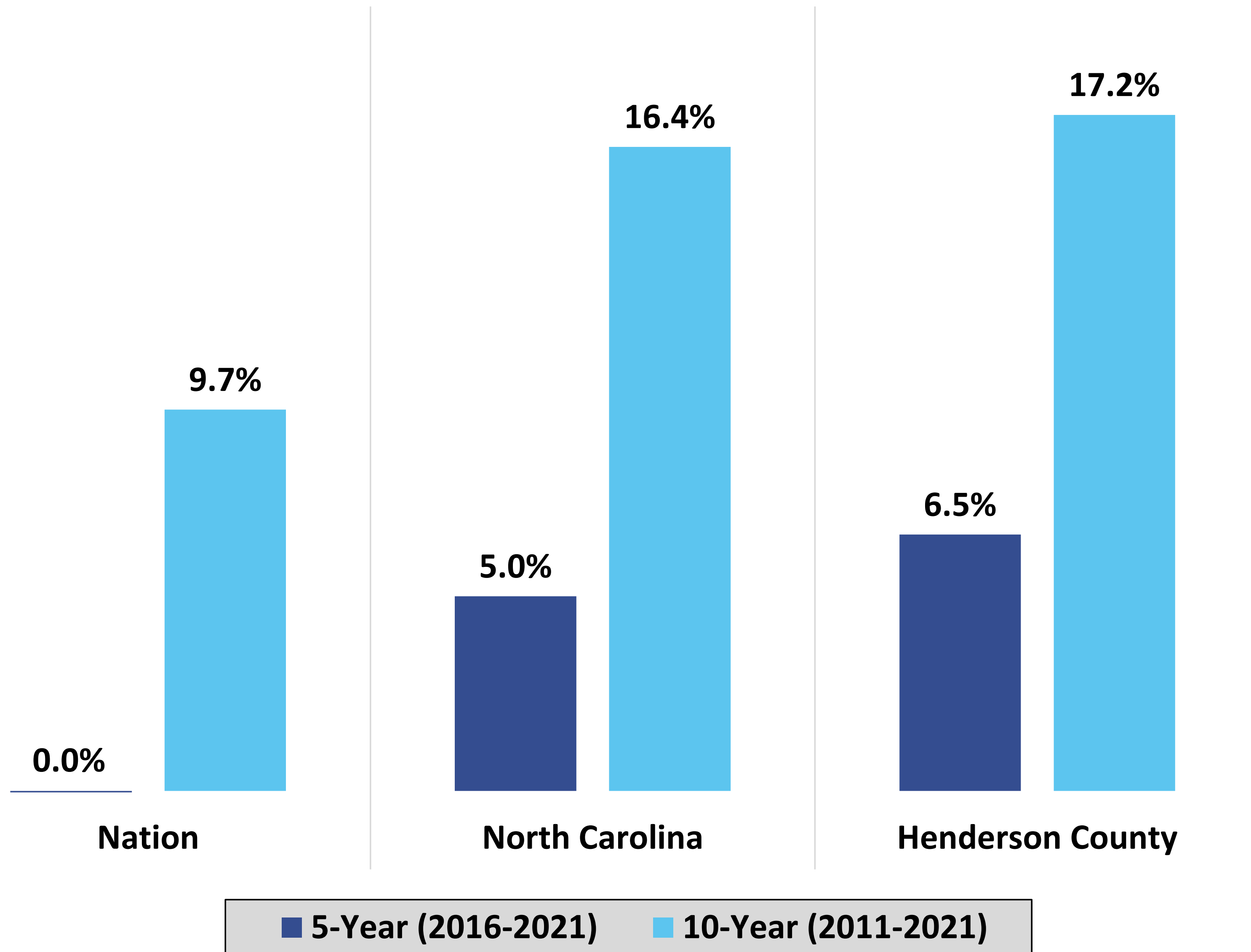


MountainTrue Vulnerability Assessment Scores



Data Source: Mountain True

Employment Growth Rates



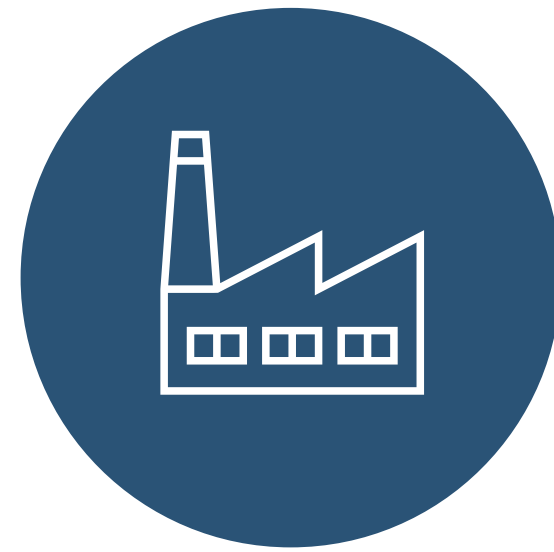
Henderson
County's
employment
growth rate has
outpaced the
nation and state.

Sources: NC Department of Commerce, US Bureau Labor Statistics, SYNEVA Economics, 1st Quarters

EMPLOYMENT

Top Industries

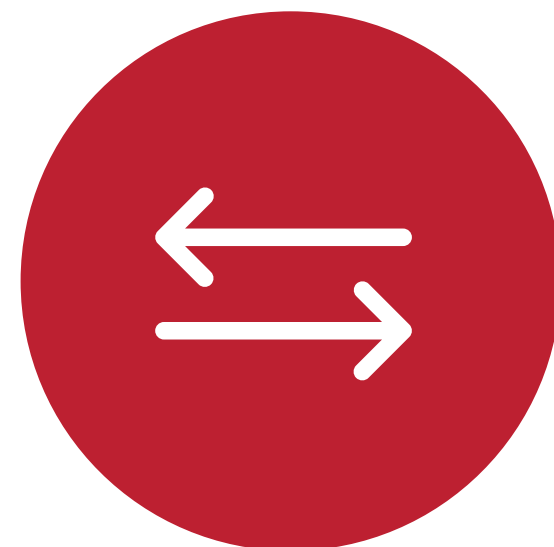
Growing Sectors



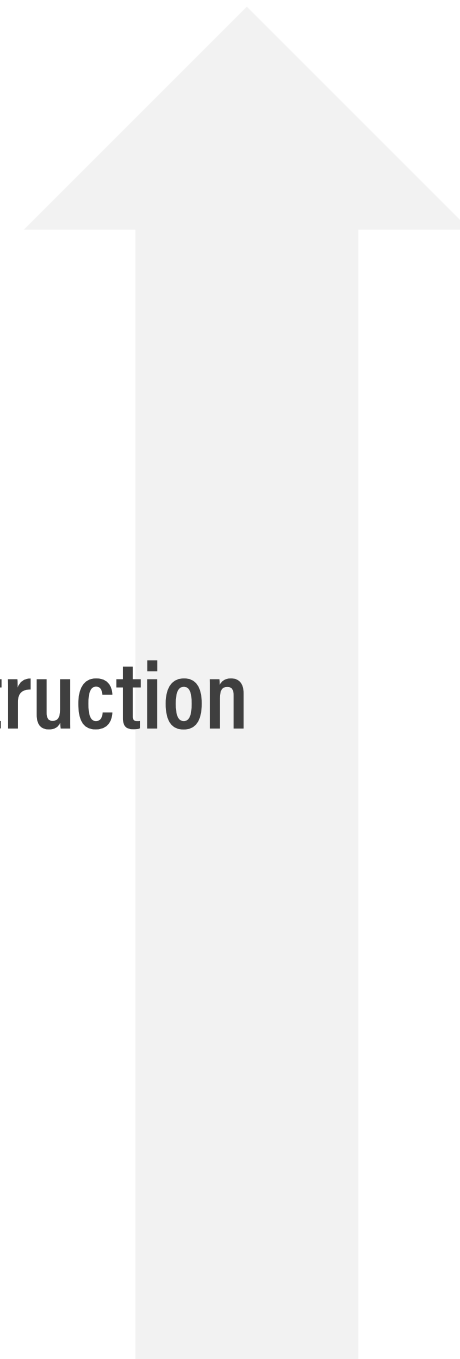
Manufacturing



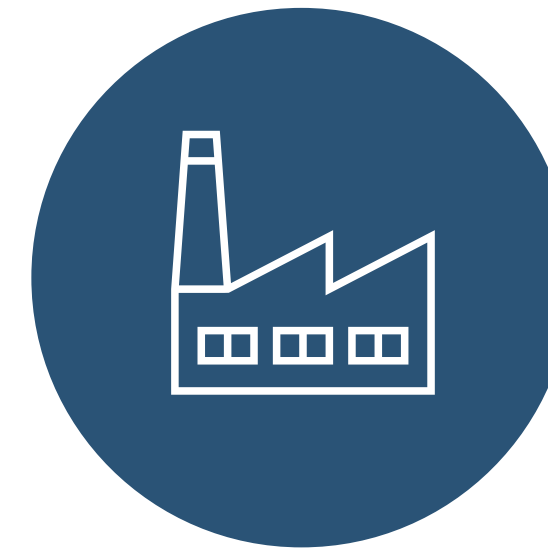
Construction



Wholesale Trade



Top Sectors



Manufacturing



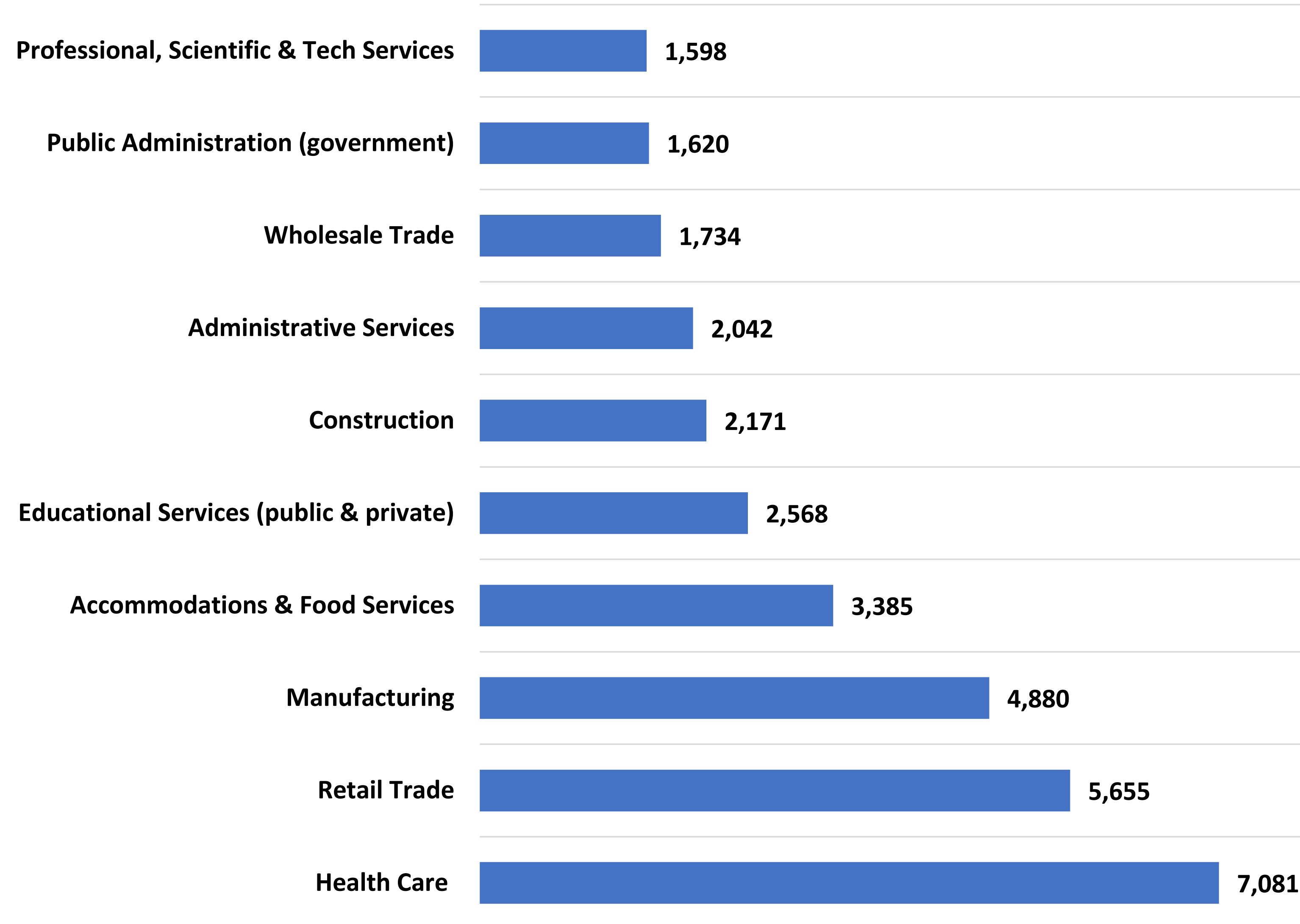
Agriculture



Professional services
(Engineering, Financial, Tech)

Source: Henderson County Relocation Guide and US census

Ten Largest Sectors by Employment

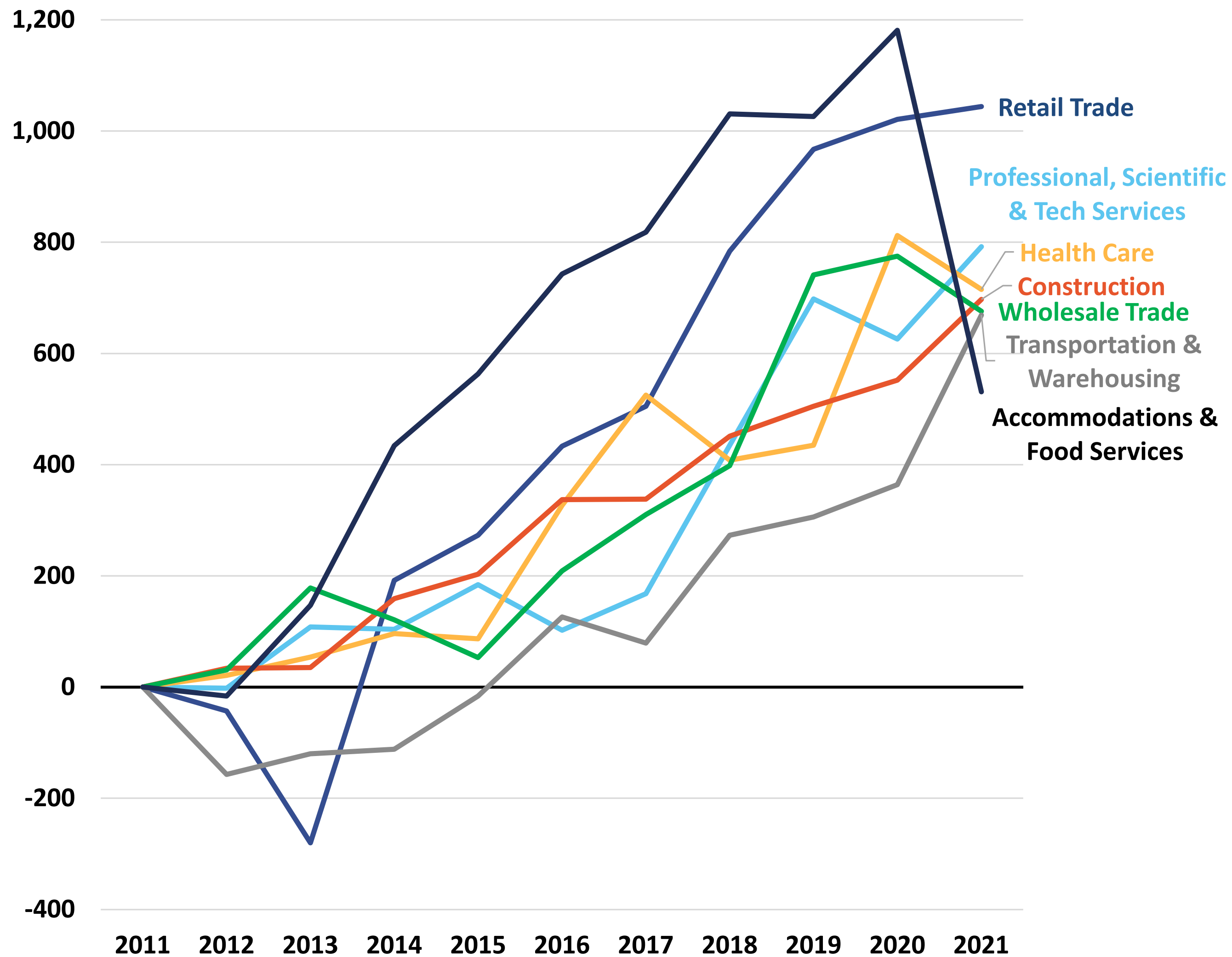


Henderson
County's four
largest industry
sectors account for
55% of all
employment.

Sources: NC Department of Commerce, 2021 1Q

Largest Employment Gains by Sector

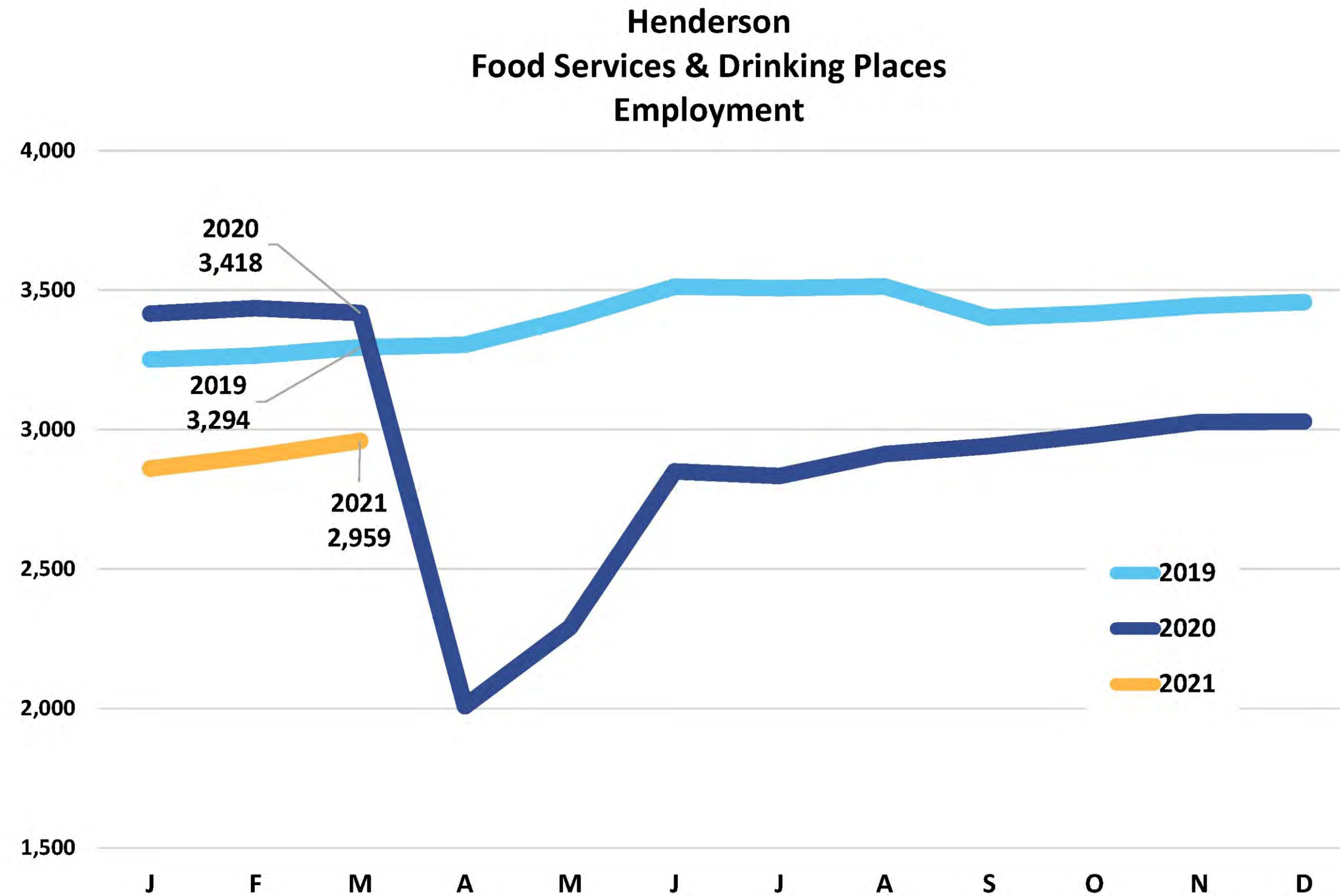
(2011 = 0)



Sources: NC Department of Commerce, 1st Quarters

Accommodations & Food Services led Henderson County's employment growth until the pandemic.

Hospitality in 2021

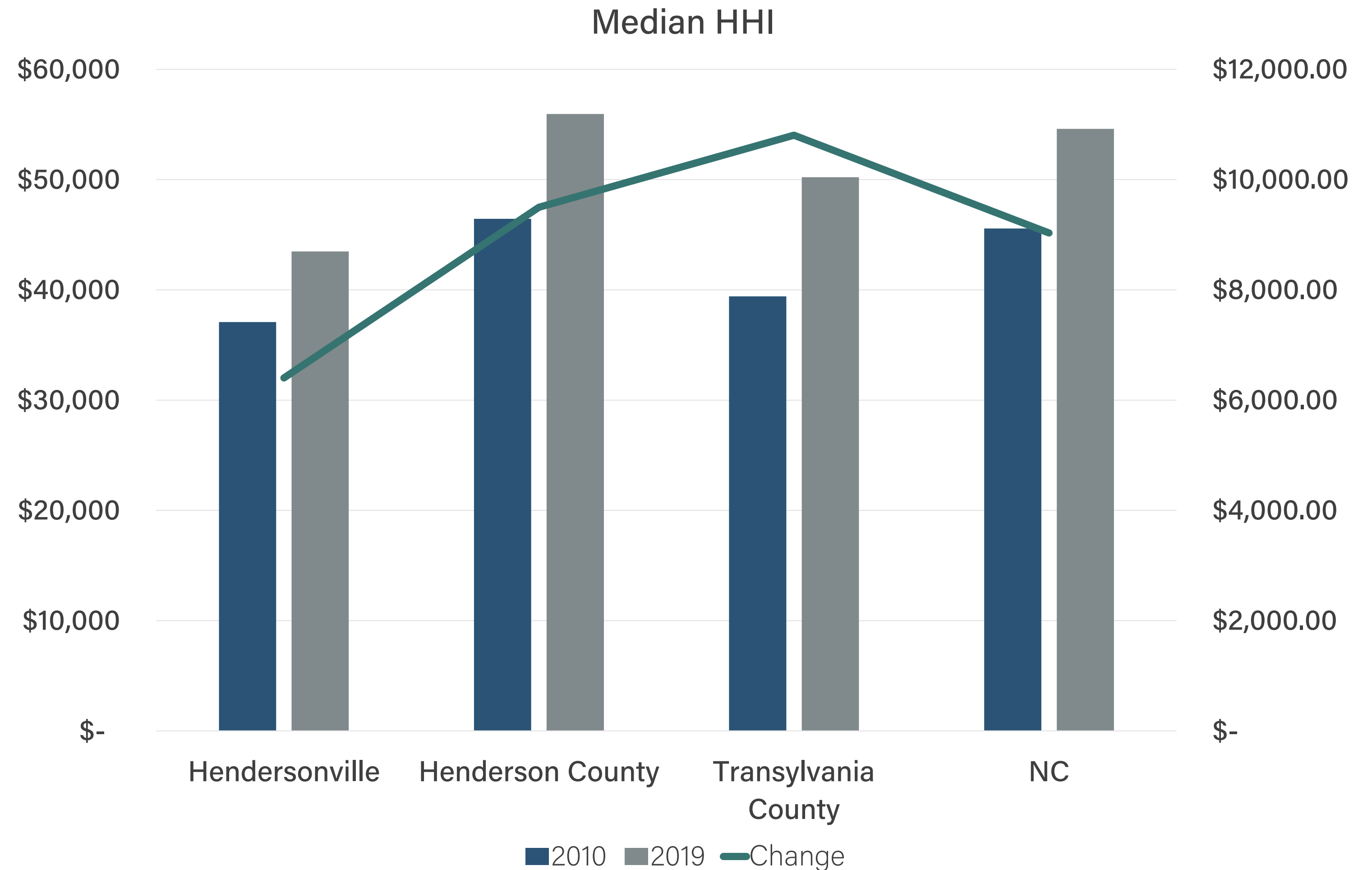


Hospitality
Rebounds in 2021
But still short of
prepandemic
employment

Sources: NC Department of Commerce, monthly data

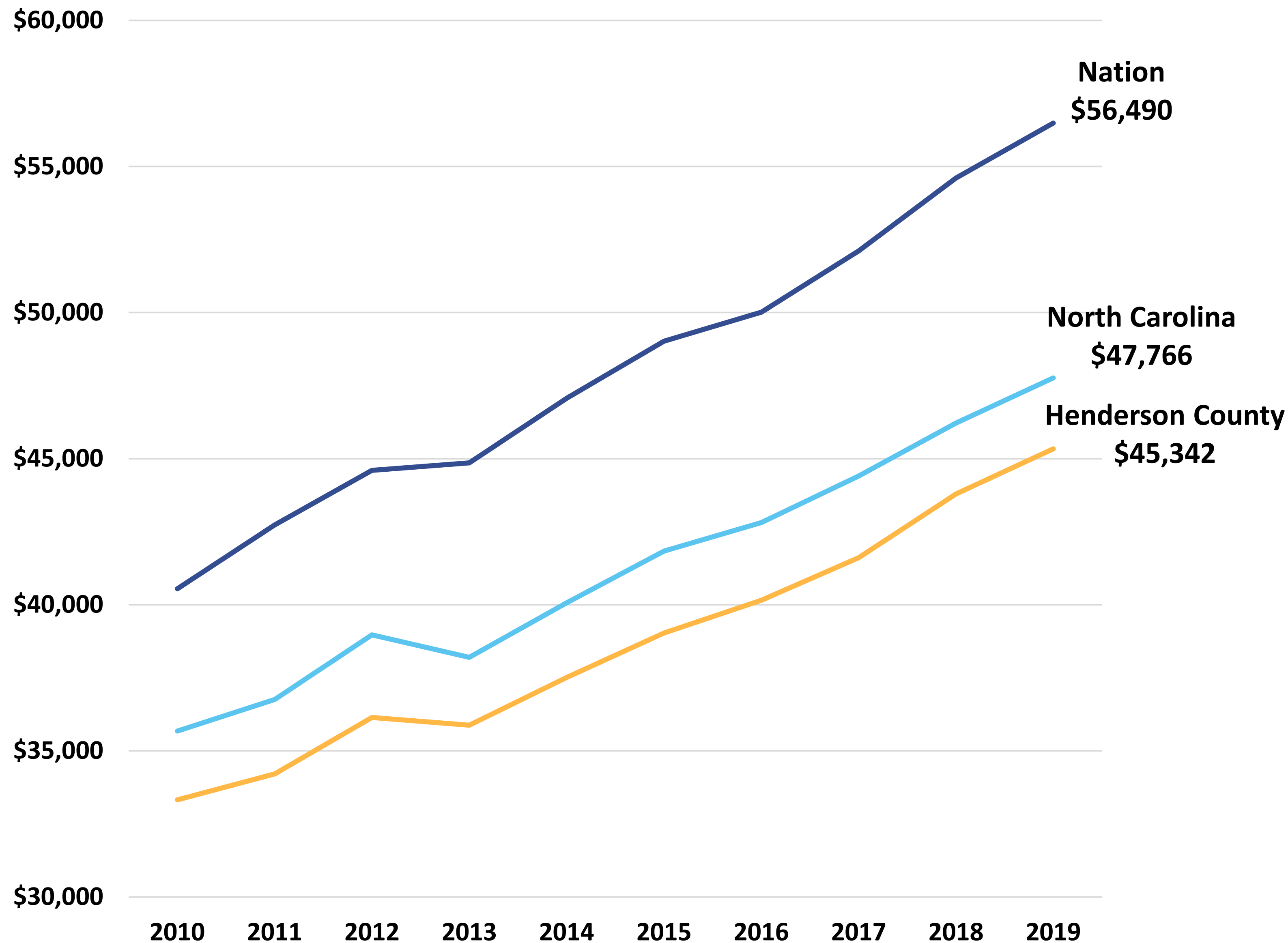
INCOME AND POVERTY

- 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

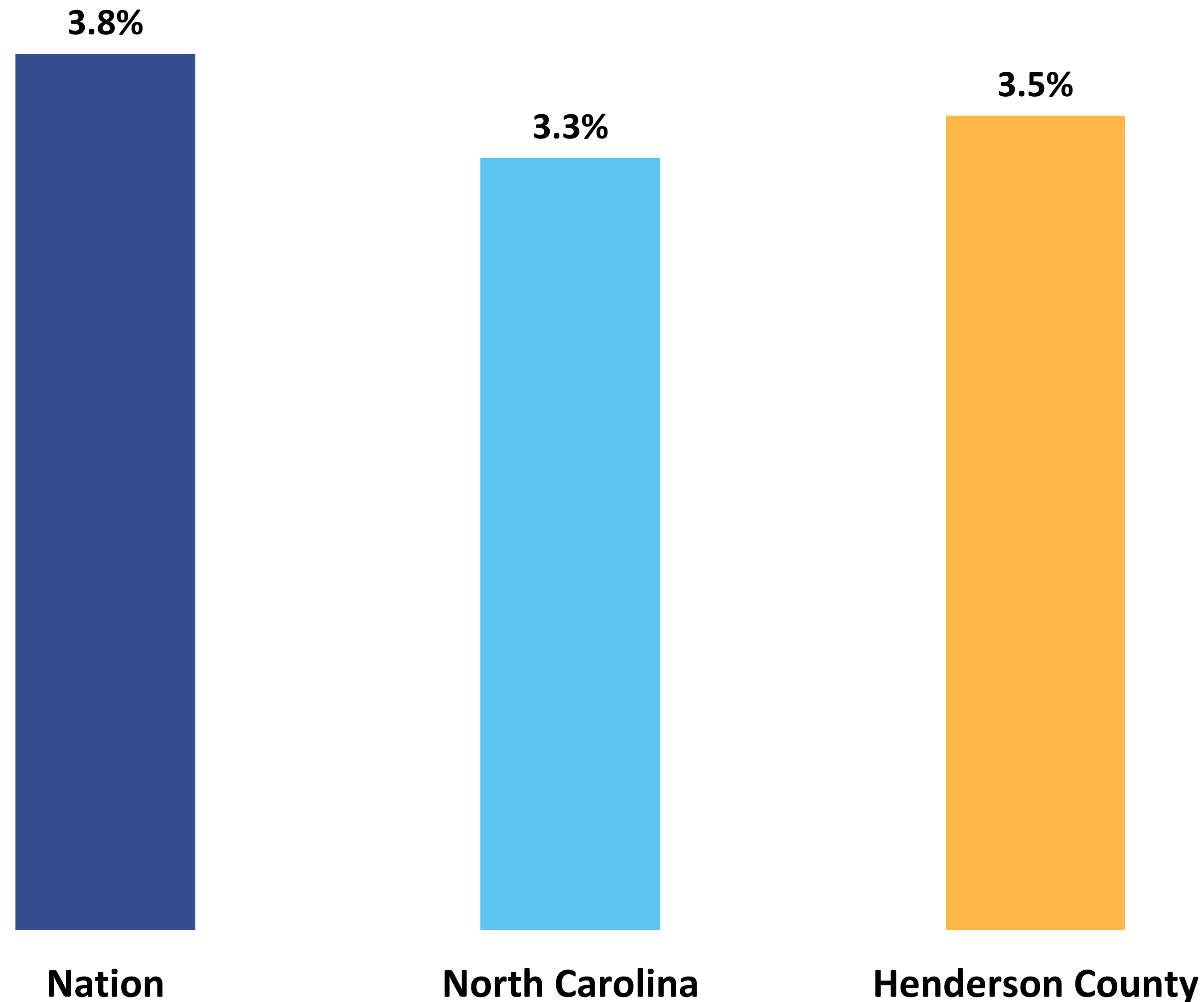
Per Capita Income



Sources: US Bureau of Economic Analysis

Henderson County's Per Capita Income has averaged 25% below the national average and 7% below the statewide average for the last decade.

Average Annual Growth in Per Capita Income (2010-2019)

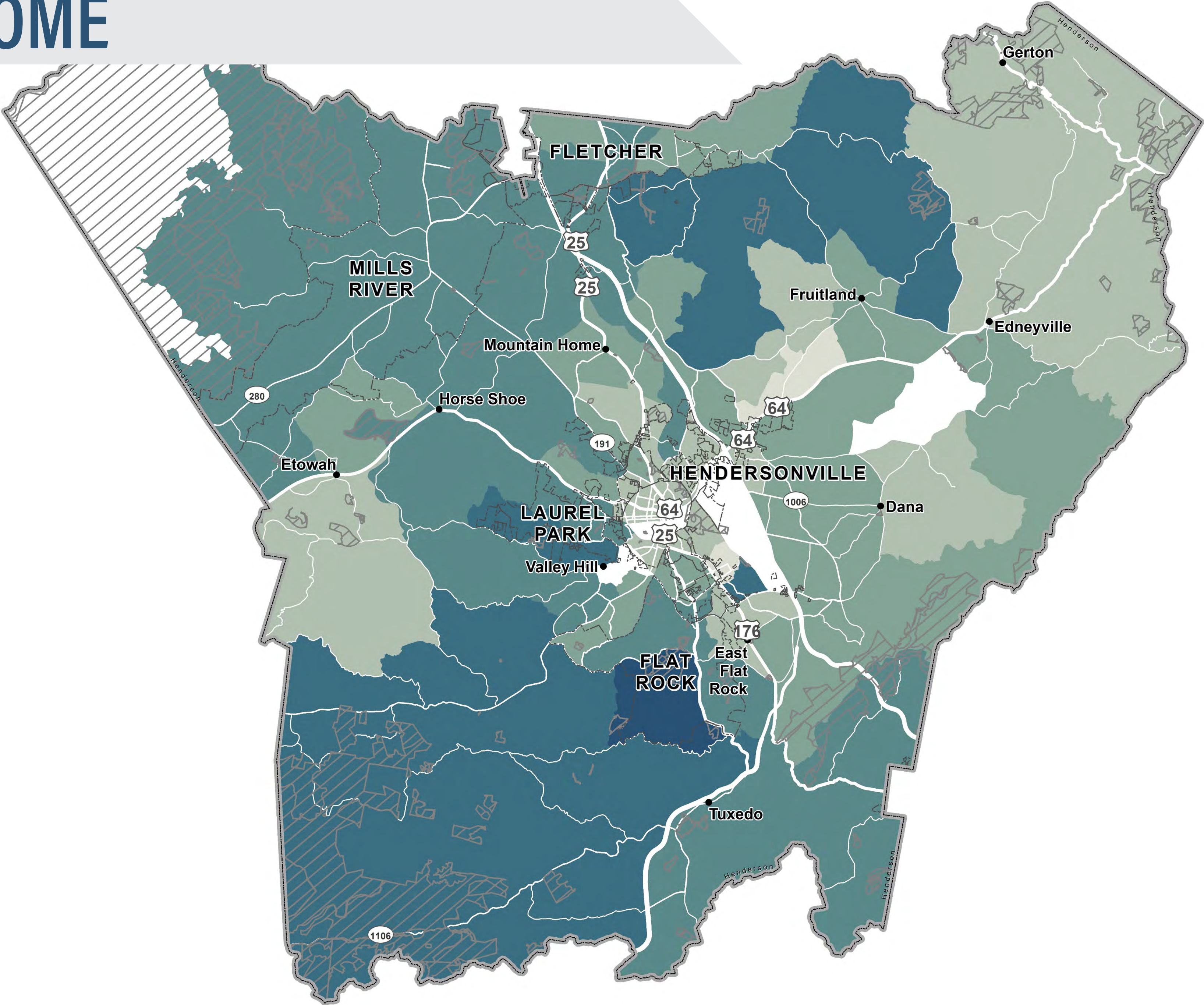


Henderson County's growth in Per Capita Income has held close to the pace in the nation & state.

Sources: US Bureau of Economic Analysis, SYNEVA Economics, unadjusted for inflation

MEDIAN INCOME

SOURCE: CENSUS ACS
DATA (2019)



TRANSPORTATION

Average
Commute Time



21.8

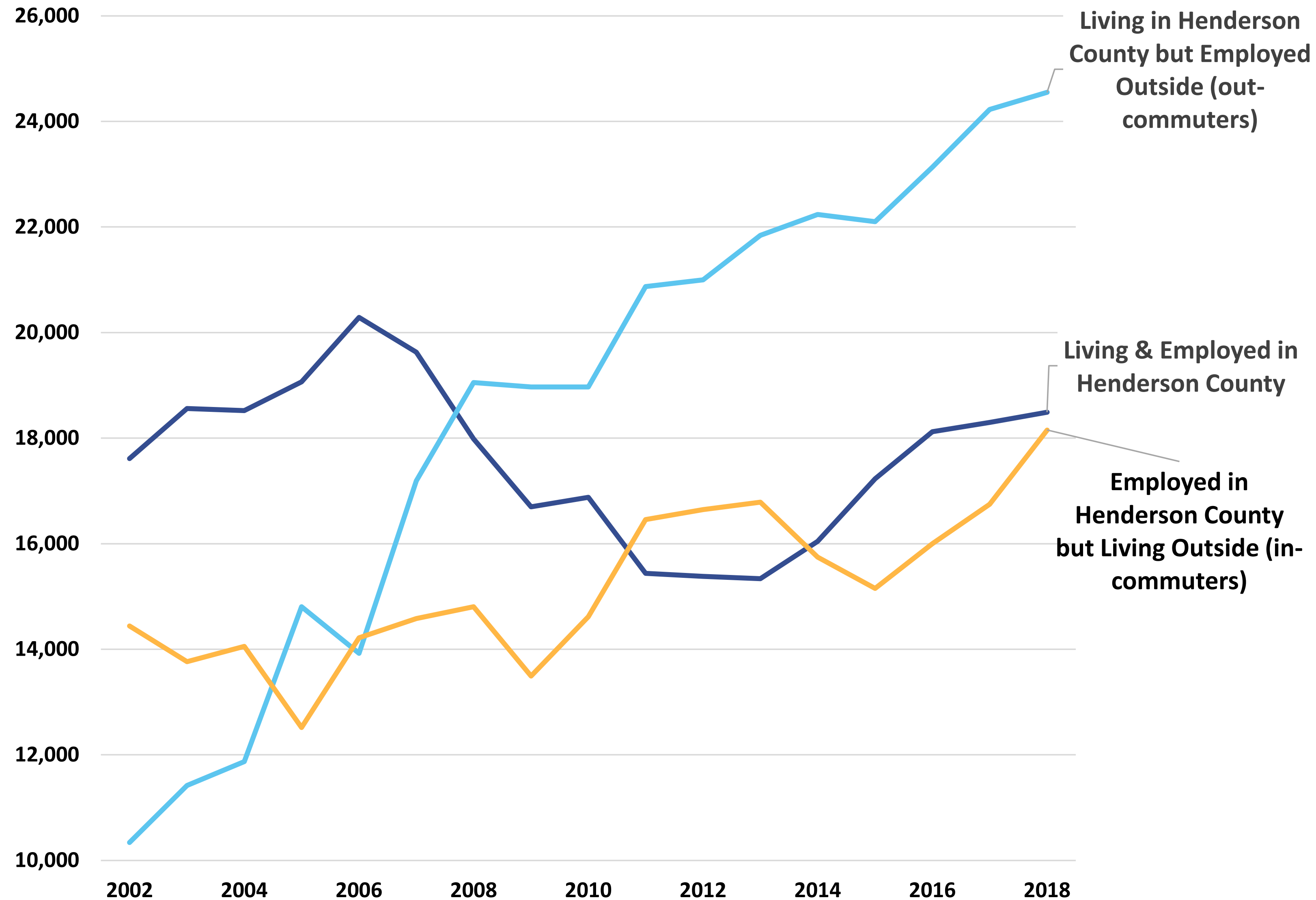
Minutes
(24.8 in NC)

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)

Workforce Commuting



As of 2018, 57% of Henderson County's resident workers commuted outside the county for employment.

Sources: US Census Bureau, SYNEVA Economics

Housing

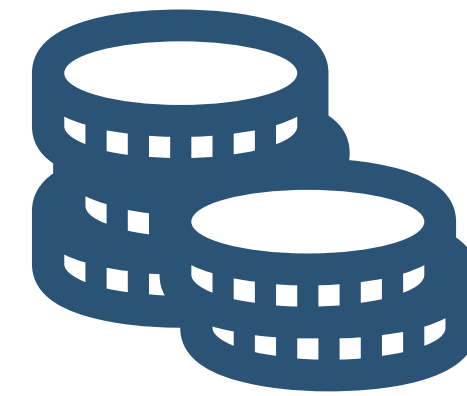


HOUSING



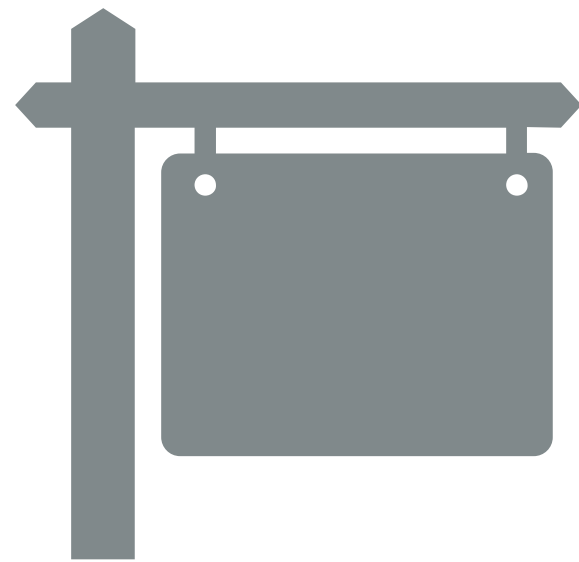
58,811

Housing Units



\$853/month

Median Gross Rent
(\$907 for NC)



\$290,850

Median Home
Sale Price (2020)



572

Building Permits

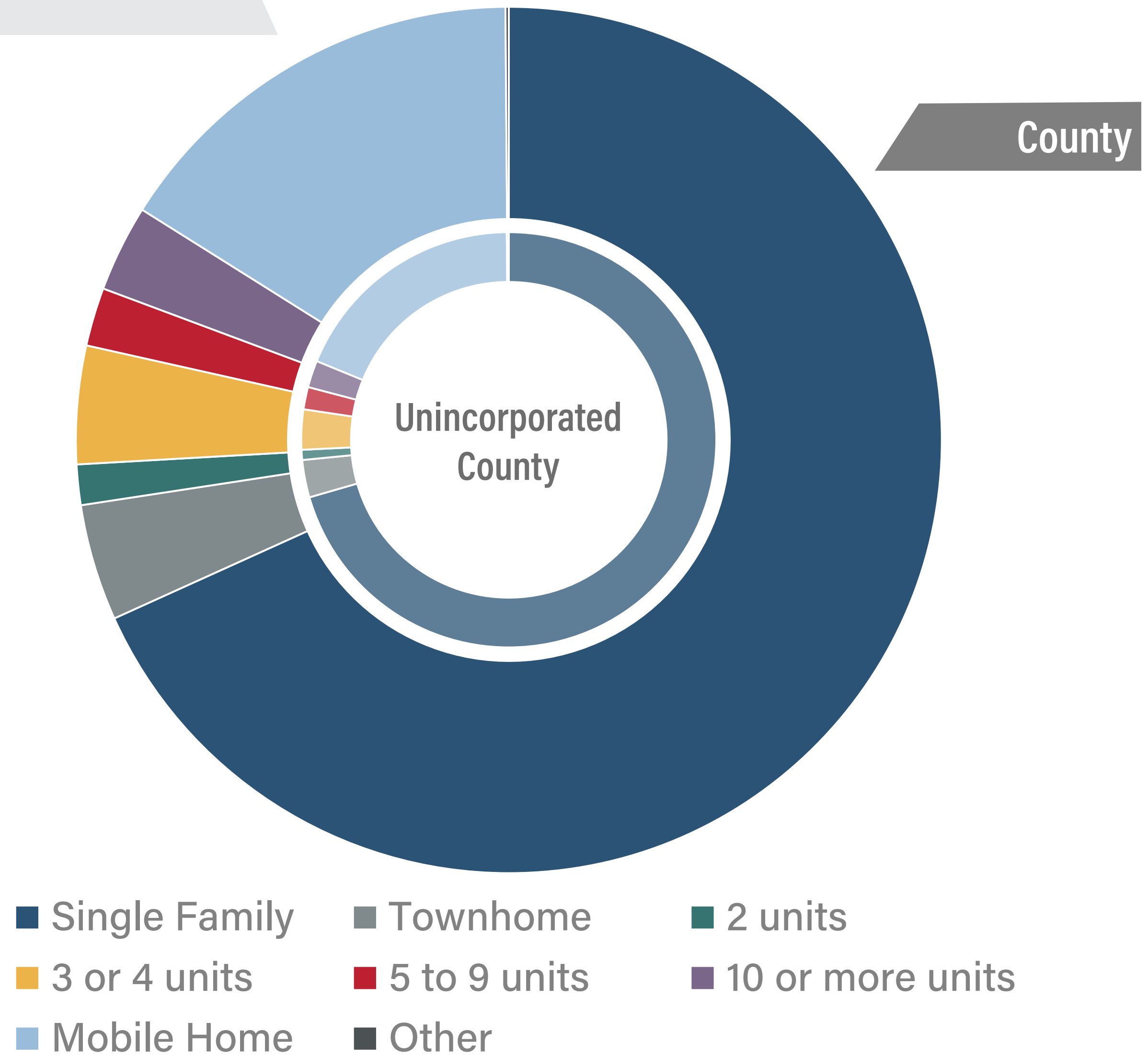
**Developments in Henderson County are set to add more than 2,600 HOUSING UNITS
in the county over the next several years.**

Source: BlueRidgeNow.com

Source: US Census Bureau , Henderson County

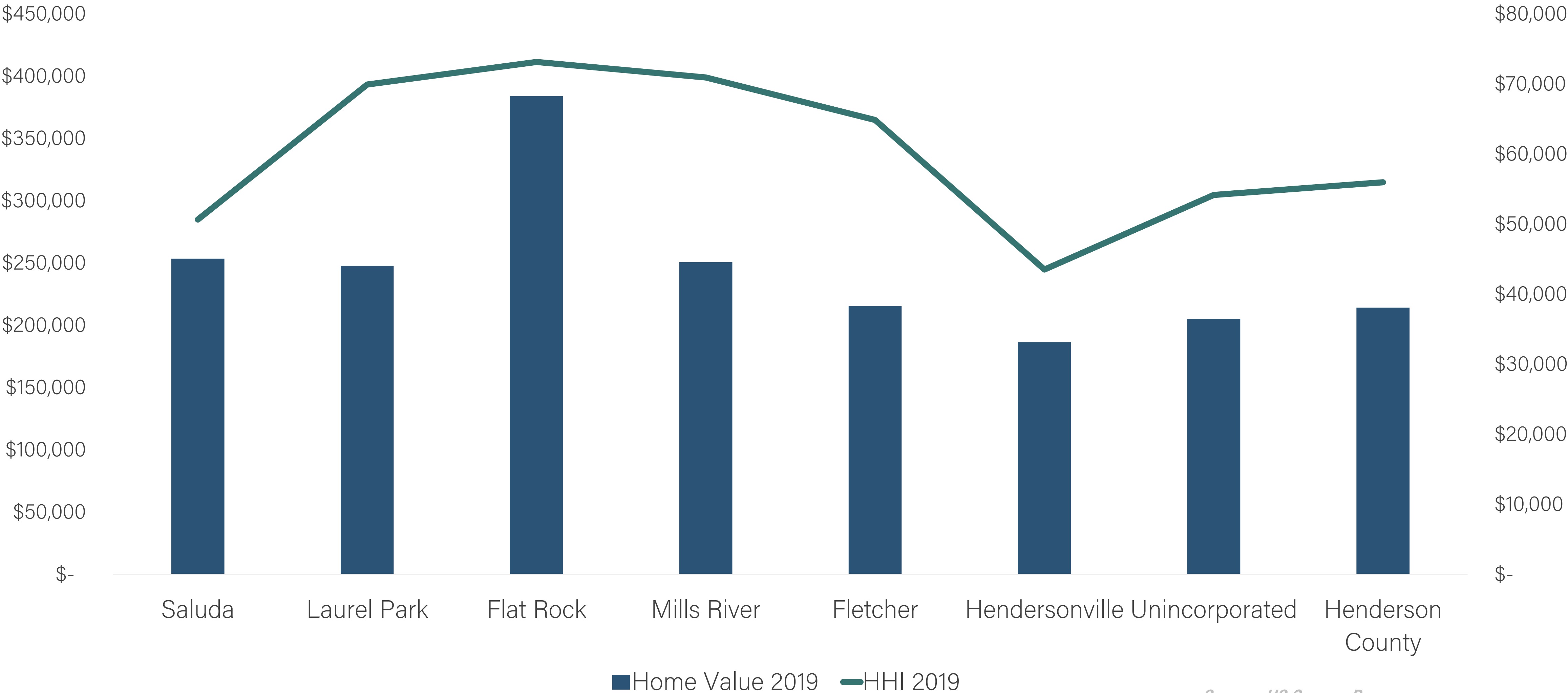
HOUSING

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



Home Value and Household Income

2019 Household Income and Home Value

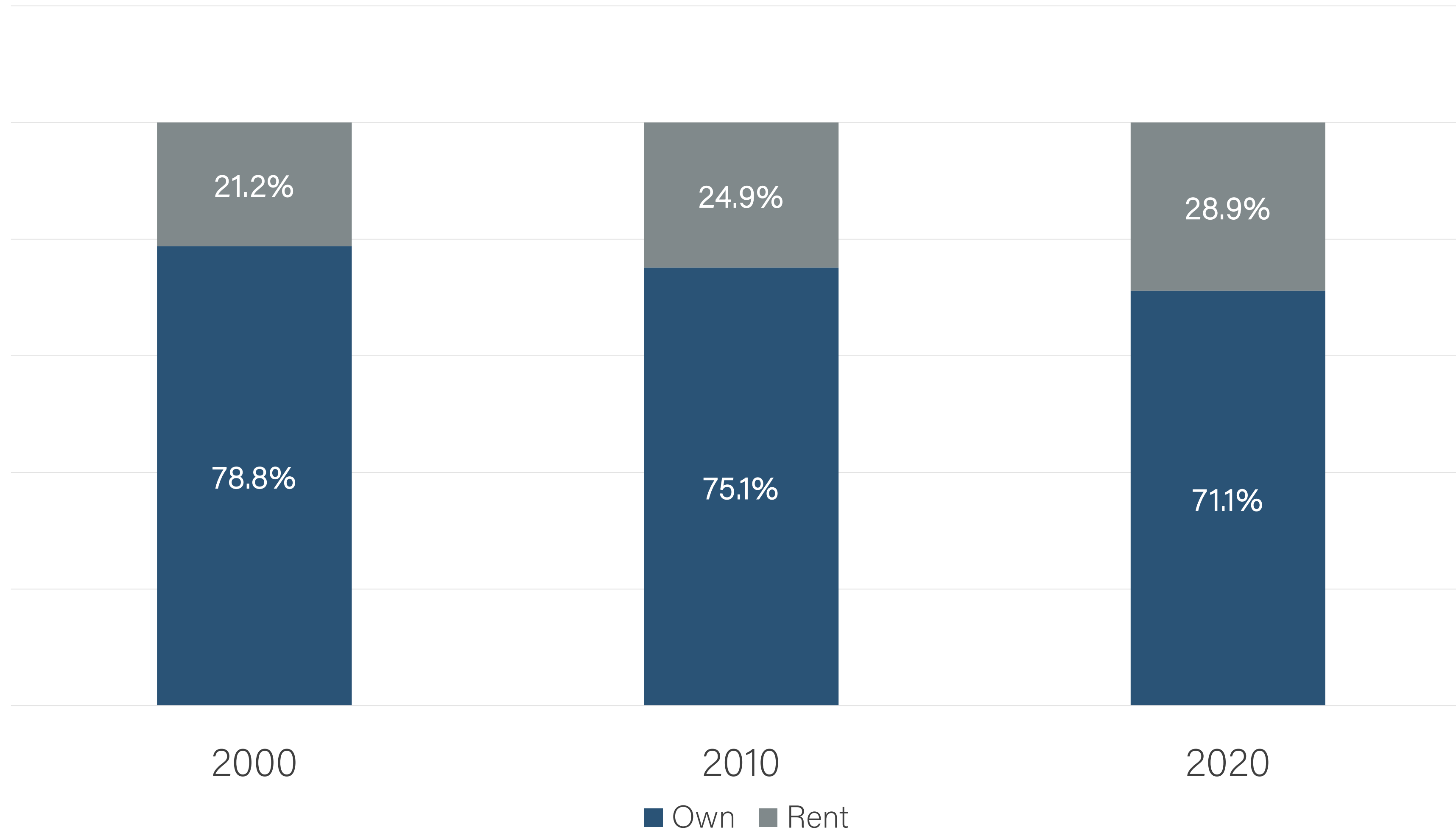


Source: US Census Bureau

Home Owners and Renters

Entire County

Home Owners and Renters

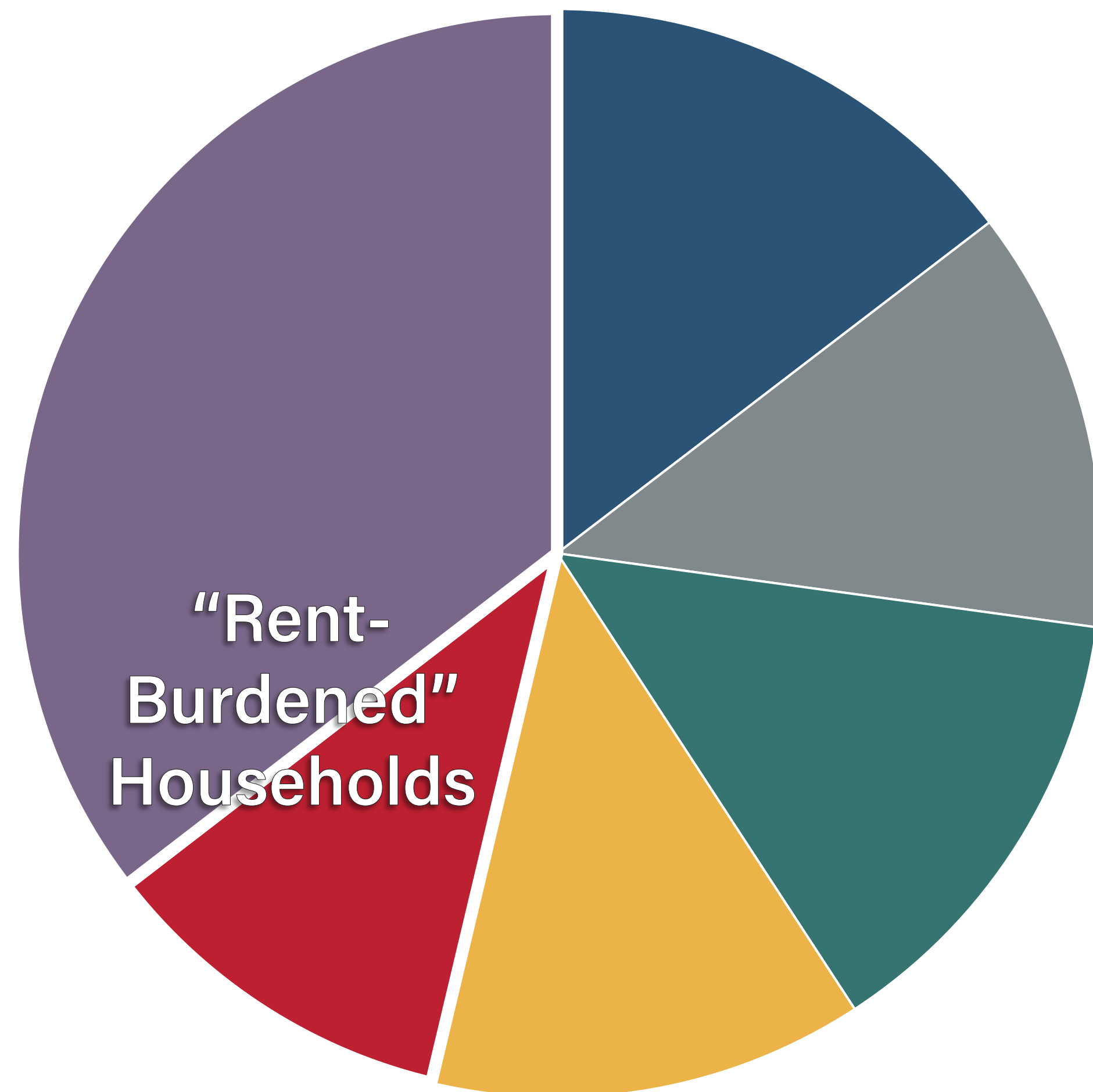


The portion of the population renting their homes has increased since 2000

Source: US Census Bureau

Rent as a Portion of Income

Entire County



Rent as a Portion of Household Income

- Less than 15 percent
- 15 to 19.9 percent
- 20 to 24.9 percent
- 25 to 29.9 percent
- 30 to 34.9 percent
- 35 percent or more

The US Department of Housing and Urban Development defines a household as “rent burdened” if they spend 30% or more of their household income on rent. This applies to **46%** of Henderson County households who rent.

Source: 2019 ACS

Housing Costs

2 Bedroom Unit Fair Market
Rate

\$1,279

Estimated Hourly mean
renter wage

\$12.41

Annual income needed to
afford 2 Bedroom Unit
without being rent burdened
("Housing Wage")

\$51,160

Estimated Hourly mean
renter annual income

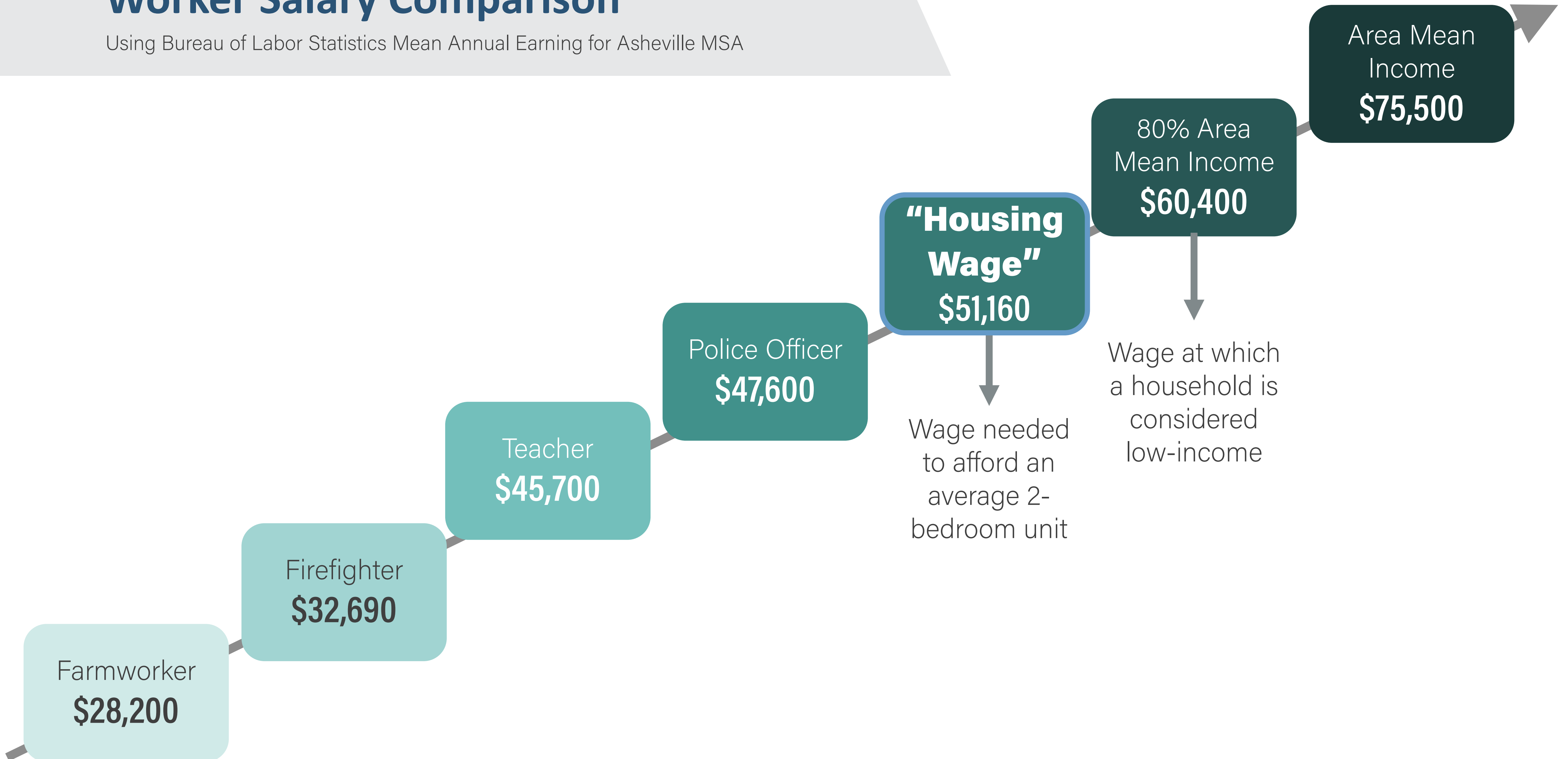
\$25,813

Full-time minimum wage jobs needed to afford
2 Bedroom Unit

3.4

Worker Salary Comparison

Using Bureau of Labor Statistics Mean Annual Earning for Asheville MSA



Source: 2021 NLIHC Out of Reach Report, Bureau of Labor Statistics for Asheville MSA

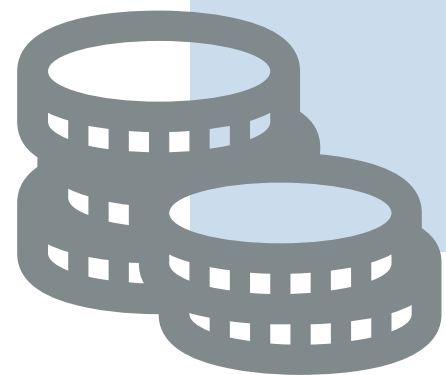
Mortgage Scenario

Teacher Mean Annual Earnings
\$45,700

Source: Bureau of labor statistics, Asheville MSA

Take-Home Pay Estimate
\$2,954/mo

30% Take-Home Pay
\$886



County Median Home Value
\$214,000

Source: 2019 ACS

Monthly Payment Estimate (10% down)
\$1,391 mo

Source: NerdWallet



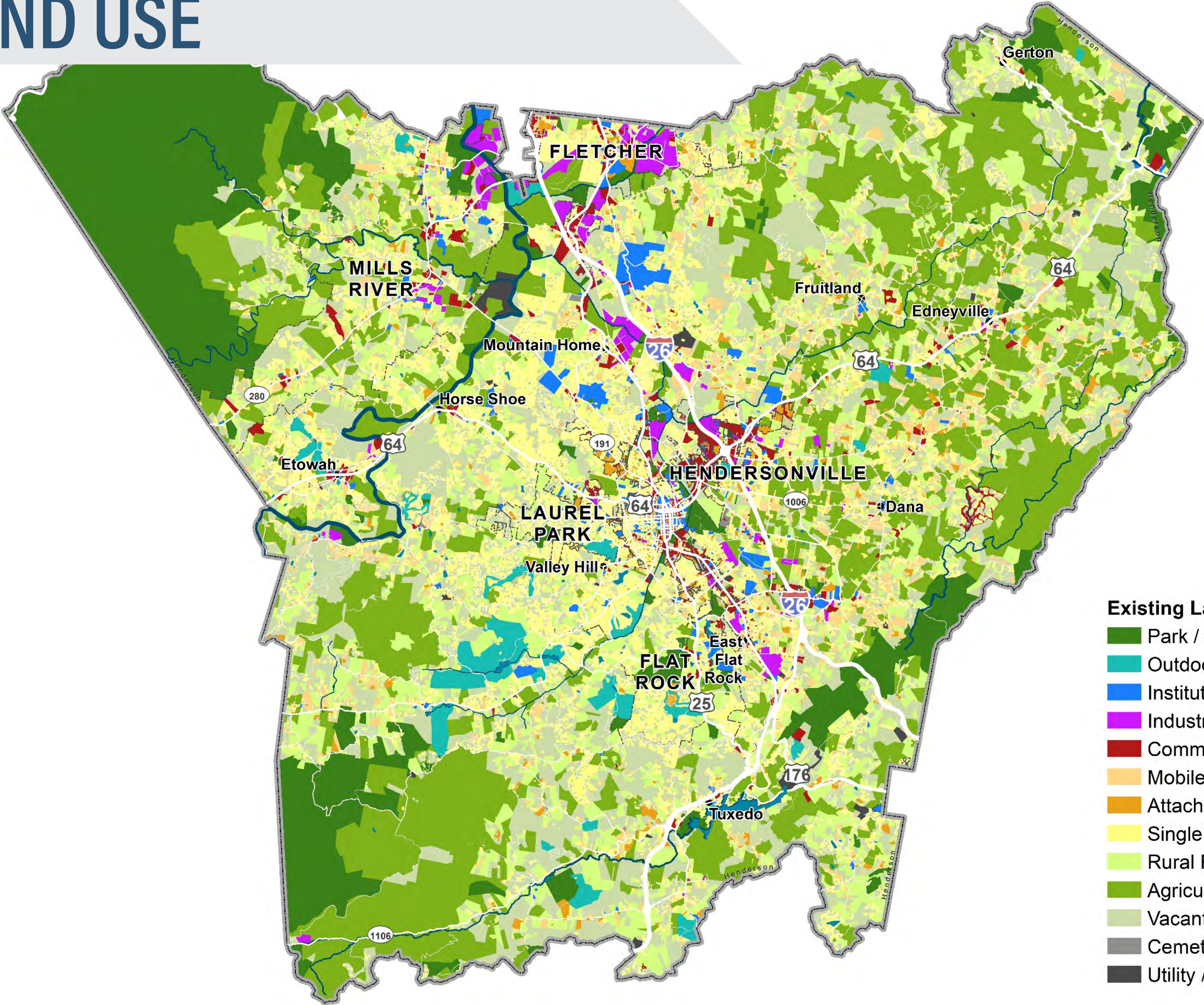
A teacher would have to pay **47%** of their take home pay to afford the average home in Henderson County



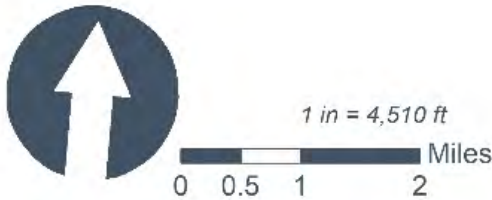
Land Use

EXISTING LAND USE

SOURCE: 2021 TAX
PARCEL RECORDS



- Existing Land Use**
- Park / Conservation
 - Outdoor Recreation (Incl. Camps)
 - Institutional
 - Industrial
 - Commercial
 - Mobile Home
 - Attached Residential
 - Single Family Residential
 - Rural Residential
 - Agricultural
 - Vacant
 - Cemetery
 - Utility / Right of Way

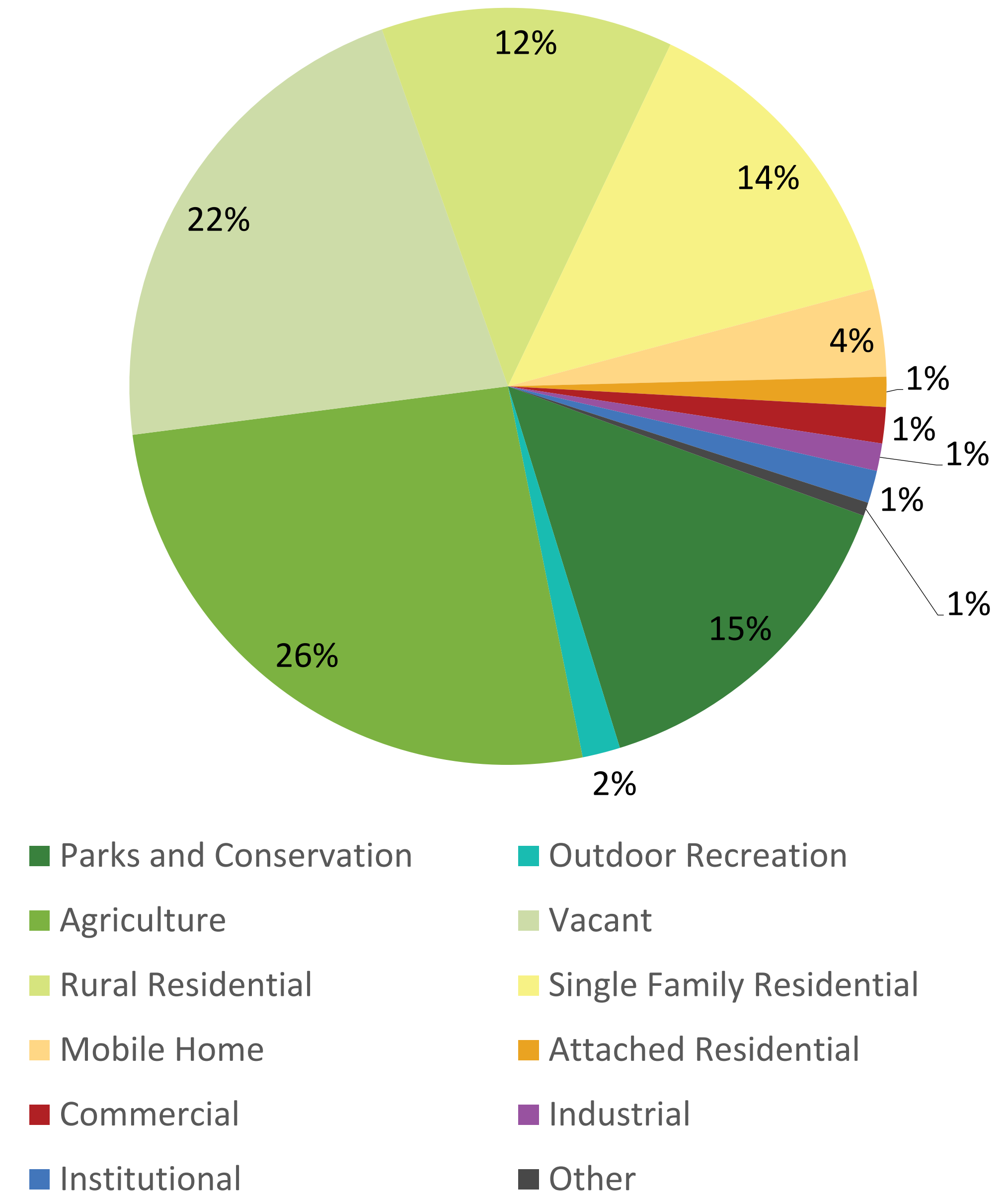


EXISTING LAND USE

LAND USE BY ACREAGE

SOURCE: 2021 TAX
PARCEL RECORDS

- Commercial and industrial uses make up 2.7% of land (~6,200 acres) and concentrated along highways (I-26, US 64, NC 191, NC 280)
- Agriculture (including crops and timber) covers 26% of land (60,000 acres)
- Subdivisions and attached residential makes up 18% of land
- Rural residential (> 5 acres), 13% of land
- Parks and conservation areas make up 15% of land

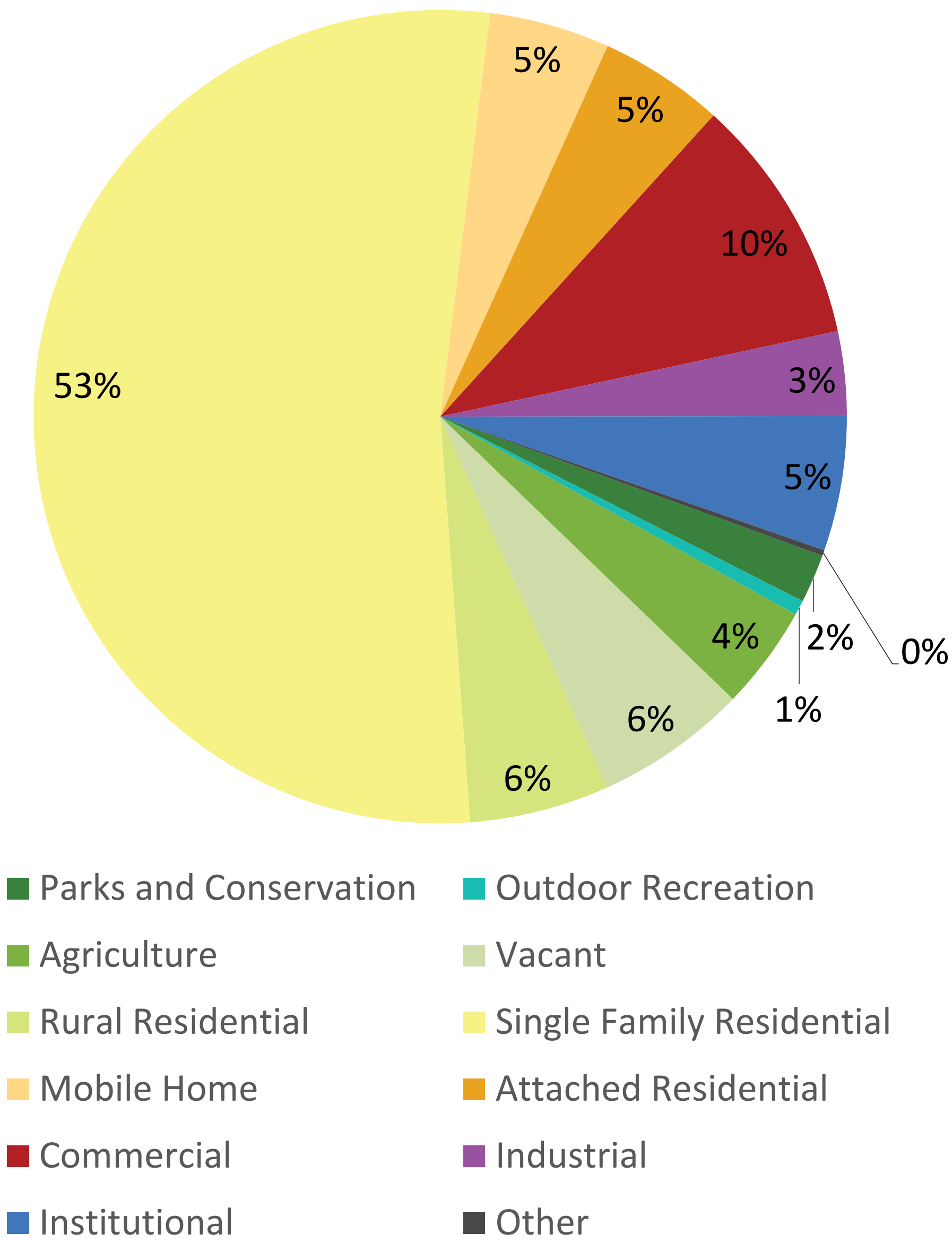


EXISTING LAND USE

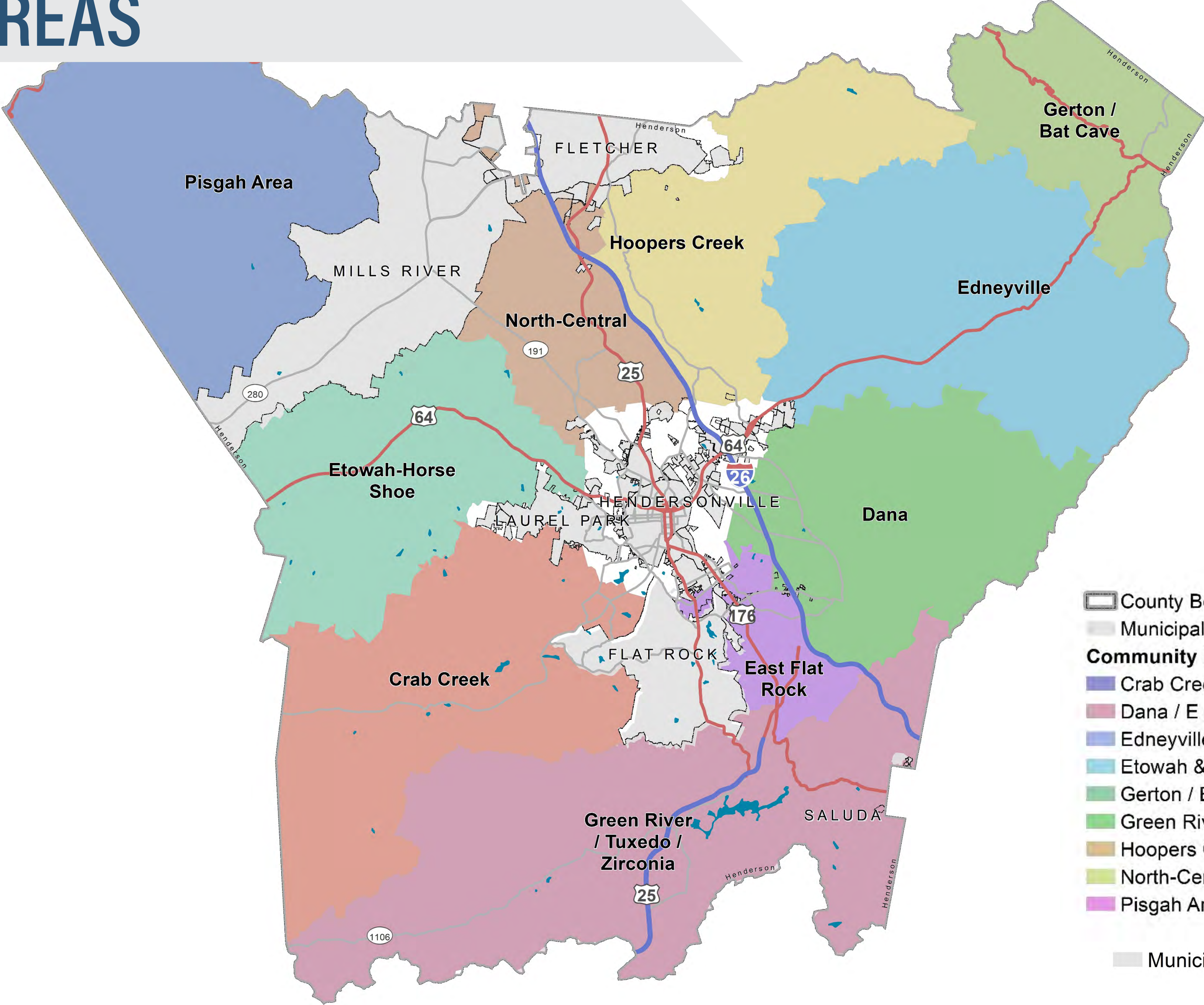
- Commercial and industrial uses make up 2.6% of land but 13% of property value
- More subdivisions and attached residential makes up 18% of land and 63% of property value

LAND USE BY VALUE

SOURCE: 2021 TAX
PARCEL RECORDS



PLANNING AREAS

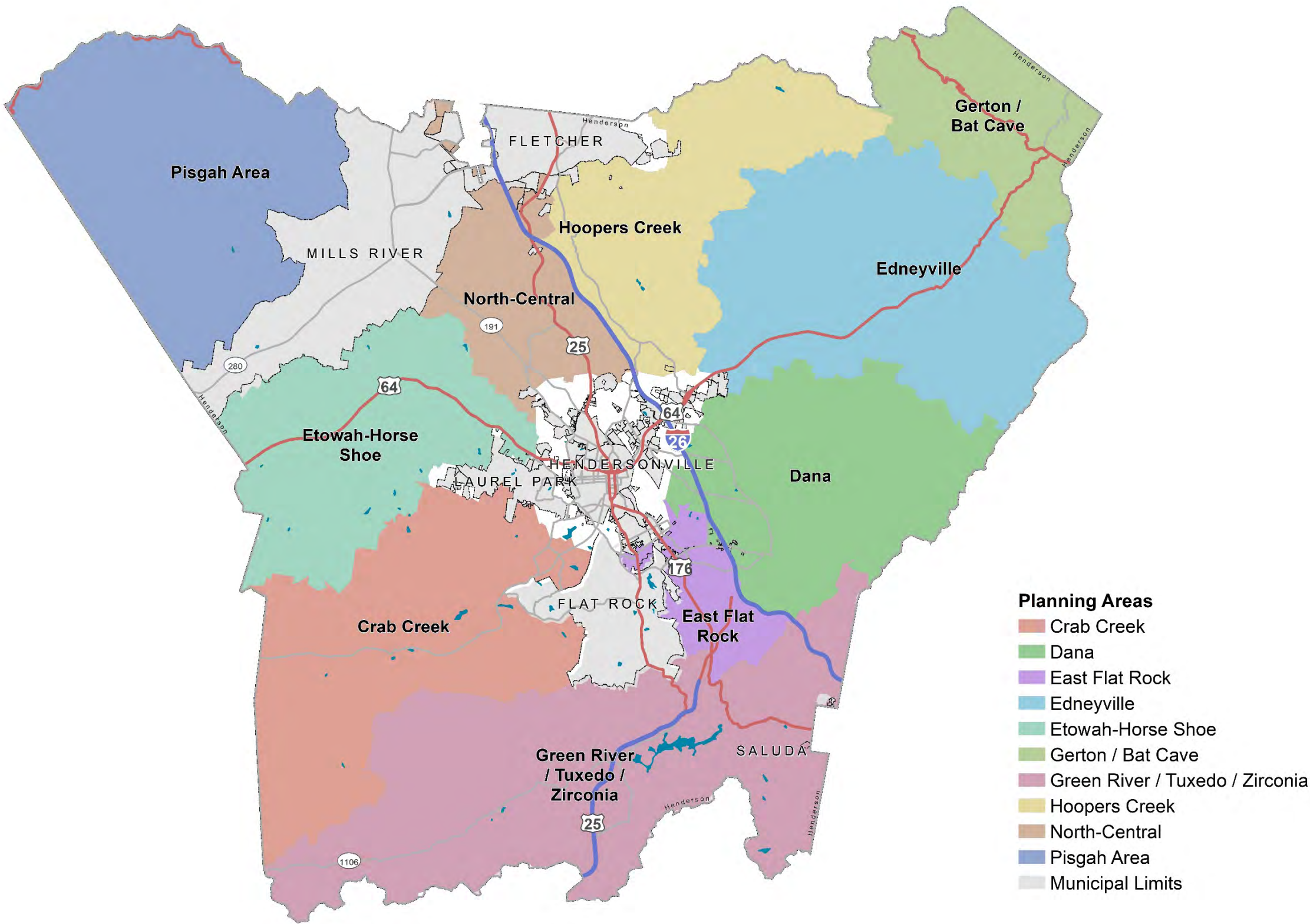


- County Boundary
- Municipal Limits
- Community Planning Areas**
- Crab Creek
- Dana / E Flat Rock
- Edneyville
- Etowah & Horse Shoe
- Gerton / Bat Cave
- Green River / Tux / Zirconia
- Hoopers Creek
- North-Central
- Pisgah Area
- Municipal Limits



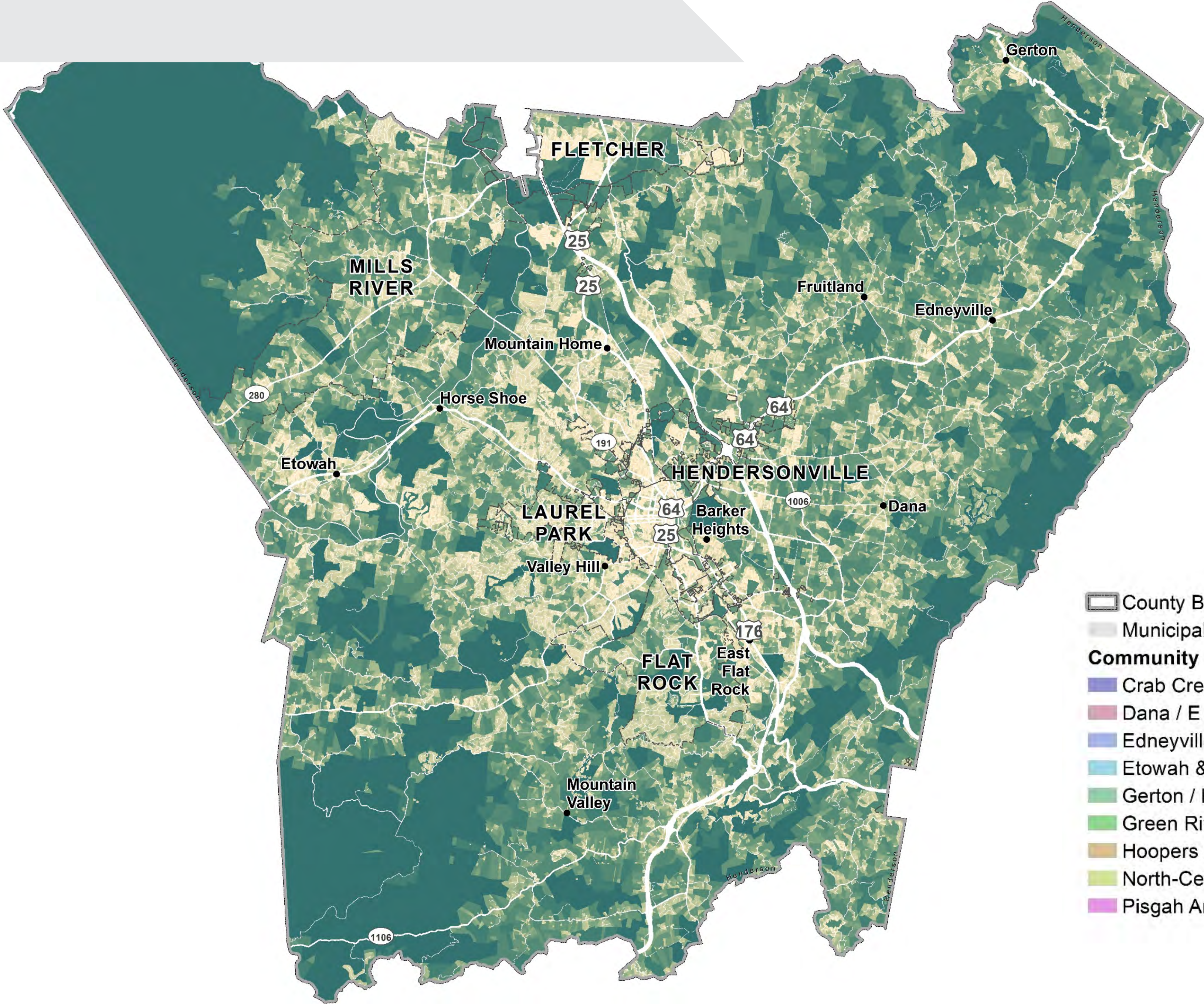
TRENDS BY PLANNING AREAS

Planning Area	Highlights
Crab Creek	Outdoor Rec, Agriculture and Low Density Residential, Parks & Conservation
Dana	Commercial, Agriculture, Residential
East Flat Rock	Commercial, Low Density Residential
Edneyville	Agriculture, Commercial, Residential
Etowah-Horse Shoe	Single Family Residential, Commercial and Agriculture
Gerton / Bat Cave	Agriculture (Forestry), Residential
Green River / Tuxedo / Zirconia	Agriculture Forestry), Low Density Residential, Outdoor Rec & Conservation
Hoopers Creek	Multi-family Residential, Low Density Residential, Industrial, Agriculture
North-Central	Industrial, Commercial, Agriculture, Residential
Pisgah Area	Parks & Conservation, Agriculture (Forestry)

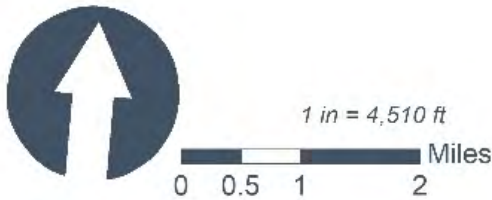


PARCEL SIZE

SOURCE: 2021 TAX
PARCEL RECORDS



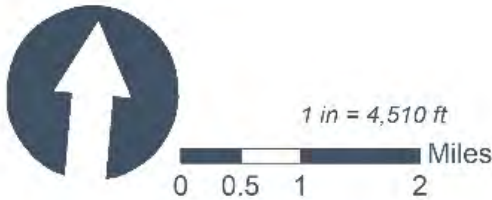
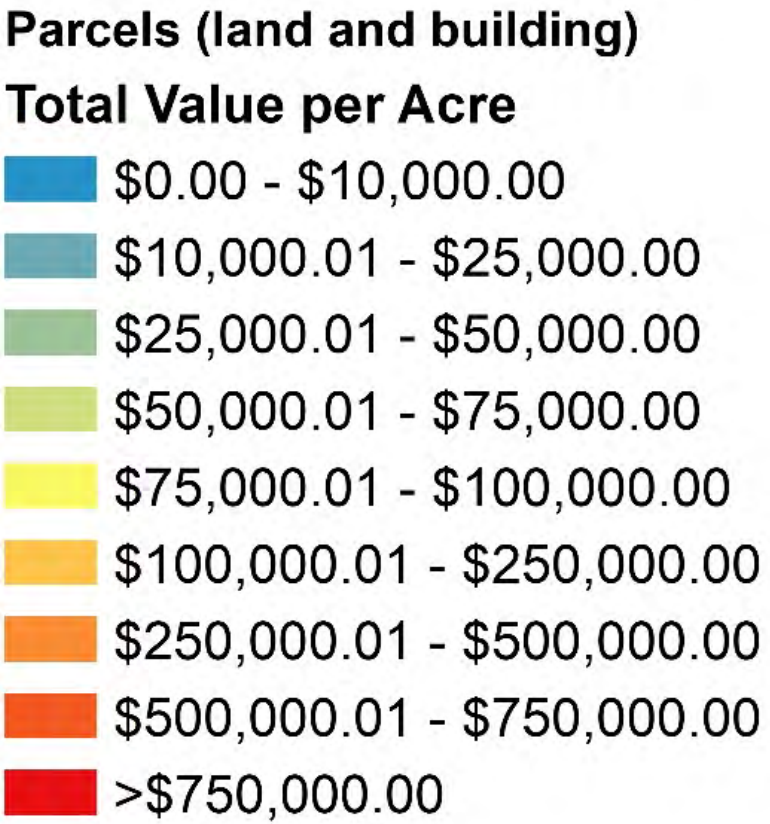
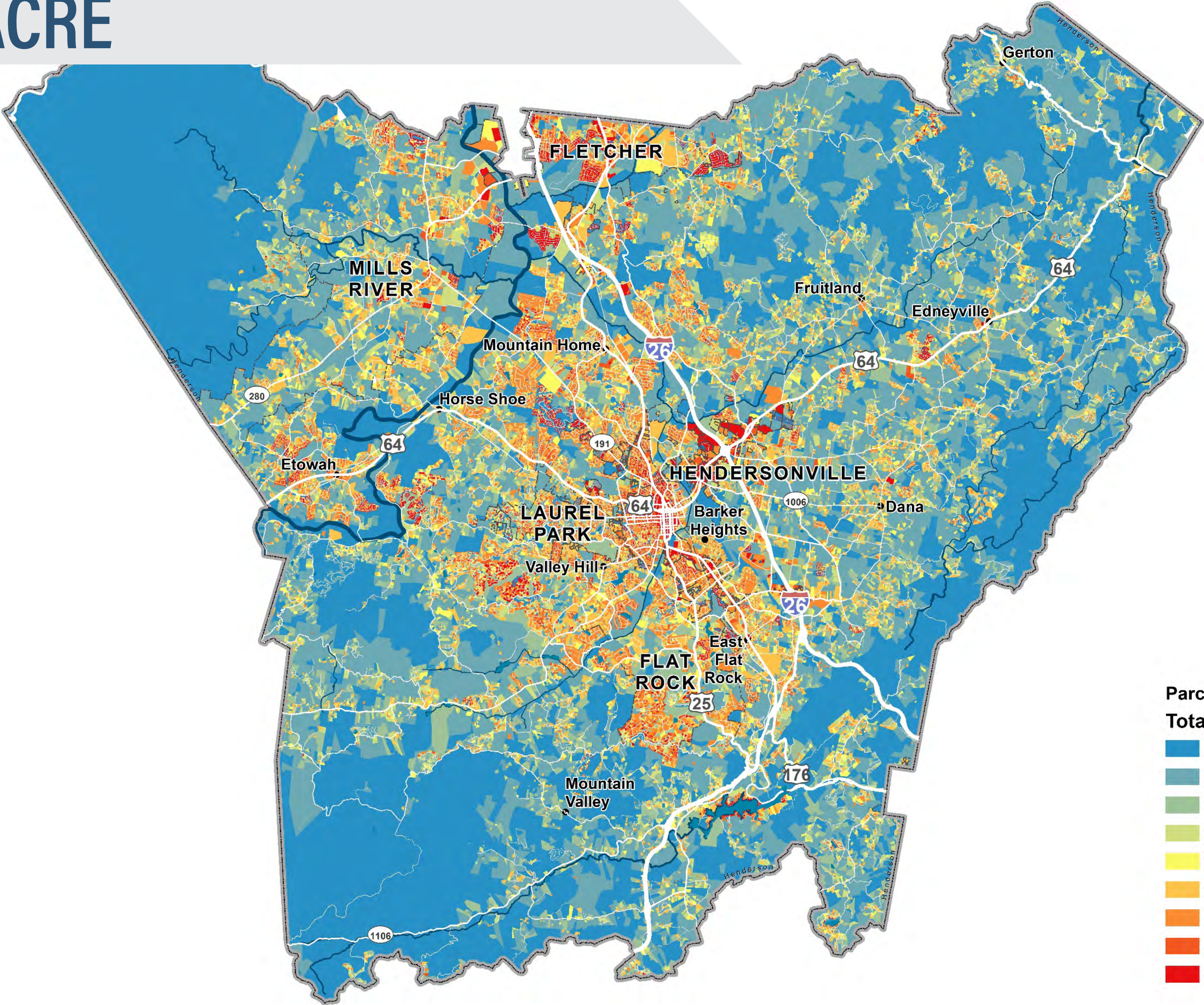
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- Pisgah Area



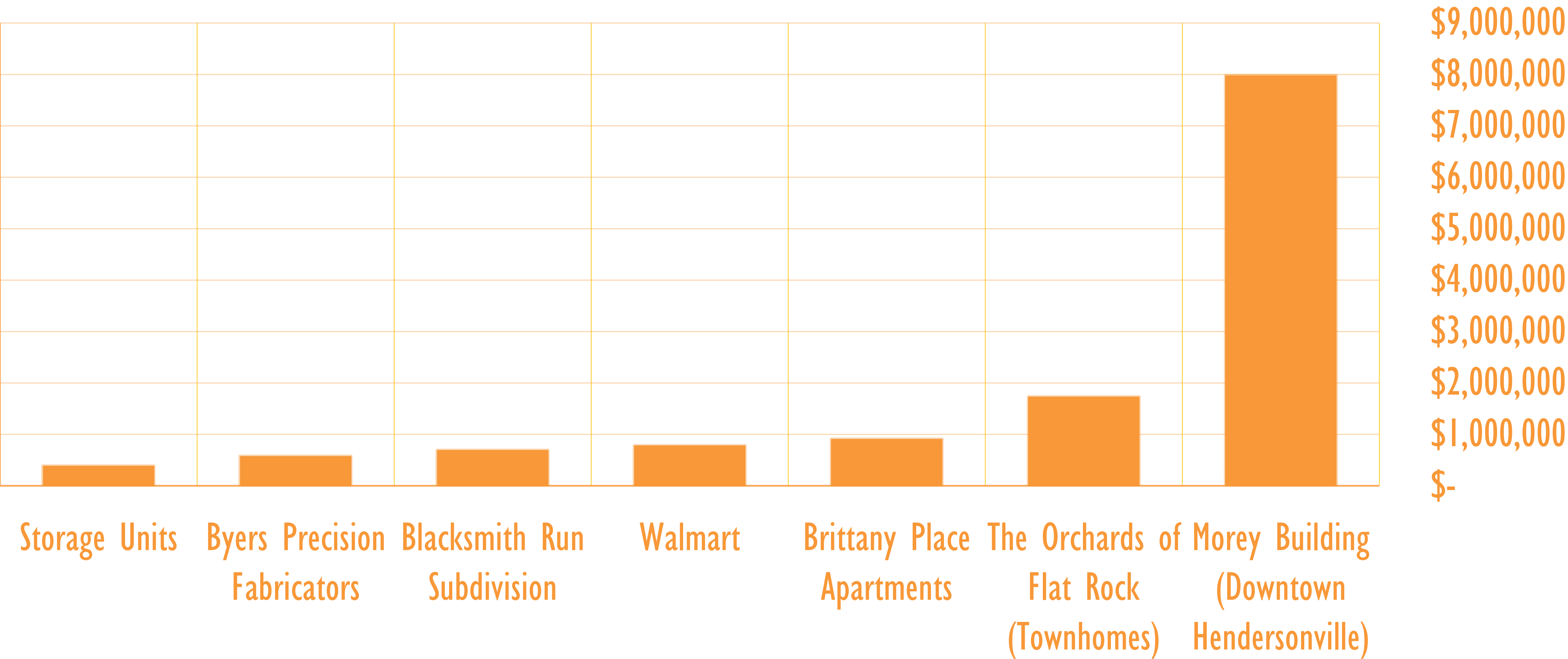
- 25.01 - 50.00
- 50.01 - 100.00
- 100 acres or greater

VALUE PER ACRE

SOURCE: 2021 TAX
PARCEL RECORDS



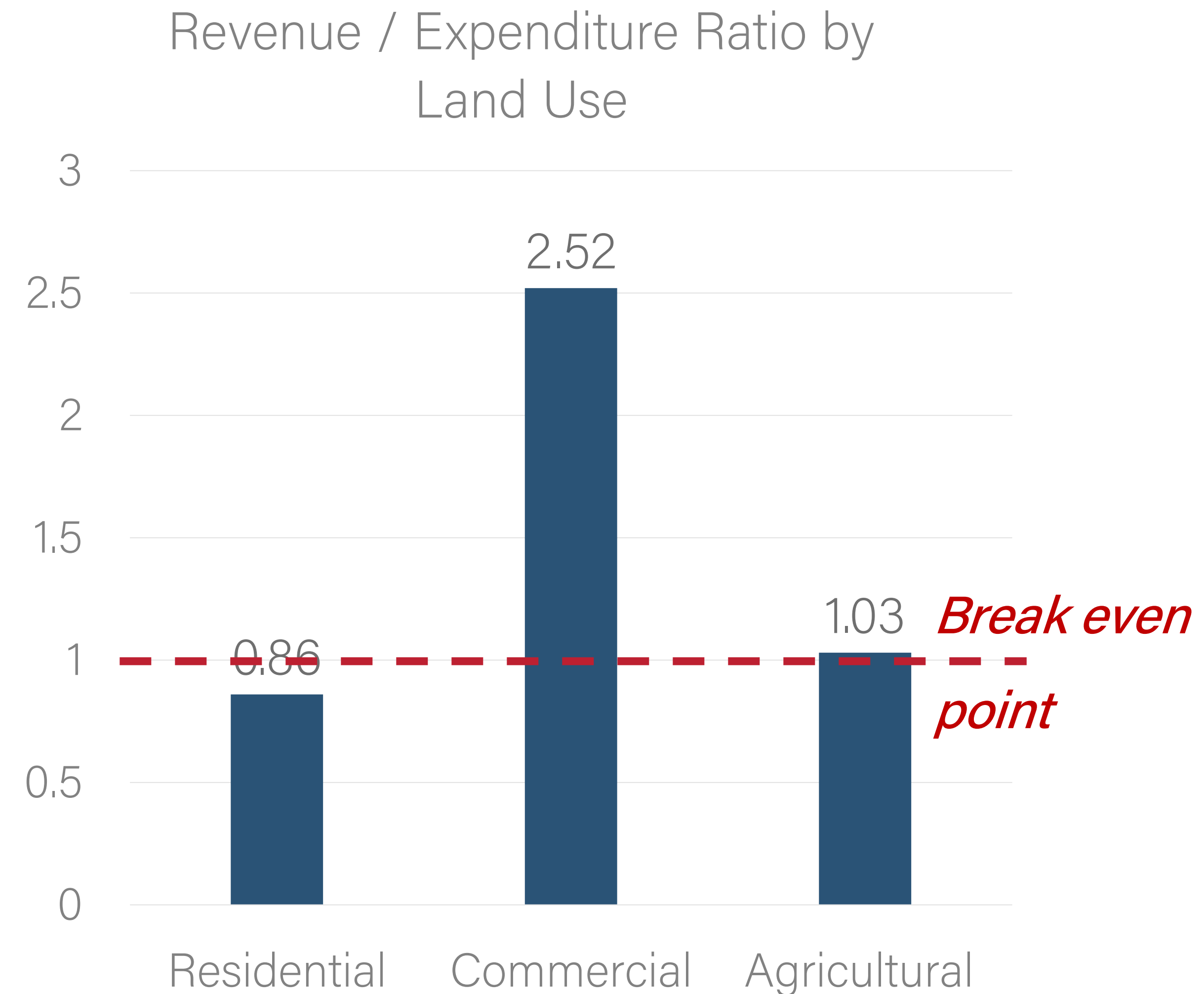
Value Per Acre, 2021



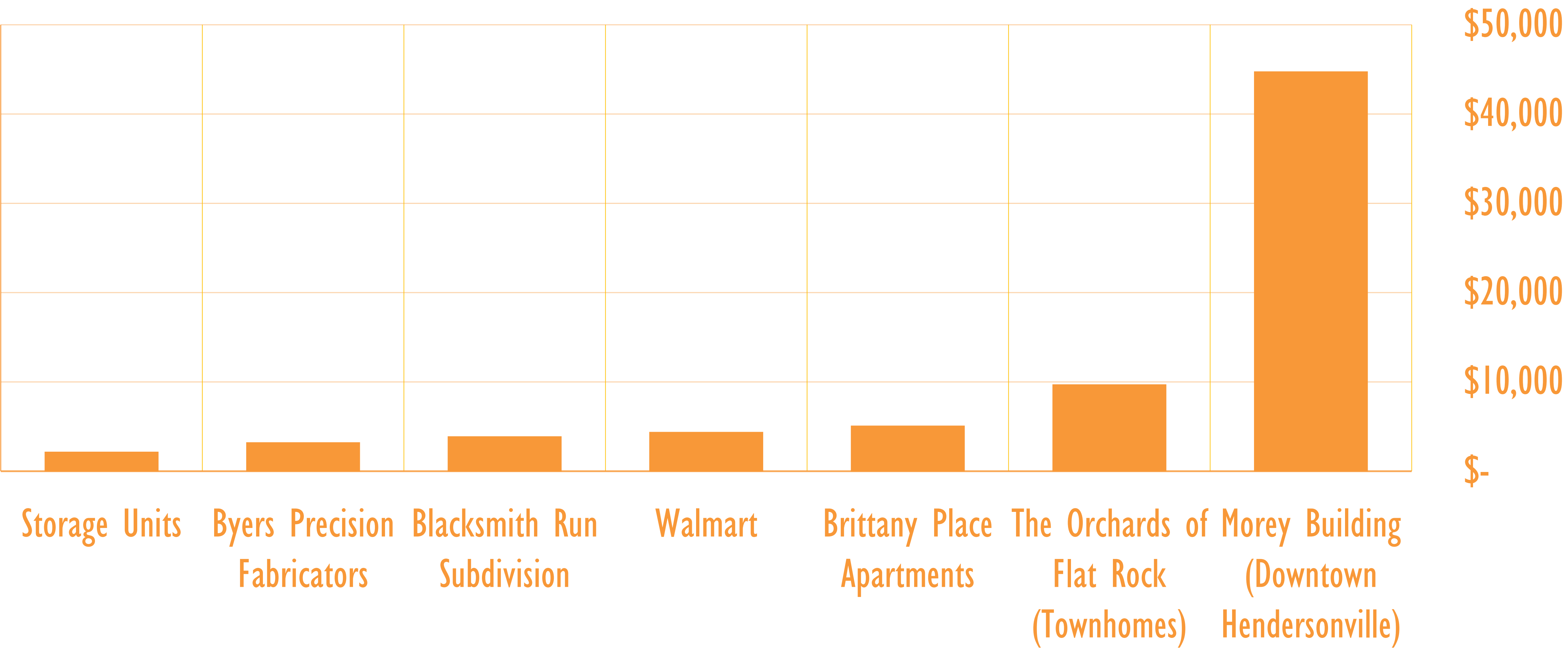
PROPERTY VALUE AND COST OF SERVICES

SOURCE: HENDERSON
COUNTY COST OF
SERVICES STUDY 2008

- Residential development costs more in services compared to tax revenue produced
- For every \$1 in services commercial properties consume they provide \$2.52 in revenue
- For every \$1 in services agricultural properties consume they provide \$1.03 in revenue



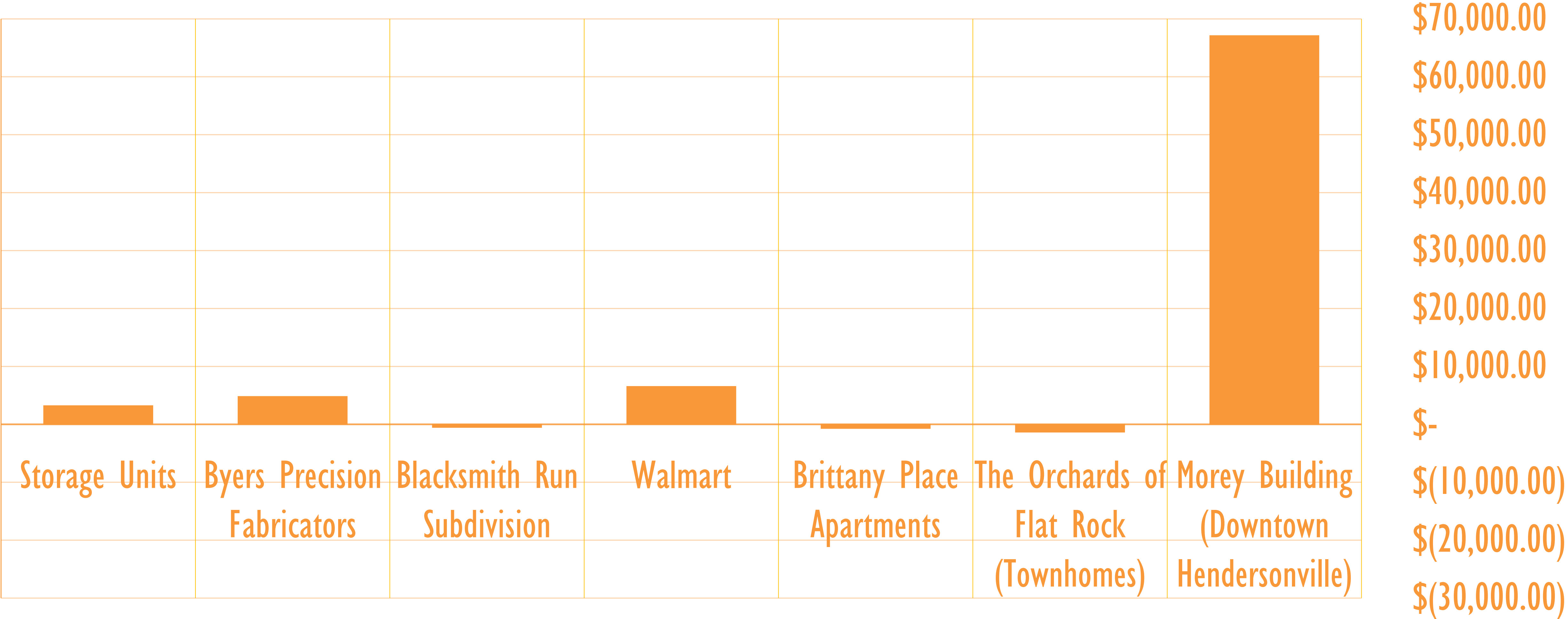
Property Taxes Per Acre, 2021



PROPERTY TAXES AND COST OF SERVICES

SOURCE: 2021 TAX
PARCEL RECORDS,
HENDERSON COUNTY
COST OF SERVICES
STUDY 2008

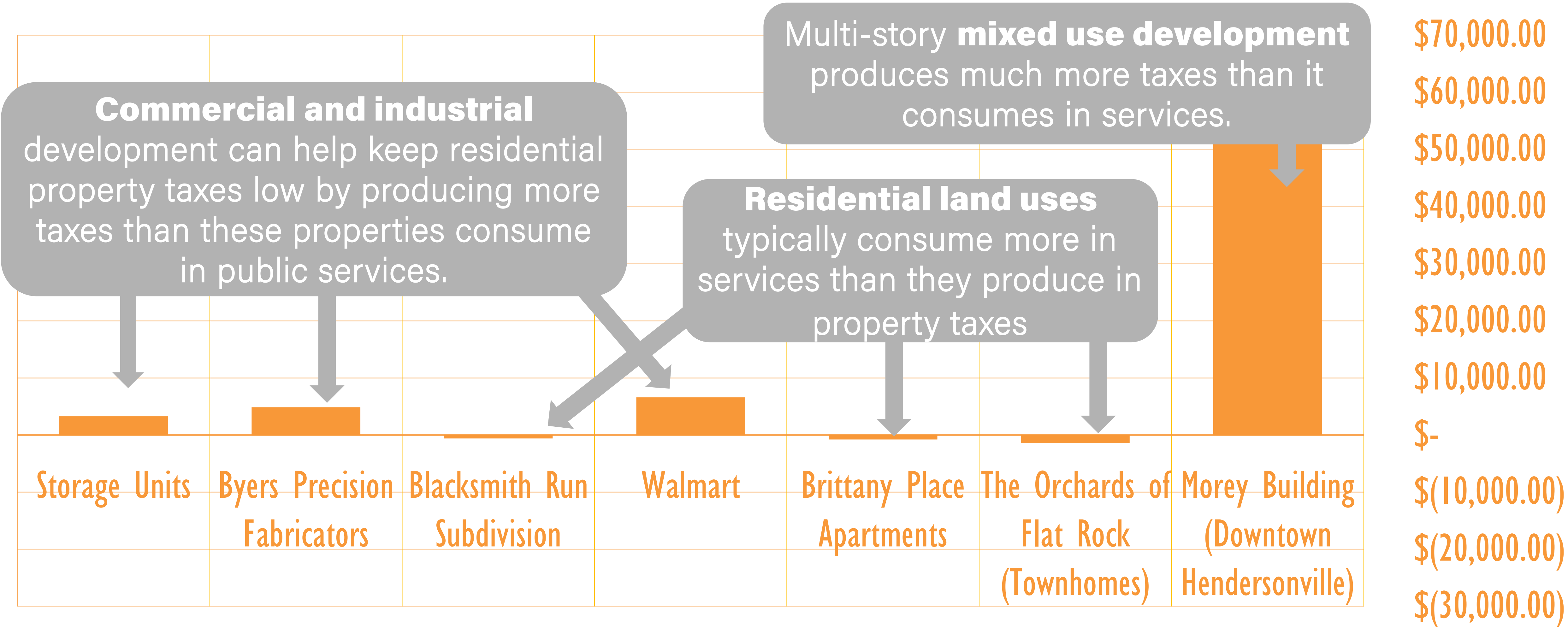
Return on Investment Per Acre (Taxes-Cost of Services)



PROPERTY TAXES AND COST OF SERVICES

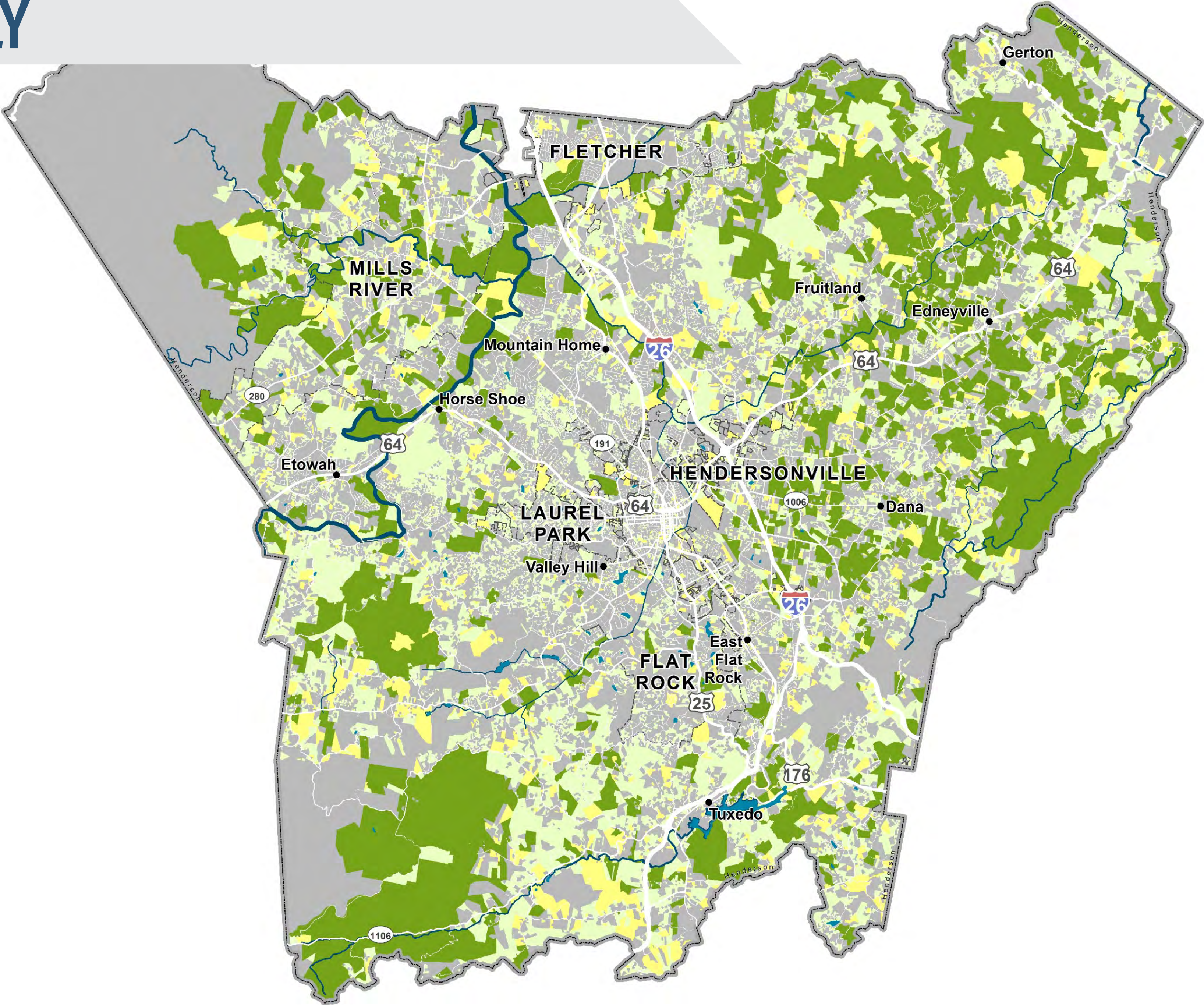
SOURCE: 2021 TAX
PARCEL RECORDS,
HENDERSON COUNTY
COST OF SERVICES
STUDY 2008

Return on Investment Per Acre (Taxes-Cost of Services)

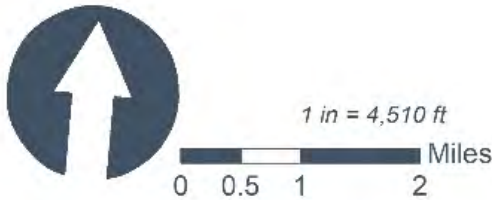


LAND SUPPLY

SOURCE: 2021 TAX
PARCEL RECORDS



- Land Supply**
- Agriculture
 - Available
 - Underutilized
 - Utilized



LAND SUPPLY

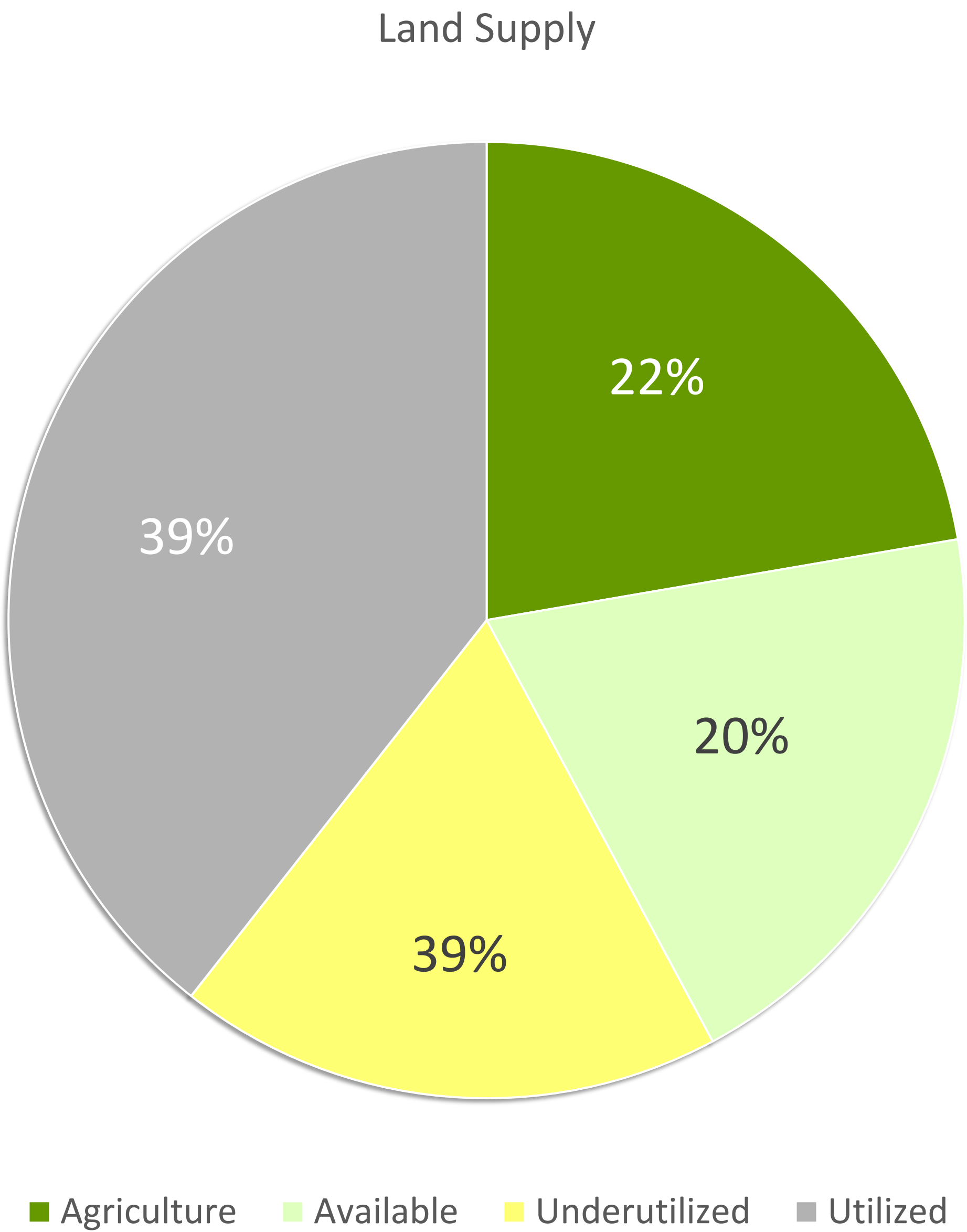
SOURCE: 2021 TAX
PARCEL RECORDS

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.

Agriculture: Working farms and timberland enrolled in the Present Use Value program.

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.





Agriculture

AGRICULTURE

2012-2017 CENSUS OF AGRICULTURE

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



AGRICULTURAL LANDS

SOURCE: HENDERSON COUNTY



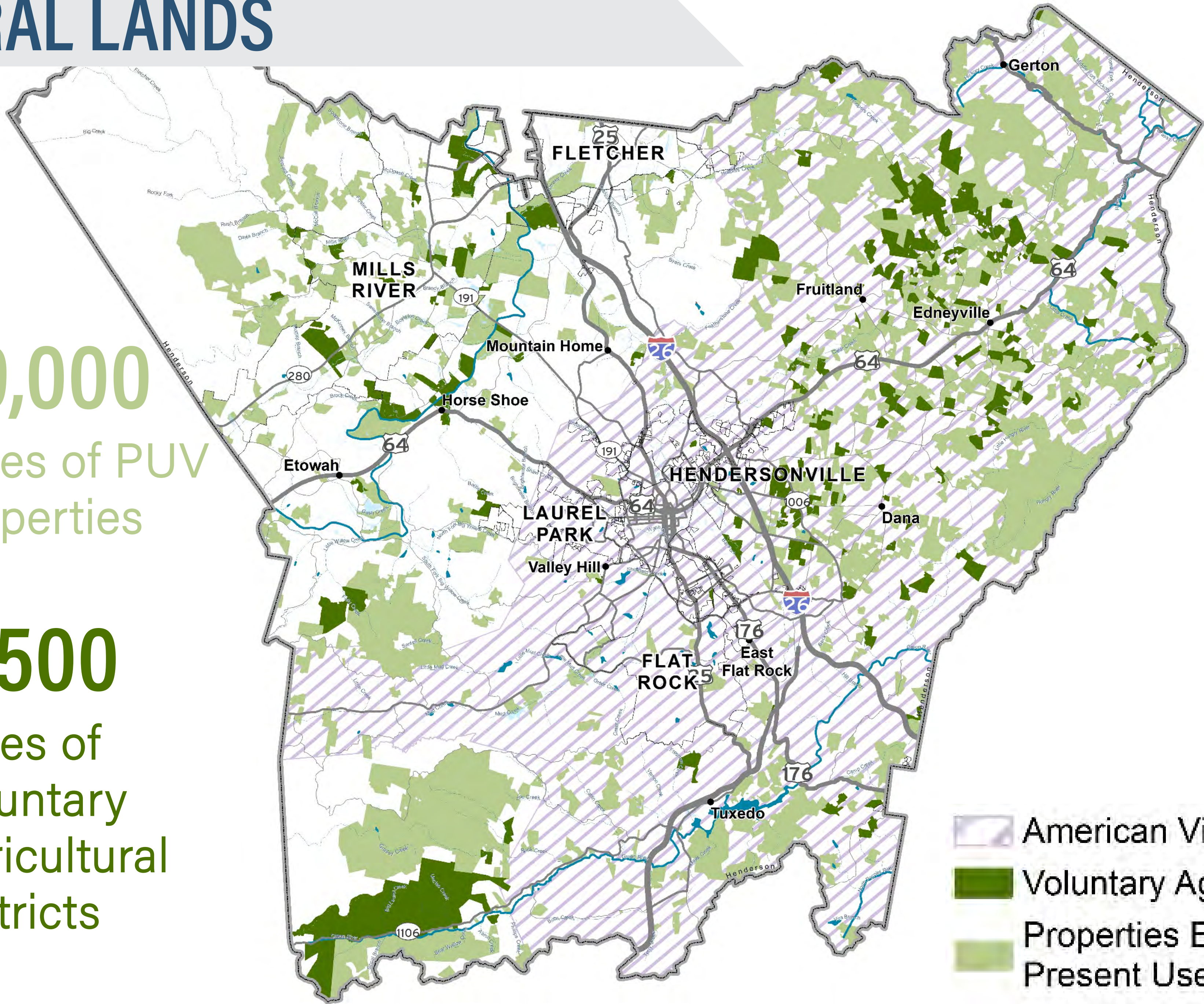
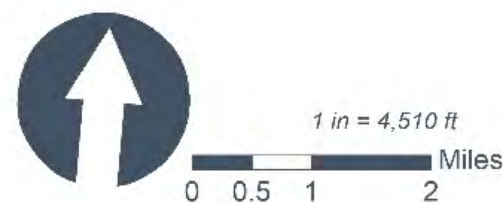
59,000

Acres of PUV Properties



11,500

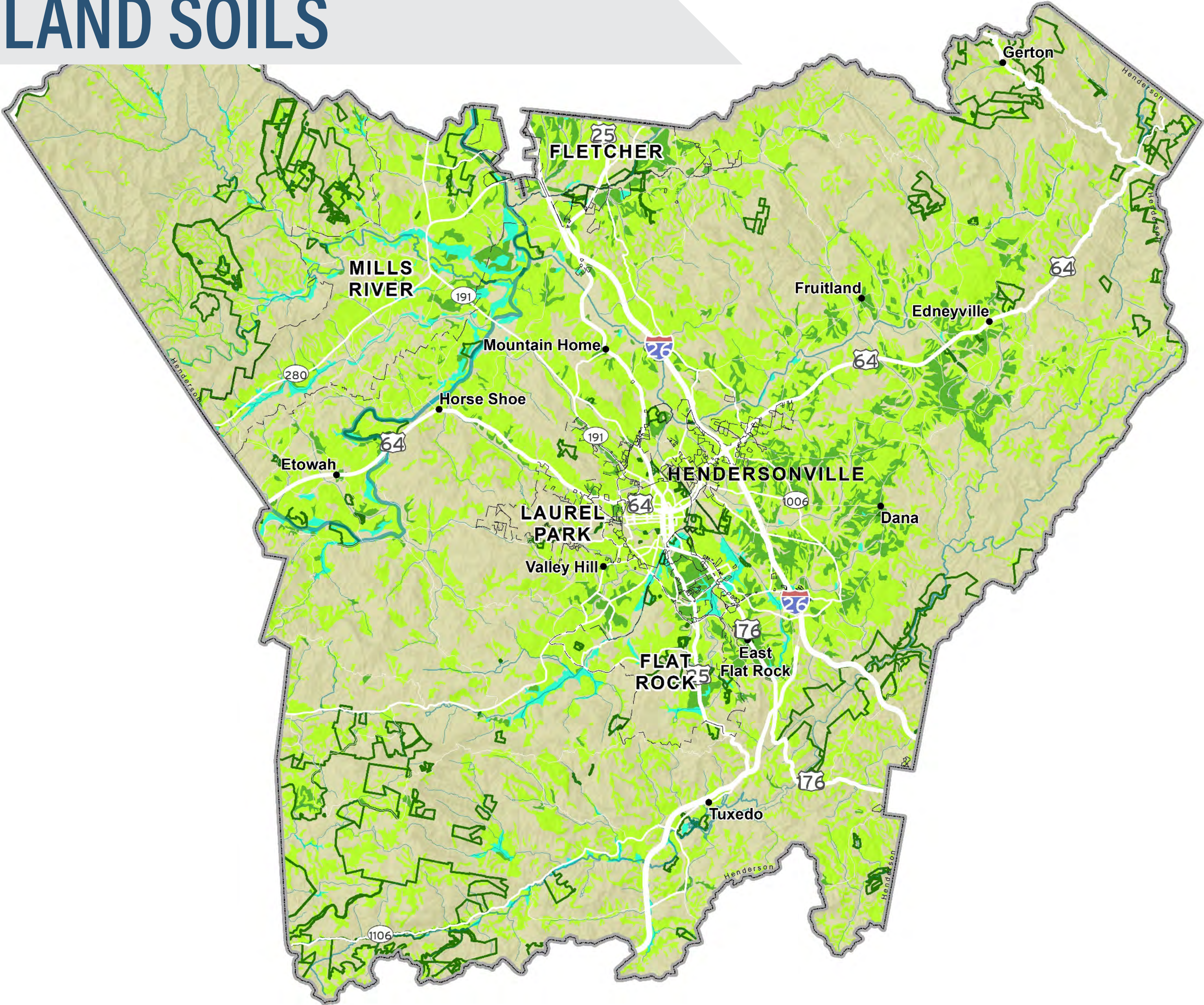
Acres of Voluntary Agricultural Districts



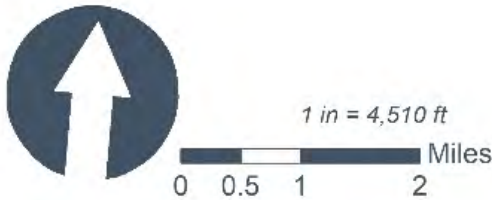
- American Viticultural Area
- Voluntary Agricultural Districts
- Properties Enrolled in the Present Use Value Program

PRIME FARMLAND SOILS

SOURCE: NRCS



- Populated Place
- ▭ Municipal Limits
- ▭ Study Area
- ▭ Managed Areas
- USDA Soil Classification**
- Farmland Classification**
- All areas are prime farmland
- Farmland of statewide, local, or unique importance
- Prime farmland if drained, irrigated, or protected from flooding
- Not prime farmland

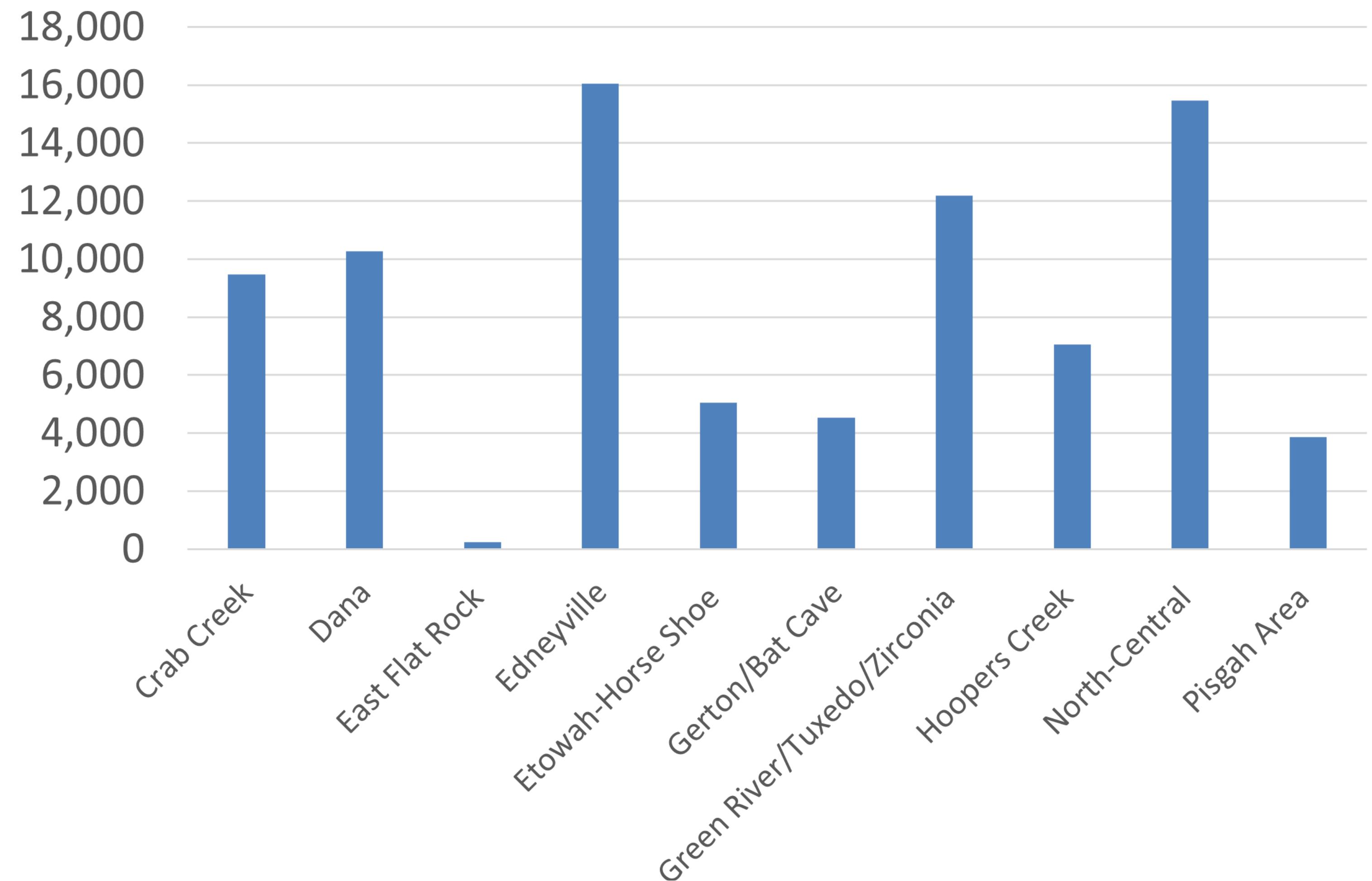


TRENDS BY PLANNING AREA

SOURCE: 2021 TAX
PARCEL RECORDS

- Edneyville and North Central are highest concentrations of Present Use Value (PUV) properties
- GRTZ is 3rd highest amount of working lands, including the most acreage of forestry lands

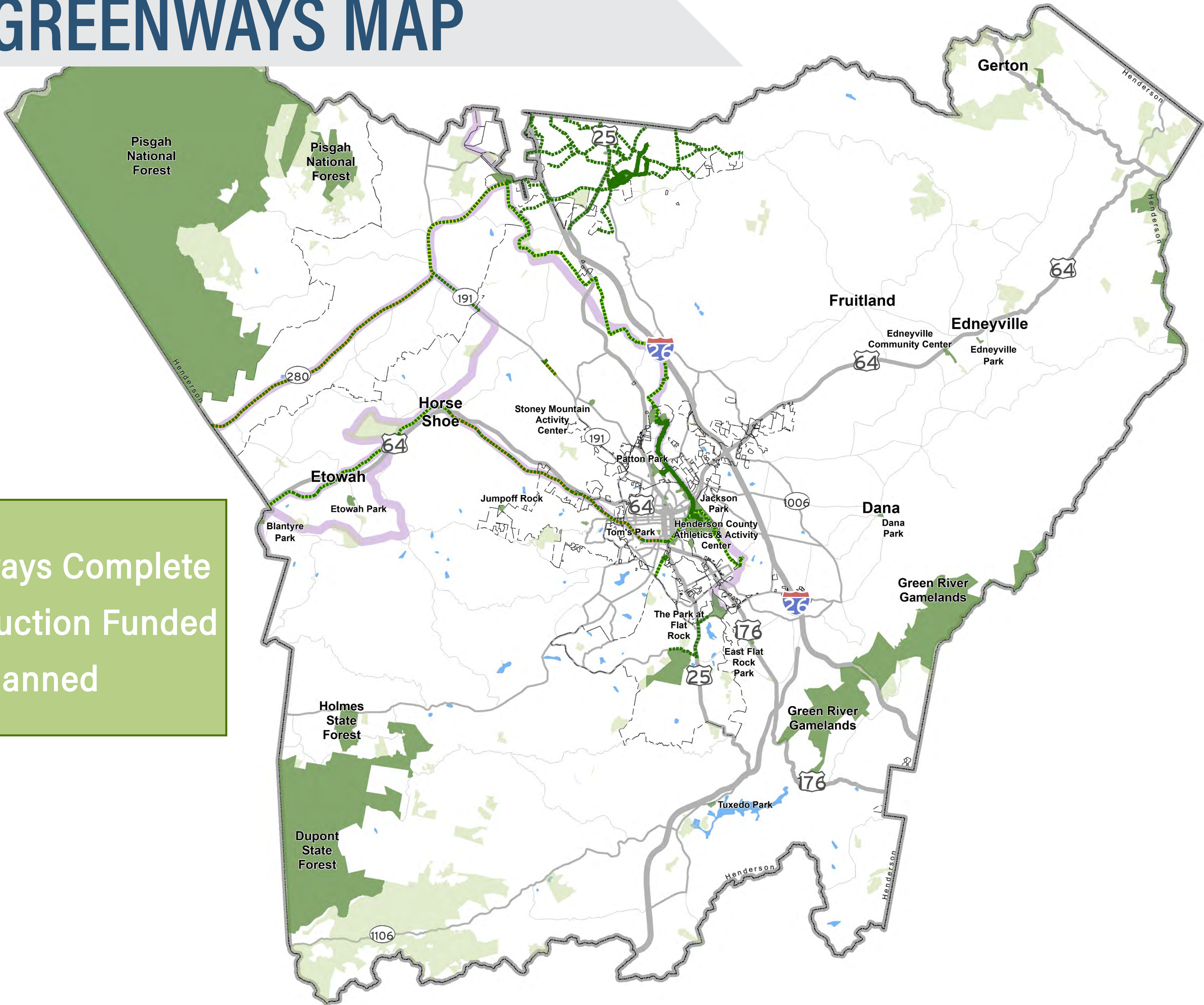
Present Use Value Acreage by Planning Area



Parks and Greenways

PARKS AND GREENWAYS MAP

7 Miles of Greenways Complete
12 Miles of Construction Funded
71 Miles Planned



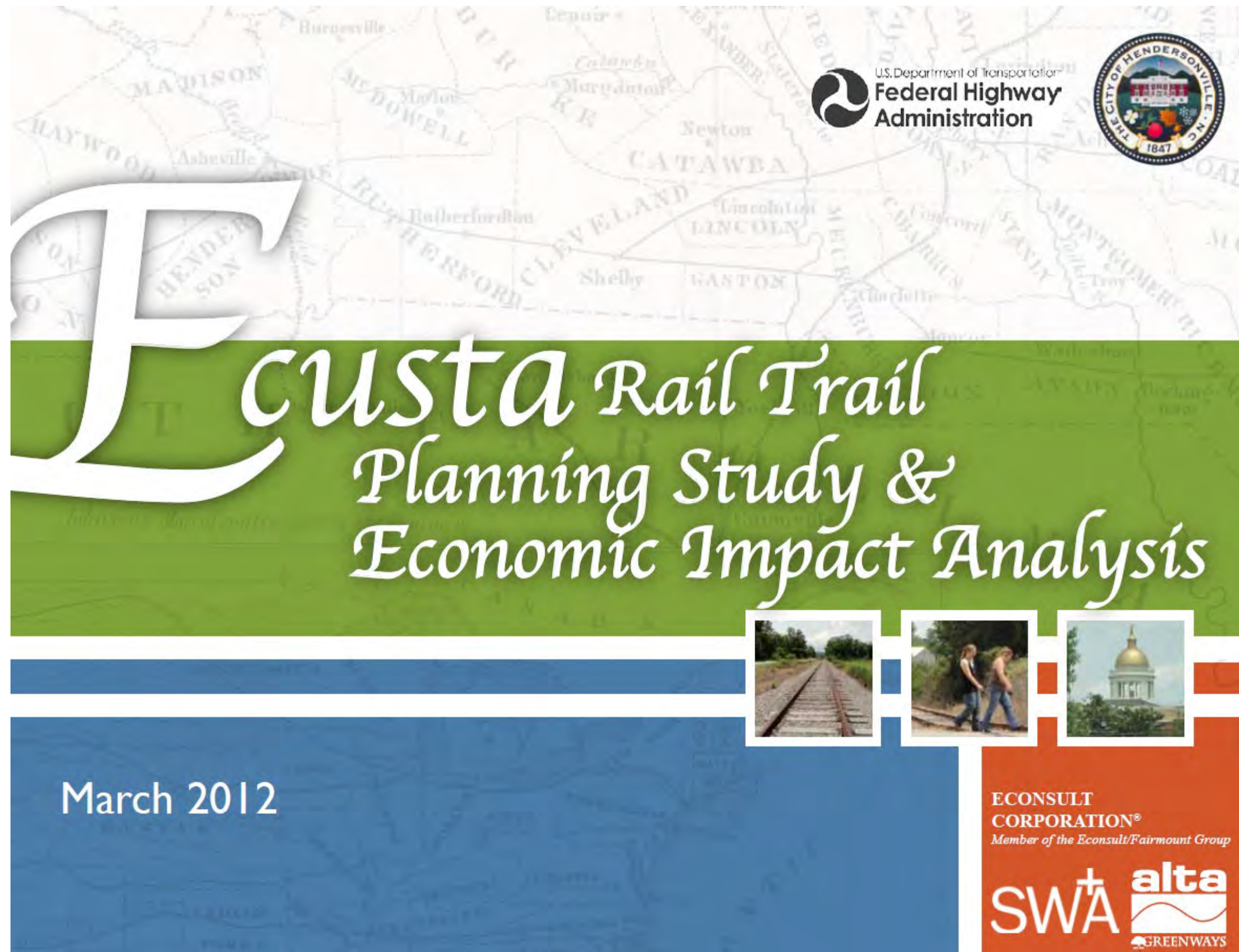
Henderson County Greenways

- Existing
- Construction Funded
- PE Funded
- Study Complete
- Planned Route

Other Features

- Hellbender Regional Trail Plan
- Parks and Open Space
- Managed Areas
- Municipal Limits
- Study Area

ECUSTA TRAIL



19-mile paved, continuous rail trail planned to connect Hendersonville and Brevard



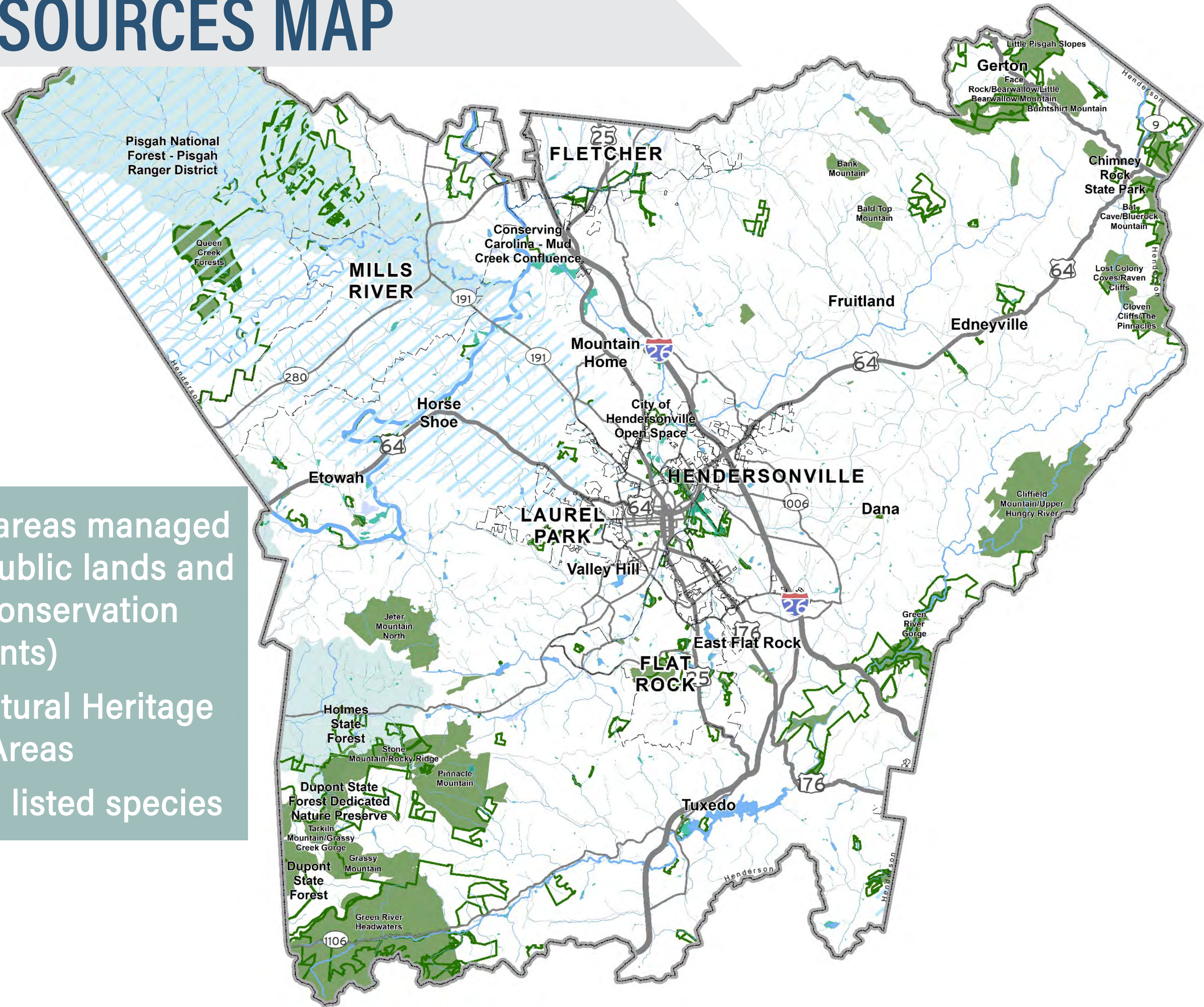
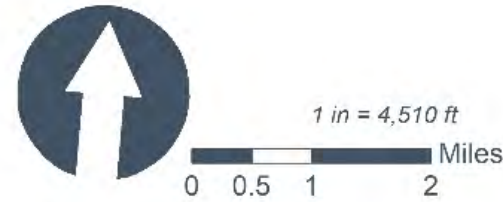
Natural Resources

NATURAL RESOURCES MAP

39,000 of acres in areas managed for conservation (public lands and privately held conservation easements)

64 Designated Natural Heritage Natural Areas

3 Watersheds with listed species

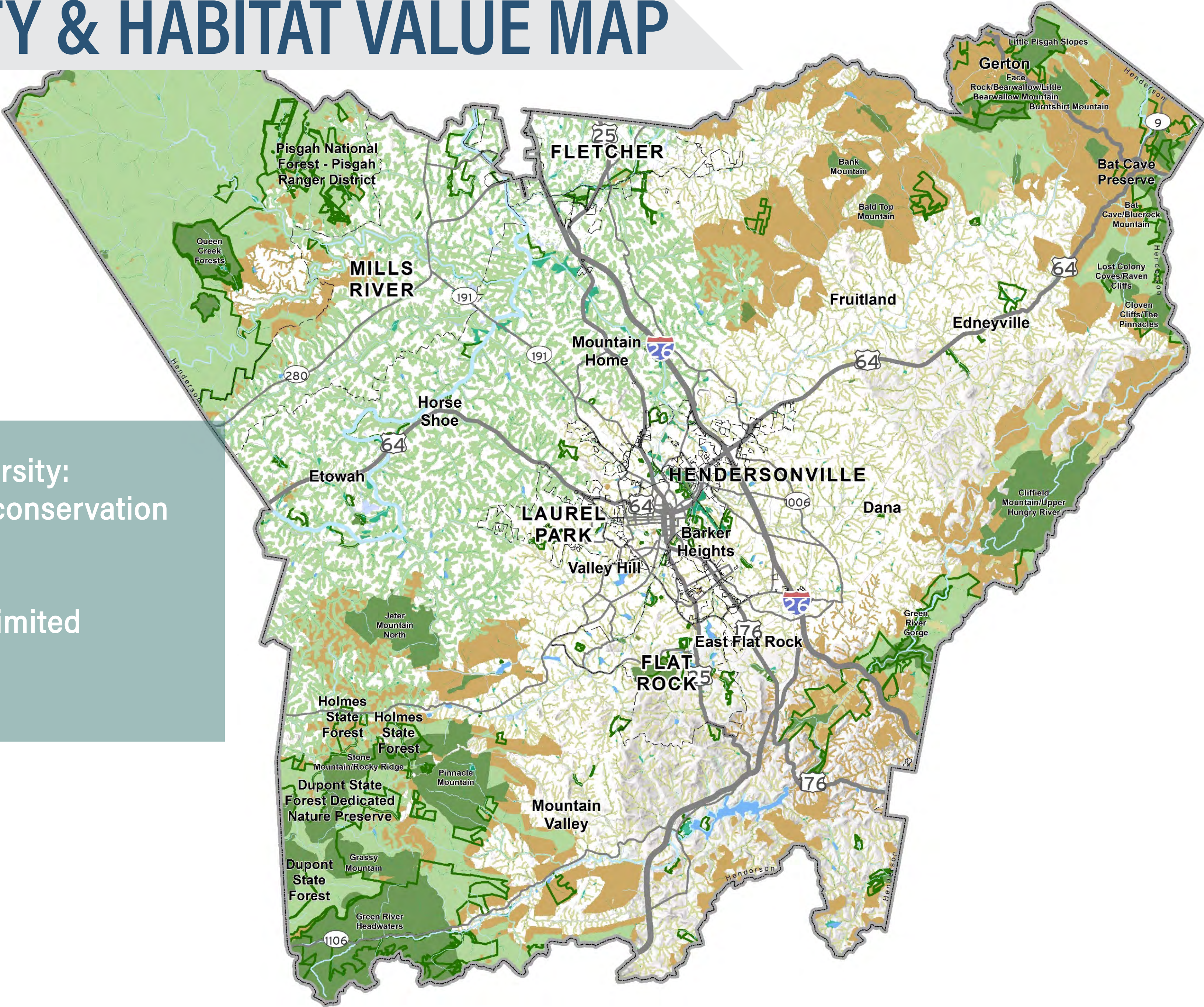


- Municipal Limits
- Study Area
- Water Supply Watersheds
- Managed Areas
- Natural Heritage Natural Area
- Subwatersheds with Federally Listed Species

BIODIVERSITY & HABITAT VALUE MAP

Areas high in biodiversity:

- Adjacent to large conservation lands
- Riparian Areas
- Large tracts with limited development



Municipal Limits

Study Area

Managed

Natural Heritage

Natural Area

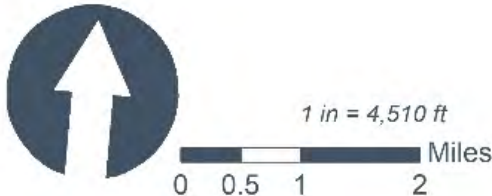
Biodiversity and Habitat Value

7-10 (Very High)

2-6 (Moderate-High)

1 (Moderate)

0 (Unrated)



A photograph of a wooden covered bridge in a forest. The bridge has a dark, gabled roof with exposed wooden rafters. The sides of the bridge feature decorative wooden lattice work. The bridge spans a small stream or path. In the background, there are trees with green and yellow leaves, suggesting autumn. A white fence is visible on the right side of the bridge. A sign is posted on the right side of the bridge, reading "MOUNTAIN RIVER PLACE" and "LAND FOR SALE".

Vulnerability Assessment

First Step Towards Resilience

Steps to Resilience

- 1 Explore Threats
- 2 Assess Vulnerability & Risks
- 3 Investigate Options
- 4 Prioritize & Plan
- 5 Take Action



**U.S. Climate
Resilience Toolkit**
toolkit.climate.gov



Residents (People) & Residential Property



Commercial Property



Government-Owned and
Critical Facilities



Natural Property



Roads & mobility



Flooding



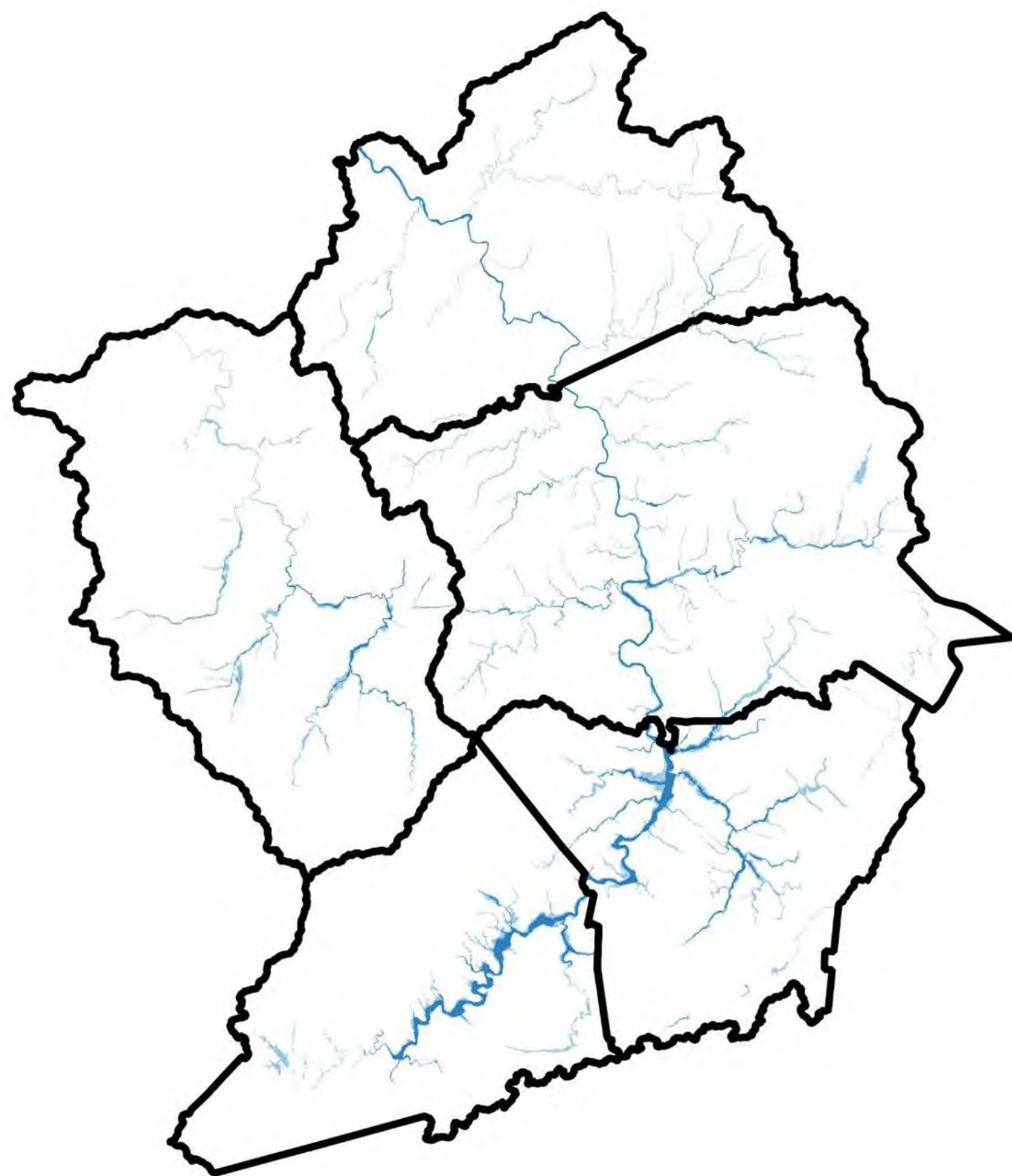
Landslides



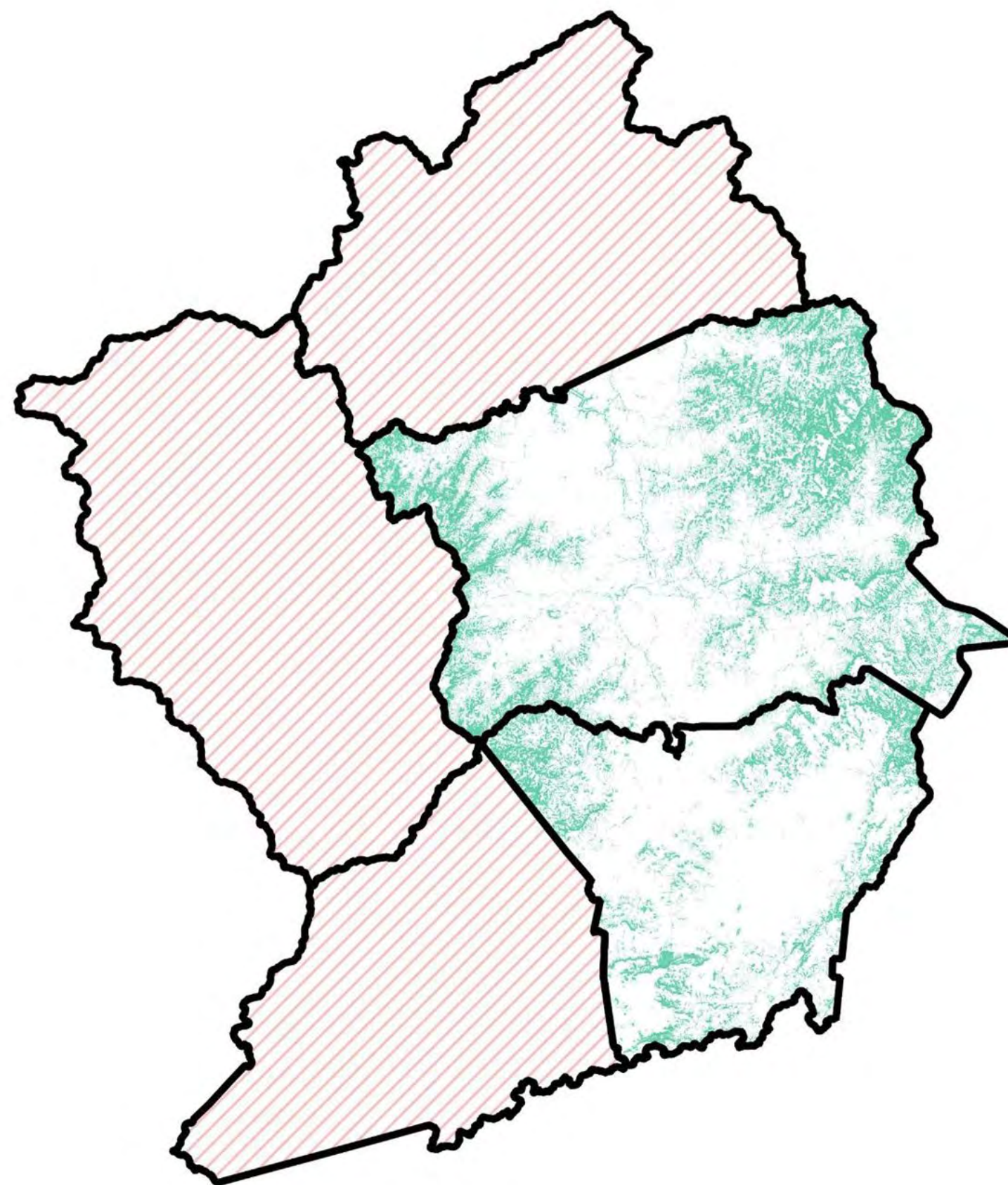
Wildfire



Threats & Hazards

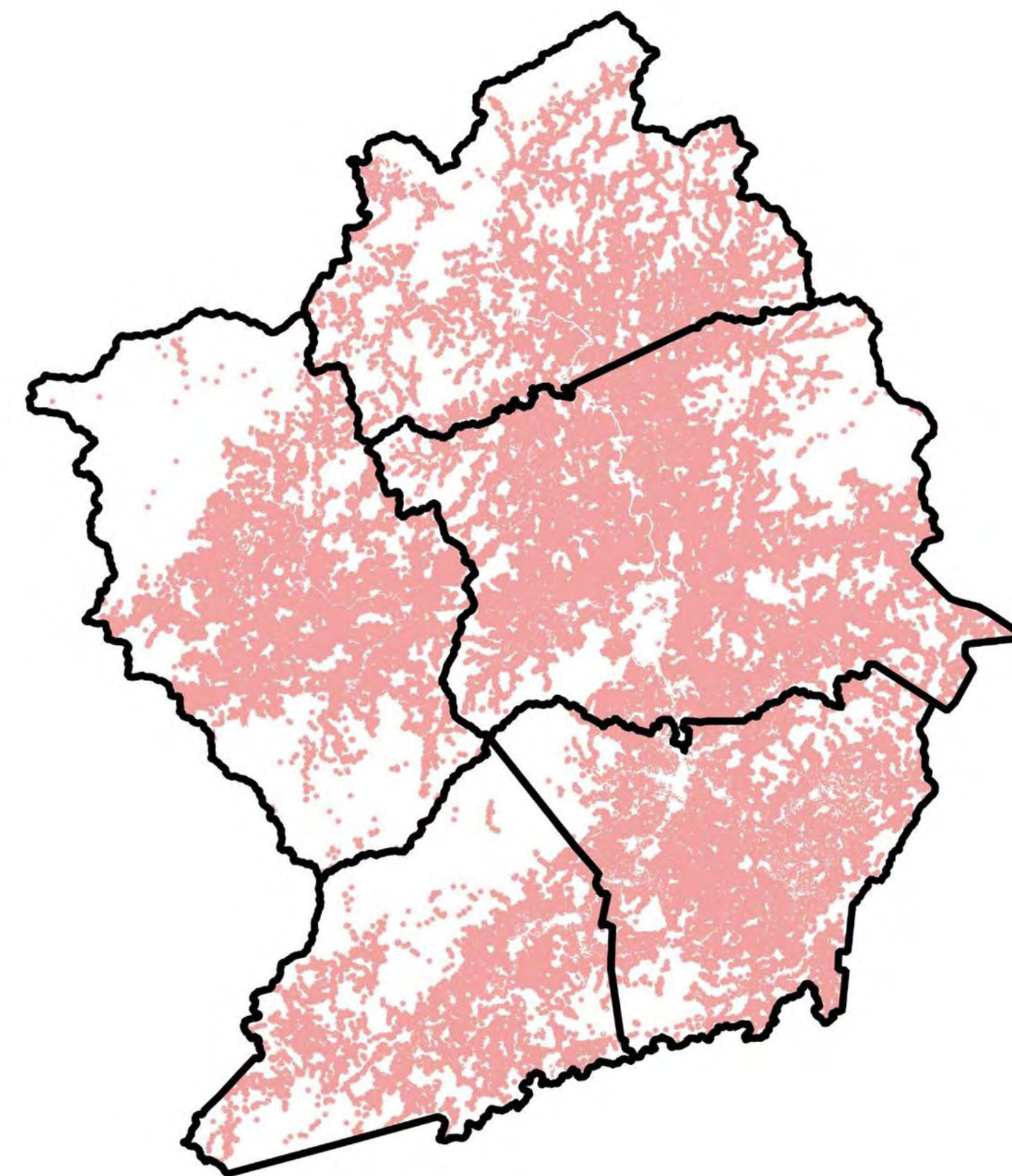


Flooding (FEMA)



Landslides

(NCEM)



Wildfire

(SC65)

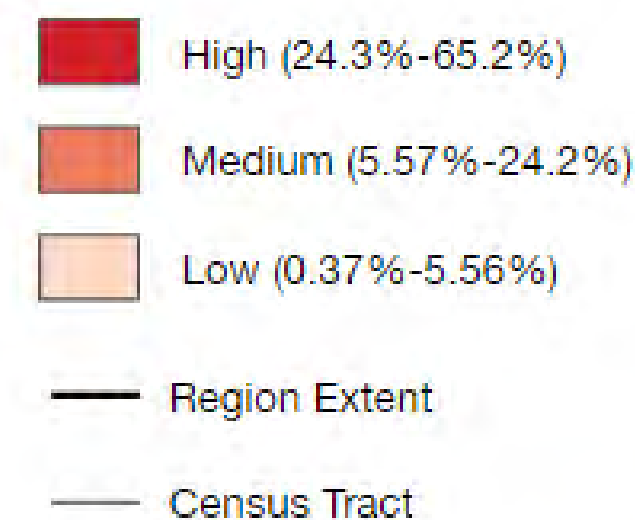
Commercial & Flooding

- 79% of vulnerable properties are in “other” community areas (outside of County Community Planning Areas)
- South Hendersonville commercial corridor most vulnerable in County (25%)
- Lower vulnerability compared to region as a whole (8% in County compared to 15% in region)

EXPOSED:
2,050 parcels exposed

MEDIUM OR HIGH
VULNERABILITY
AND RISK:
1,360 parcels
15% of Commercial Property

Percent of assets with
medium-high combined
vulnerability and risk per
census tract



Residential & Flooding

- 44% of vulnerable residential properties in the County are in “other” areas
- Etowah & Horse Shoe area has the highest number of properties vulnerable among all Planning areas
- East Flat Rock has co-occurrence of relatively high social vulnerability and moderate residential property vulnerability

Vulnerability to Hazards

- Properties or structures located in areas of high risk (i.e. structure in floodplain or on slopes susceptible to landslides)

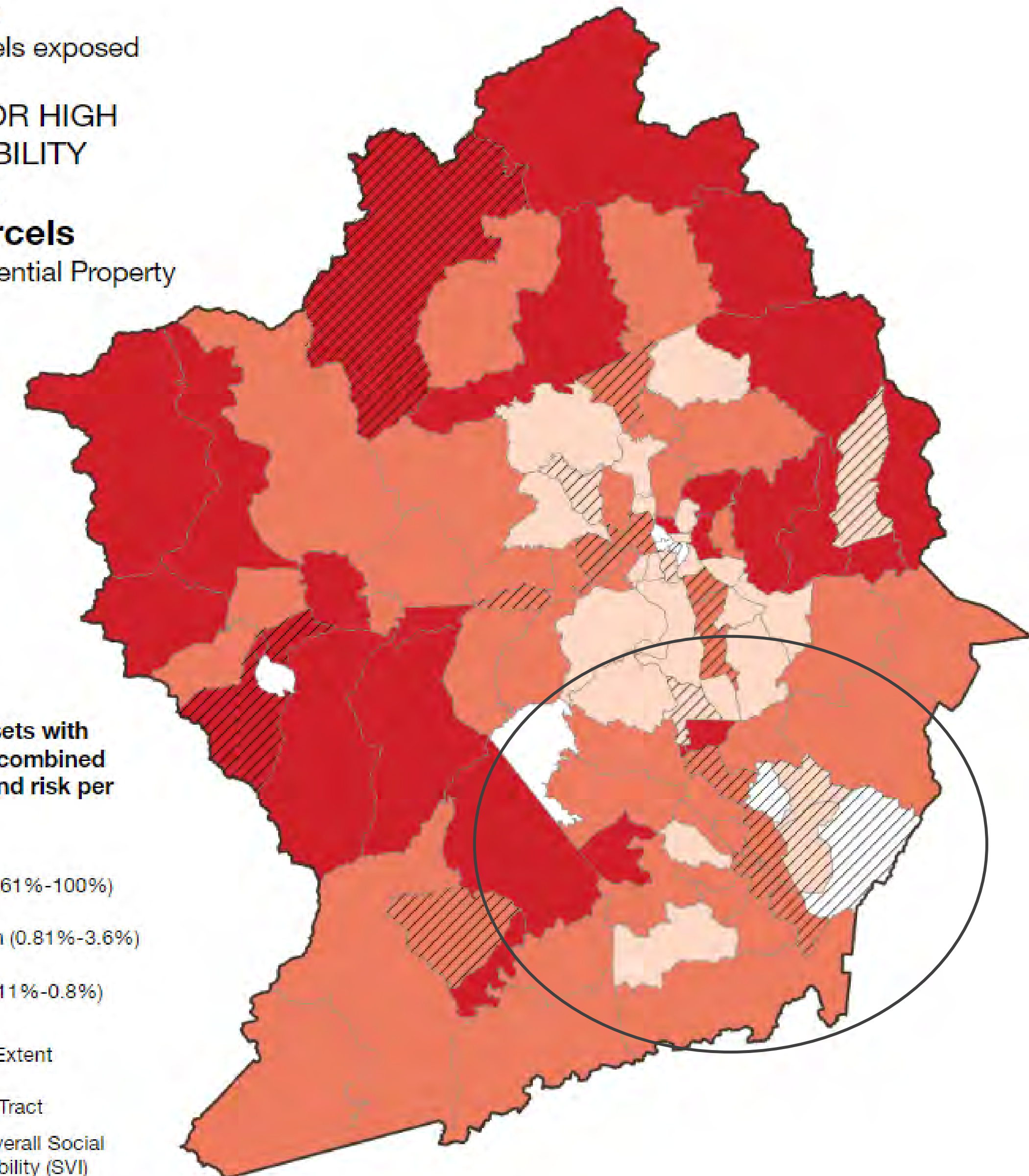
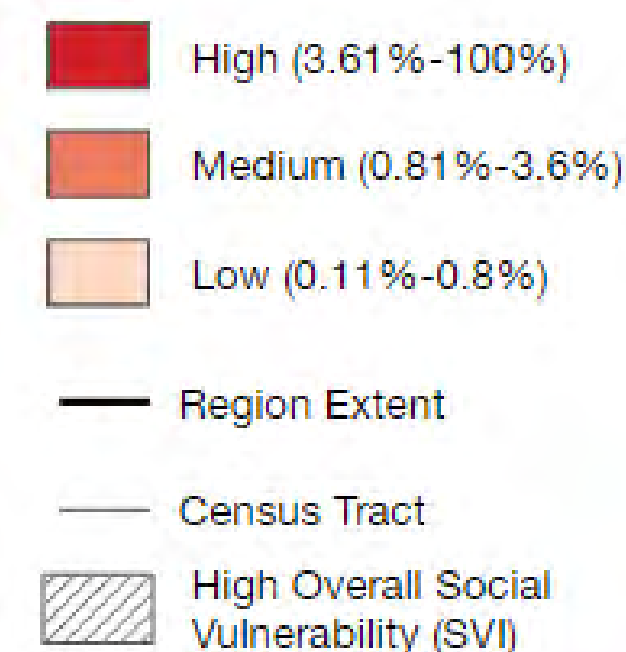
Social Vulnerability

- Populations that are especially at risk during public health emergencies because of factors like socioeconomic status, household composition, minority status, or housing type and transportation.

EXPOSED:
13,502 parcels exposed

MEDIUM OR HIGH
VULNERABILITY
AND RISK:
5,519 parcels
3% of Residential Property

Percent of assets with
medium-high combined
vulnerability and risk per
census tract



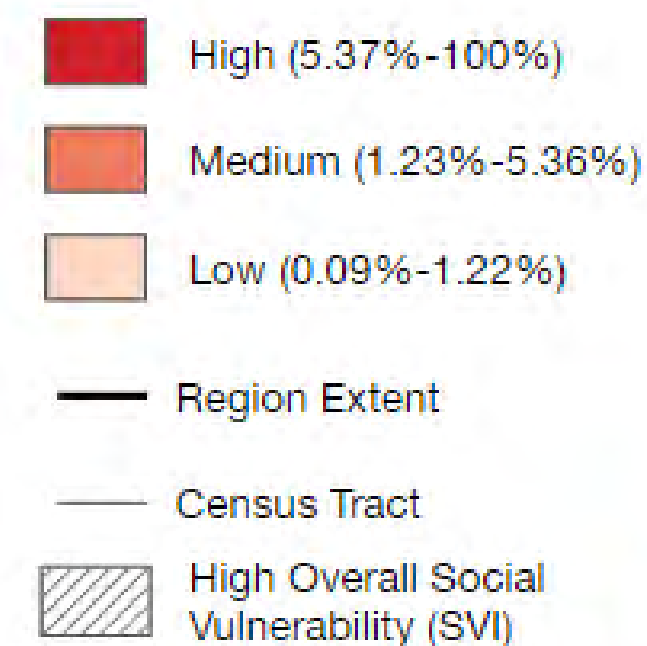
Residential & Wildfire

- Residential vulnerability to wildfire within the County is slightly lower compared to the region as a whole
- Dana/East Flat Rock have areas with highest occurrence of social and residential property vulnerability in the County
- While high levels of exposure are associated with wildfire due to the large number of homes in the wildland urban interface, most are within a 5-min drive time from the nearest fire station

EXPOSED:
182,340 parcels exposed

MEDIUM OR HIGH
VULNERABILITY
AND RISK:
7,878 parcels
4% of Residential Property

Percent of assets with
medium-high combined
vulnerability and risk per
census tract



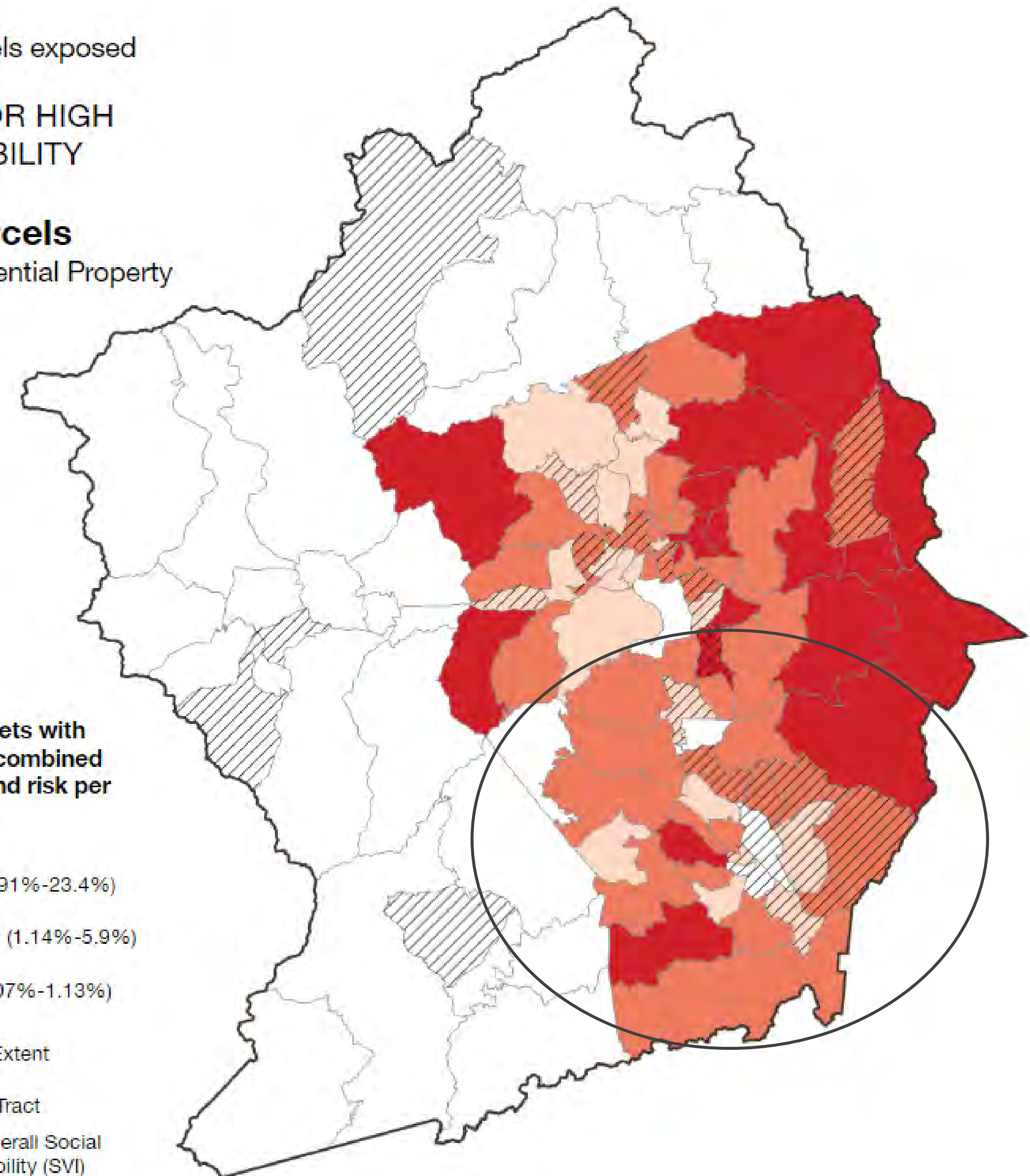
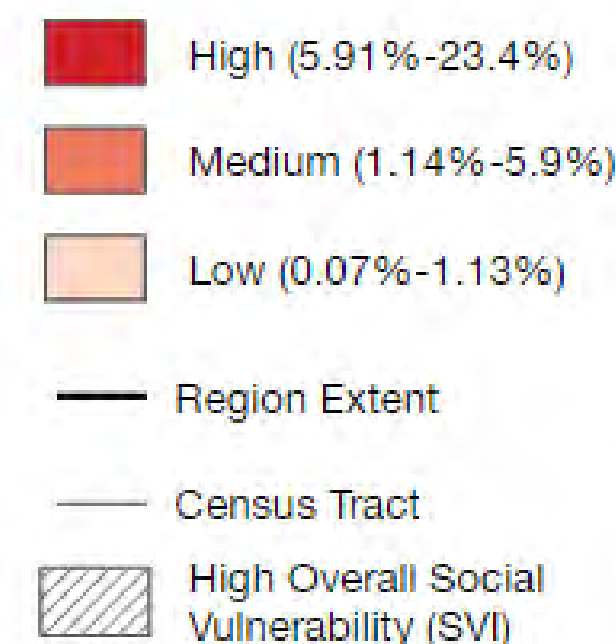
Residential & Landslides

- Levels of vulnerability are about the same as the region as a whole
- Residential vulnerability to landslides is relatively high in several areas of the County, such as in Gerton/Bat Cave, and in the Bear Rock and Walnut Cove Rd areas.
- For properties exposed to landslides the majority were constructed before the steep slope ordinance was established

EXPOSED:
17,242 parcels exposed

MEDIUM OR HIGH
VULNERABILITY
AND RISK:
5,596 parcels
4% of Residential Property

Percent of assets with
medium-high combined
vulnerability and risk per
census tract



Planning Area Summary: Gerton/Bat Cave

Gerton/ Bat Cave	Total Assets	Flooding		Wildfire		Landslides	
Commercial	28	10	36%	28	100%	18	64%
Critical Facilities & Gov-Owned	15	4	27%	14	93%	13	87%
Residential	739	37	5%	4	1%	312	42%
Natural	95	14	15%	86	91%	89	94%

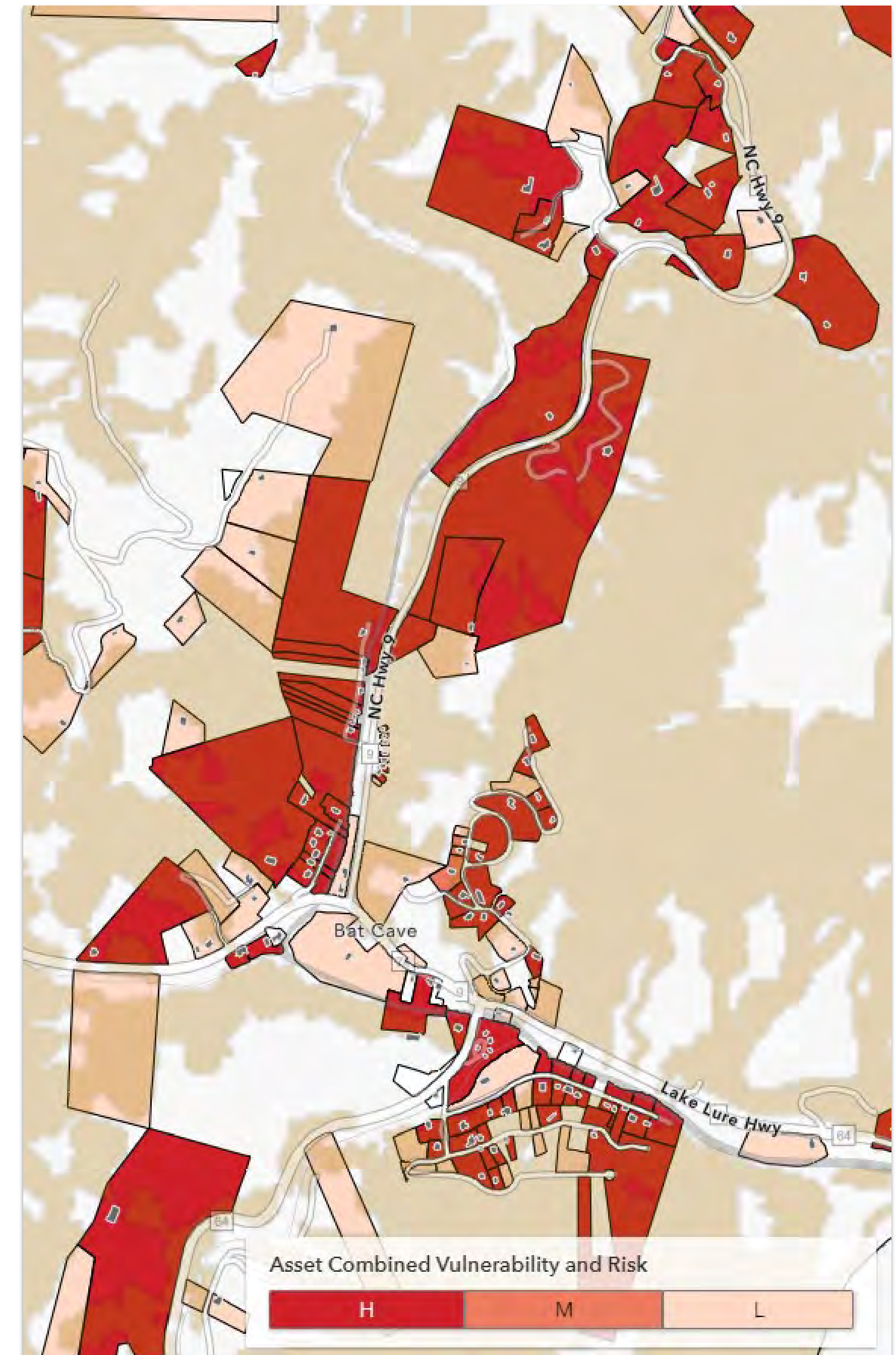
- Area with the highest percentage of residential property vulnerable to landslides (constructed before steep slope ord.)
- Highest percentage of residential and commercial vulnerability to flooding in County
- Most of area and assets are within wildland urban interface but within 5-min fire response
- Moderate level of overall social vulnerability (based on CDC SVI)

Residential Property and Landslide Vulnerability

Community Planning Area: Gerton/Bat Cave

Vulnerability: 42% of residential properties (312 total) in Gerton/Bat Cave. Many of which are along HWY 64/HWY 9 corridor

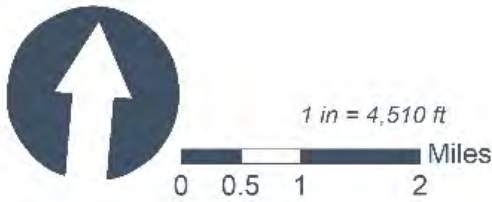
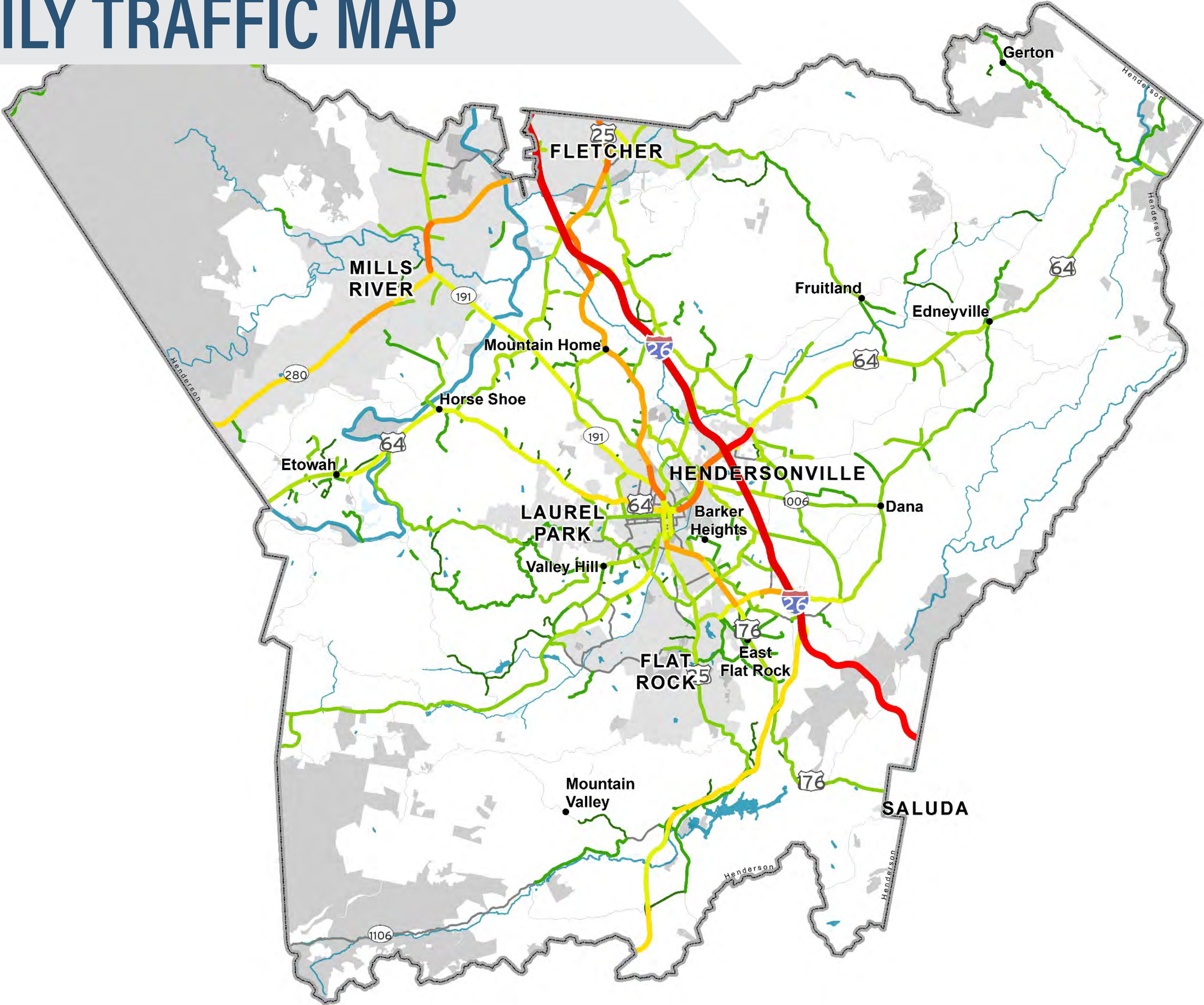
- Properties with structures within potential debris flow pathways have med to high vulnerability and risk (dark red right)
- Some properties are in close proximity to potential slope instability





Infrastructure

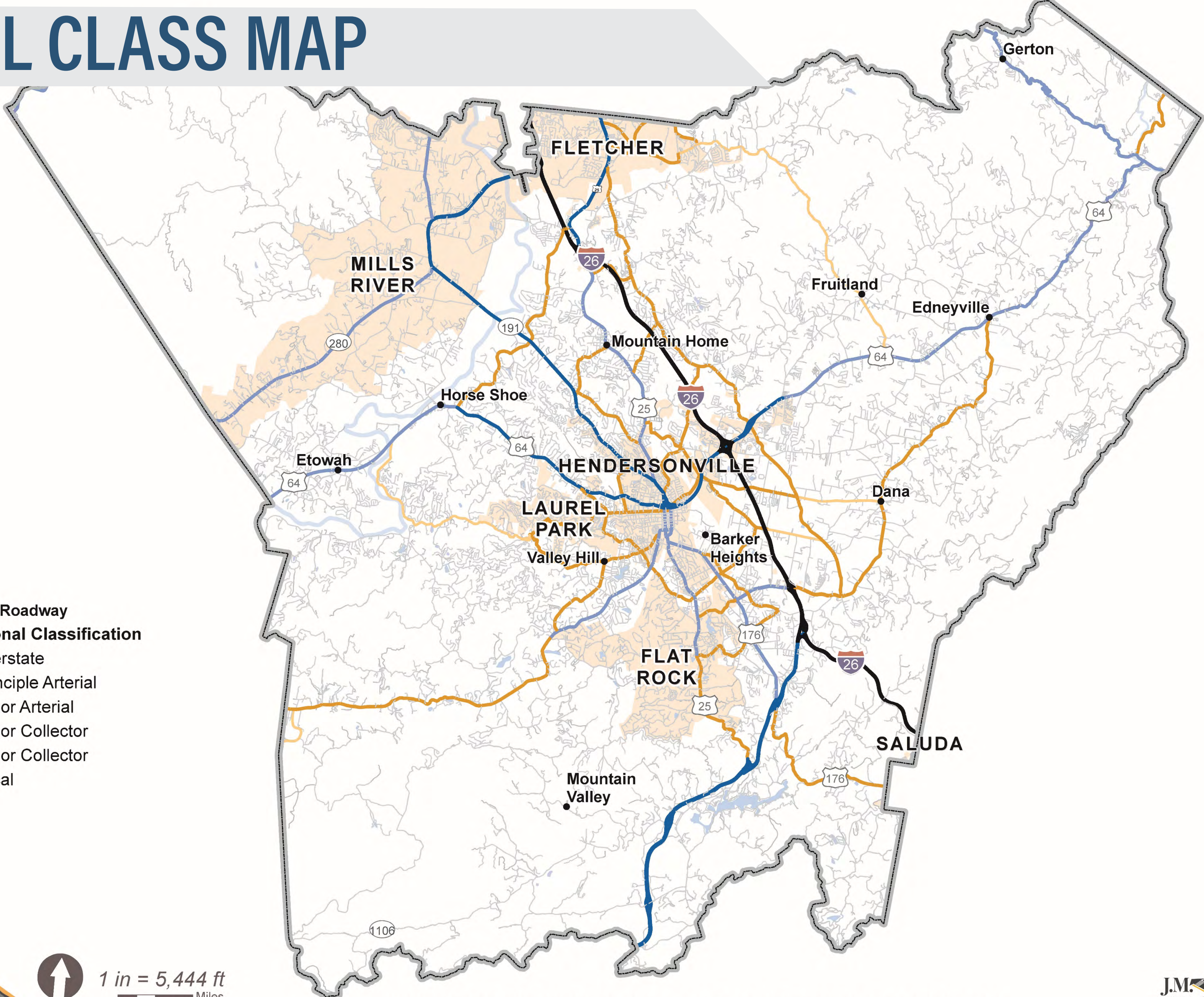
AVERAGE DAILY TRAFFIC MAP



- Study Area
- Conservation Areas
- Municipal Limits
- AADT 2019
- AADT
- 60 - 499
- 500 - 1,999
- 2,000 - 4,999
- 5,000 - 9,999
- 10,000 - 14,999
- 15,000 - 19,999
- 20,000 - 24,999
- 25,000 - 34,999
- 35,000 - 54,999
- 55,000 - 69,999

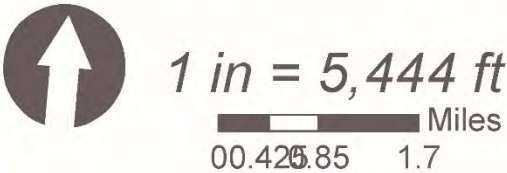
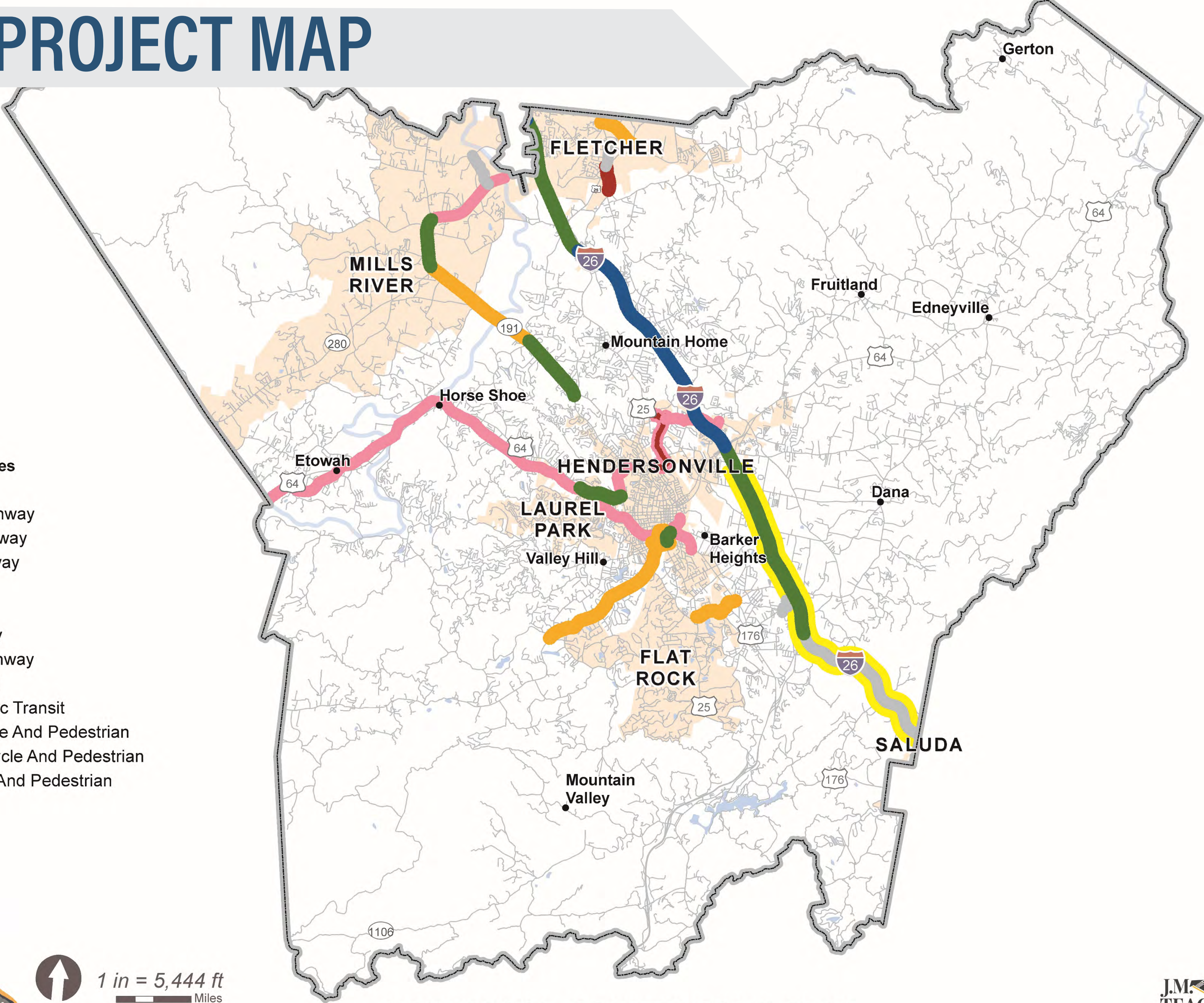
FUNCTIONAL CLASS MAP

- NCDOT Roadway
Functional Classification**
- Interstate
 - Principle Arterial
 - Minor Arterial
 - Major Collector
 - Minor Collector
 - Local



NCDOT STIP PROJECT MAP

- 2020-2029 STIP Lines
- Project Type
- Statewide Highway
 - Regional Highway
 - Division Highway
 - IM
 - CMAQ
 - Other Highway
 - Transition Highway
 - Transition Rail
 - Regional Public Transit
 - Division Bicycle And Pedestrian
 - Transition Bicycle And Pedestrian
 - Other Bicycle And Pedestrian



HENDERSON COUNTY COMP PLAN
NCDOT STIP 2020-2029



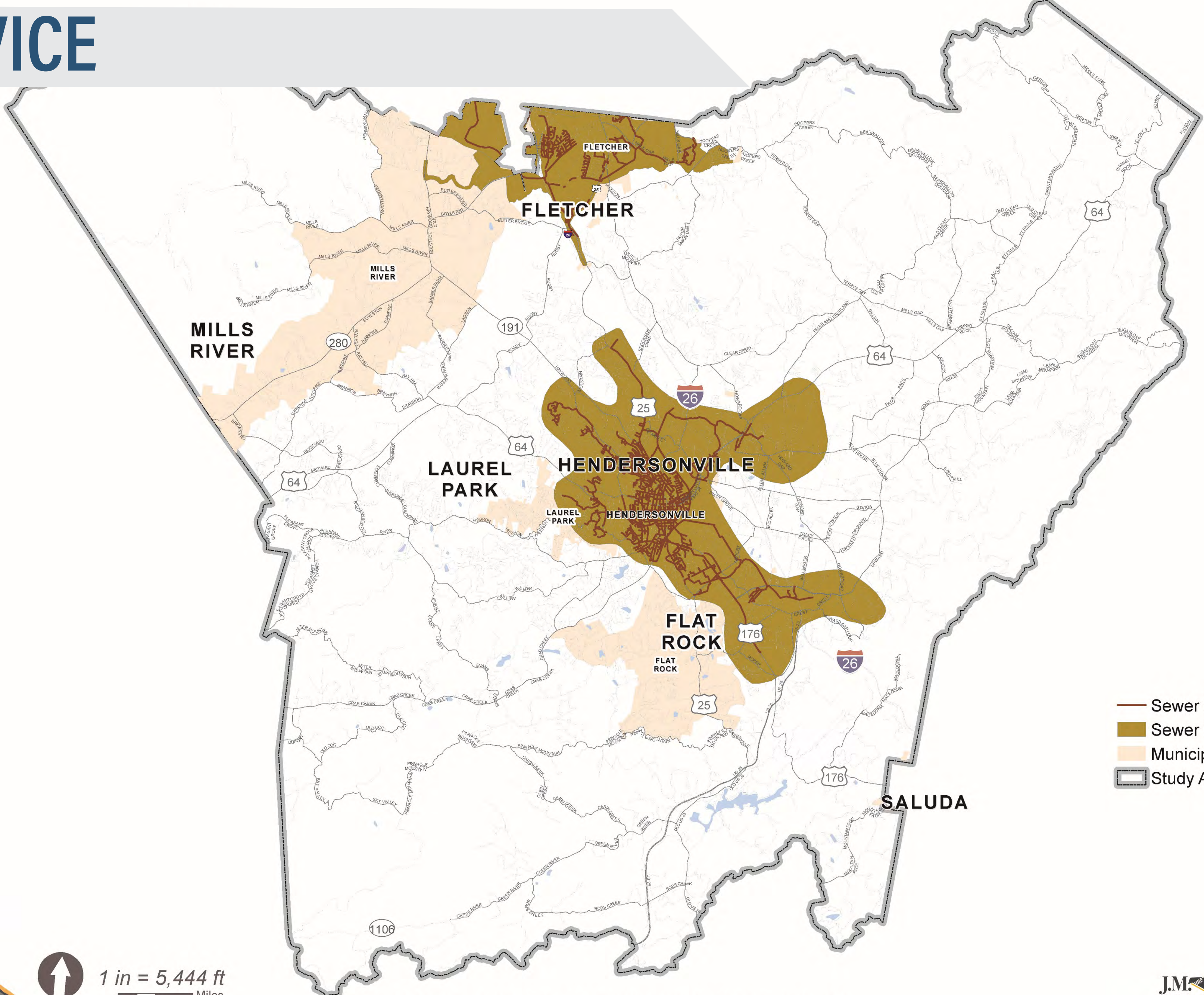
NCDOT 2020-2029 STIP PROJECTS

Project	Description
BL-0007: Ecusta Trail	Rail-to-trail project that will establish a new multiuse path (greenway) from Brevard (in Transylvania County) to South Main Street in Hendersonville. Construction in 2023-2024.
BL-0008: Clear Creek Greenway	Construct a multiuse path (Clear Creek Greenway) from Berkeley Mills Park to Lakewood Road. Construction in 2024.
EB-5946: NC 280 Multi-use Path	A multiuse path along NC 280 from Haywood Road (NC 191) to the Kunz Park/Westfeldt River Park area.
EB-5860: Blythe Street Sidewalks	Construct sidewalks along Blythe Street (SR 1180) from Brevard Road (US 64) and Haywood Road (NC 191).
U-6124: NC 280 Improvements	Access management and intersection improvements along NC 280 through Mills River (where 280 and 191 follow the same route).
R-2588: Widen Brevard Road (NC 191)	Widen Brevard Road (NC 191) from NC 280 to US 25 in Hendersonville. This project is only committed for the portion from NC 280 to Mountain Road (SR 1381) and includes a bridge replacement over the French Broad River.
R-5748: Upgrades to Kanuga Road	Upgrades to Kanuga Road (SR 1127) from Church Street (US 25 Business) to Little River Road (SR 1123). Scheduled for 2022 construction.

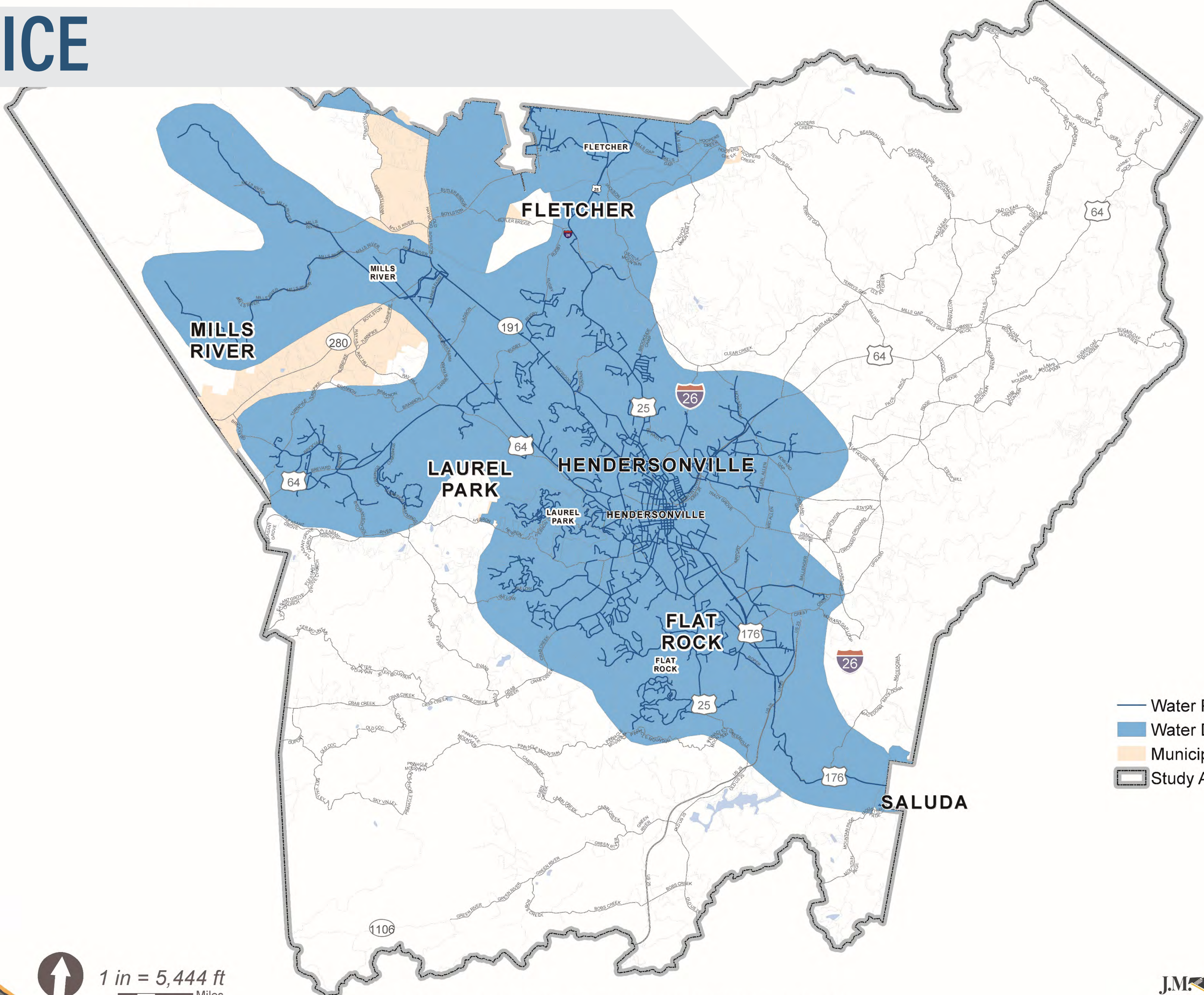
NCDOT 2020-2029 STIP PROJECTS

Project	Description
U-5783: Widen US 64	Widen US 64 from Blythe Street (SR 1180) to White Pine Drive/Daniel Drive (SR 1173/SR 1186). This project features three roundabouts, access management, and 5-foot bike lanes and sidewalks. It will have an impact on the Town of Laurel Park’s commercial area. Construction is expected in 2024, though subject to change.
U-5840: Widen Old Airport Road (COMPLETED)	Widen Old Airport Road (SR 1547) from Asheville Highway (US 25) to Mills Gap Road.
U-5886: Realign and extend White Street	Realign and extend White Street (SR 1170) so it provides a direct connection between Hebron Road and Spartanburg Highway (US 176).
U-5887: Upgrade Highland Lake Road	Upgrade Highland Lake Road (SR 1783) from NC 225 to US 176.
U-6049: Widen the South Main Street	Widen the South Main Street (NC 225) bridge over Mud Creek to five lanes.
I-4400: I-26 Widening	Additional lanes added to I-26 from US 25 to NC 280, along with interchange improvements at US 64 and new rest areas near the Buncombe County border.
Aviation Projects	NCDOT is funding expansion of the Asheville Regional Airport (including expanding the terminal apron to the north and south, runway construction, and terminal building expansion).

SEWER SERVICE



WATER SERVICE



- Water Pipes
- Water District
- Municipal Limits
- Study Area

INTERNET ACCESS MAP

Internet Access

- This map shows percent households with no internet access due to availability, cost or choice.
- This data is from the Census based on the 2019 American Community Survey (ACS).

