

PLAN MAPS

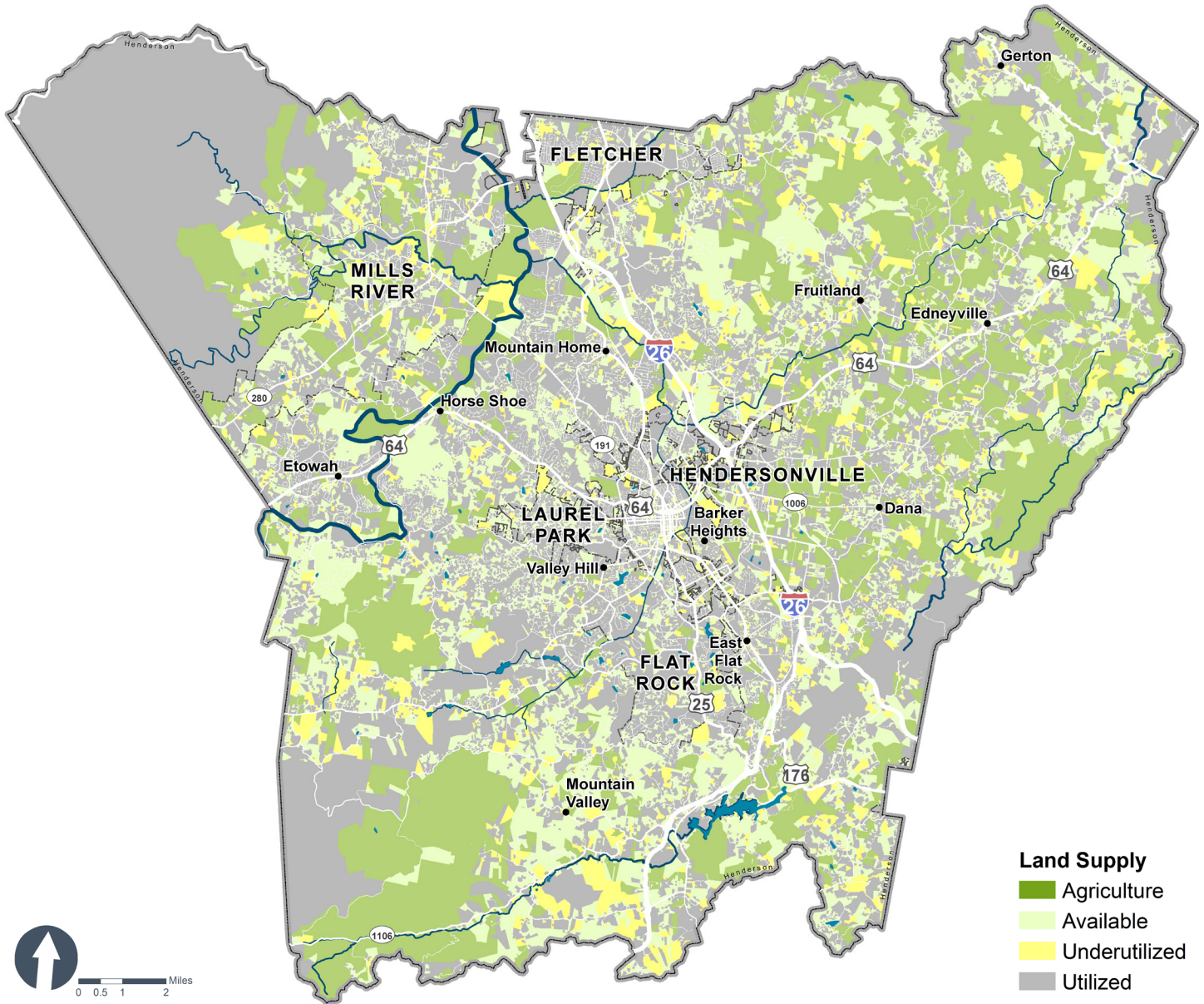
LAND SUPPLY

Land Supply

For a land supply analysis, land is divided into three categories: available, utilized, and underutilized. These classifications are based on the value of the land compared to the value of the buildings on it. Properties with high value structures and certain kinds of structures are considered utilized and less likely to be redeveloped. The analysis does not take into consideration development limitations on the land, such as environmental constraints like floodplains and steep slopes. It does not take into account whether the property is currently occupied and operating, only the structures and their value.

Agriculture	Working farms and timberland enrolled in the Present Use Value program.
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 development or redevelopment in the future.
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.

Land Supply Map



PLAN MAPS

SUITABILITY

Suitability

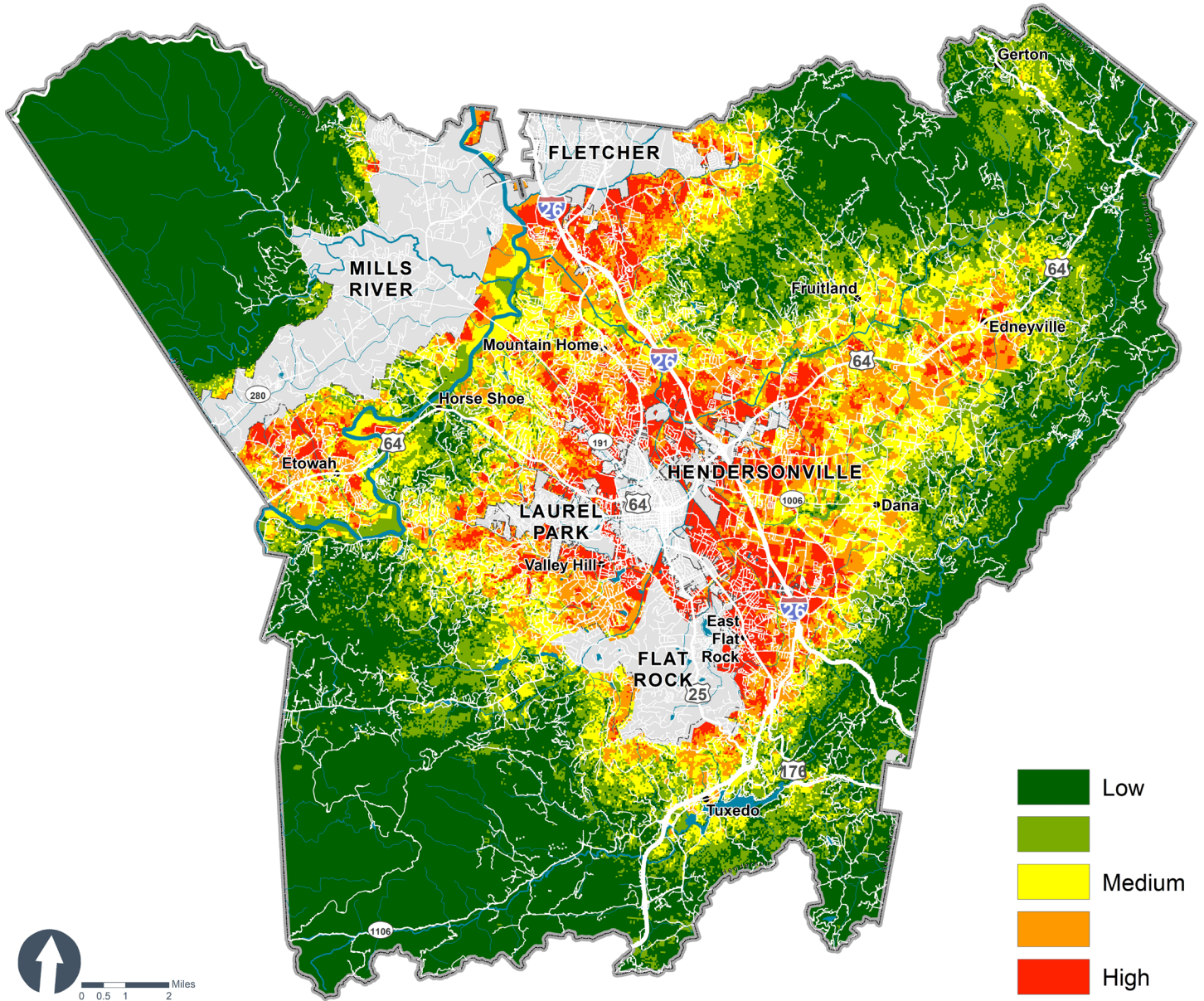
Suitability mapping is a method of determining the best or most likely areas for certain uses to be located. It is done using GIS software and a user-selected set of criteria, or inputs. Based on the inputs, areas within the study area are determined to be more or less supportive of the use in question.

Users choose the set of criteria, or inputs, separately for each type of suitability analysis to be done. For example, when carrying out a residential suitability analysis in GIS, a user will assign lower values for areas closer to industrial uses, as it is unlikely or undesirable that homes will be built near existing industry. Higher values would be assigned to land near schools or parks, because these are more desirable areas for building homes. By layering several input values and calculating a final suitability value for every cell within a virtual grid on the map, the GIS software produces a map showing the areas where uses are more and less likely to be located.

The following pages show the suitability maps for residential, commercial, and industrial uses. The inputs for each map are shown alongside them. Suitability mapping is a very useful, but not the only, tool used to create the future land use map for the County.

Note many areas are suitable for residential, commercial and industrial uses due to lack of buildable land in some parts of the county.

Residential Suitability

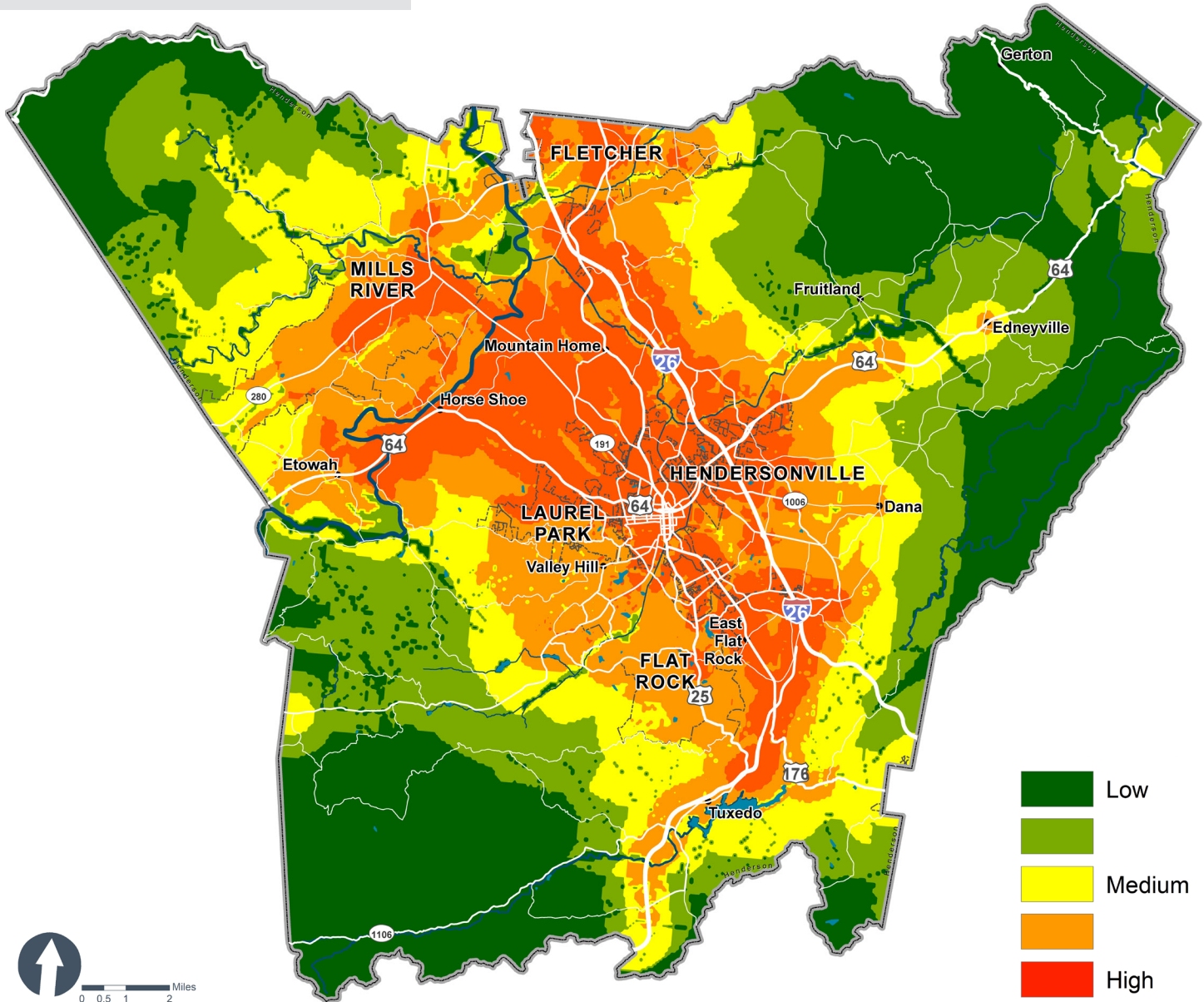


Residential Suitability Inputs

- Proximity to concentrations of existing single-family development
- Proximity to retail and services
- Proximity to schools and parks
- Distance from industrial uses
- Suitable slopes
- Away from environmental constraints
- Lands on large parcels
- Suitable soils
- Away from water supply watershed regulations
- Proximity to sewer
- Proximity to municipal boundaries

PLAN MAPS

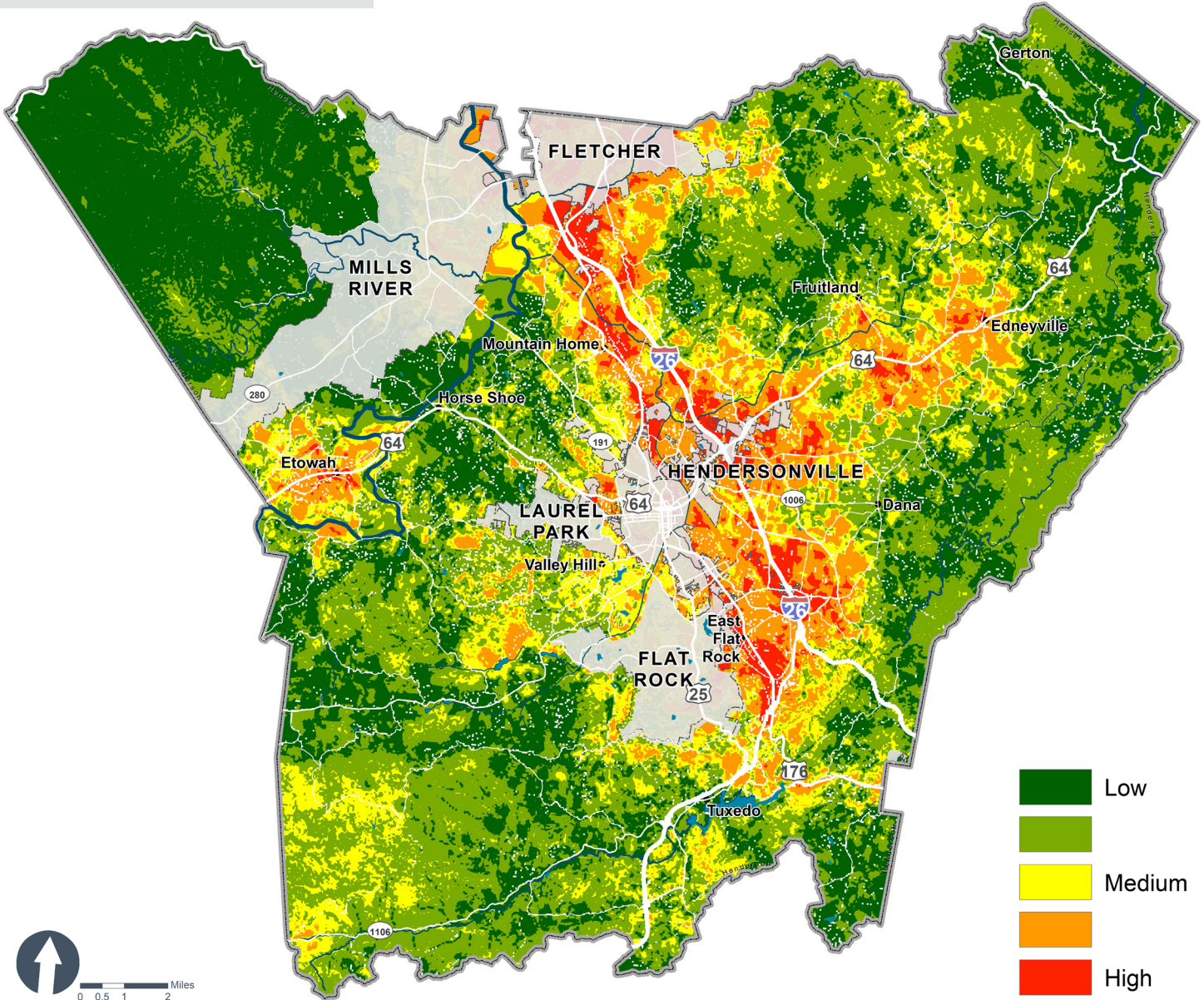
Commercial Suitability



Commercial Suitability Inputs

- Proximity to concentrations of homes
- Proximity to retail and services
- Proximity to high traffic roadways
- Distance from major intersections and highway exits
- Access to utilities
- Away from environmental constraints
- Away from water supply watershed regulations
- Access to public water supply

Industrial Suitability



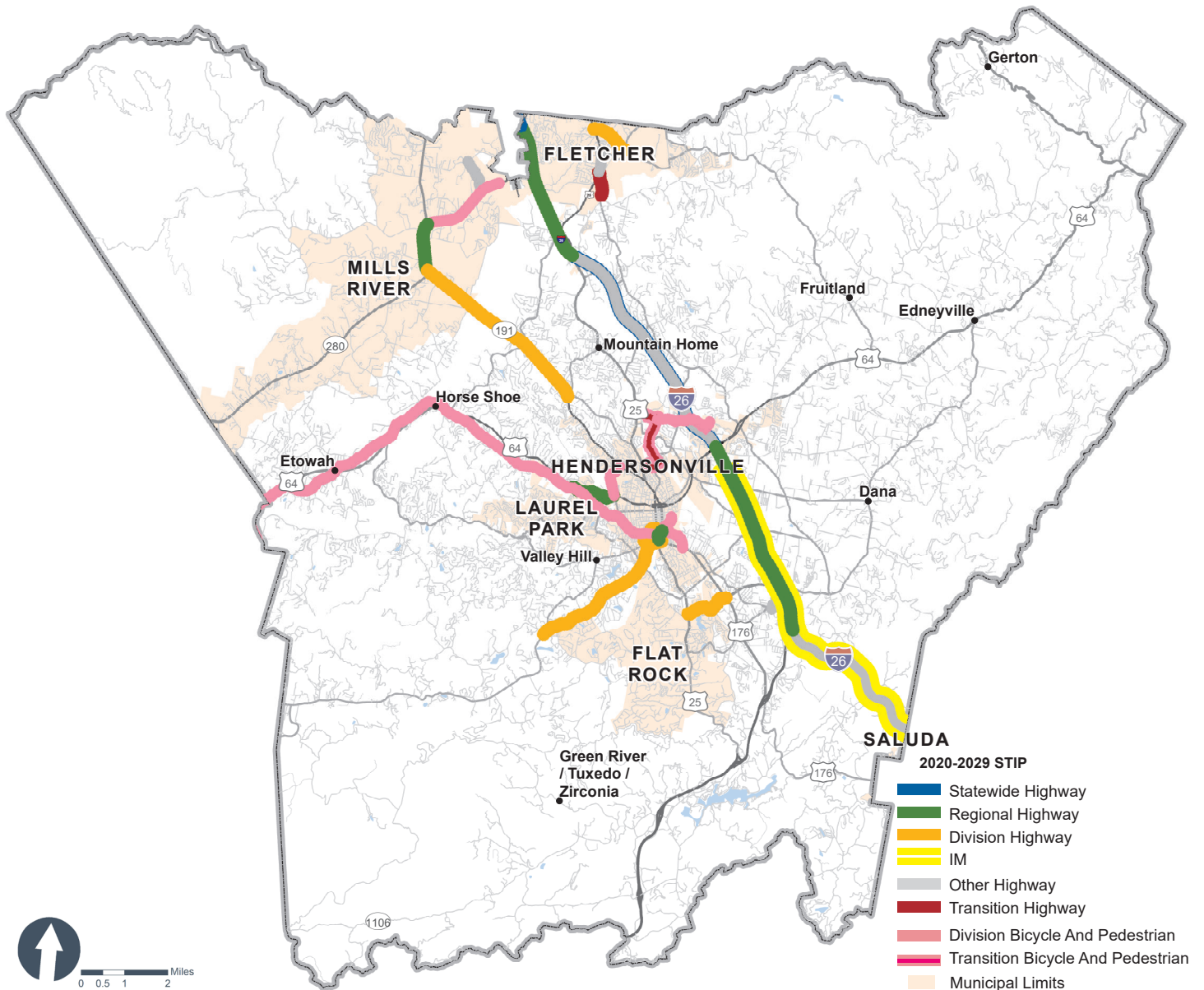
Industrial Suitability Inputs

- Distance from residential uses
- Proximity to existing industrial uses
- Proximity to railroads
- Access to sewer and water lines
- Away from environmental constraints
- Away from water supply watershed regulations
- Buildable slope
- Lands on large parcels
- Proximity to highway exits

PLAN MAPS

TRANSPORTATION

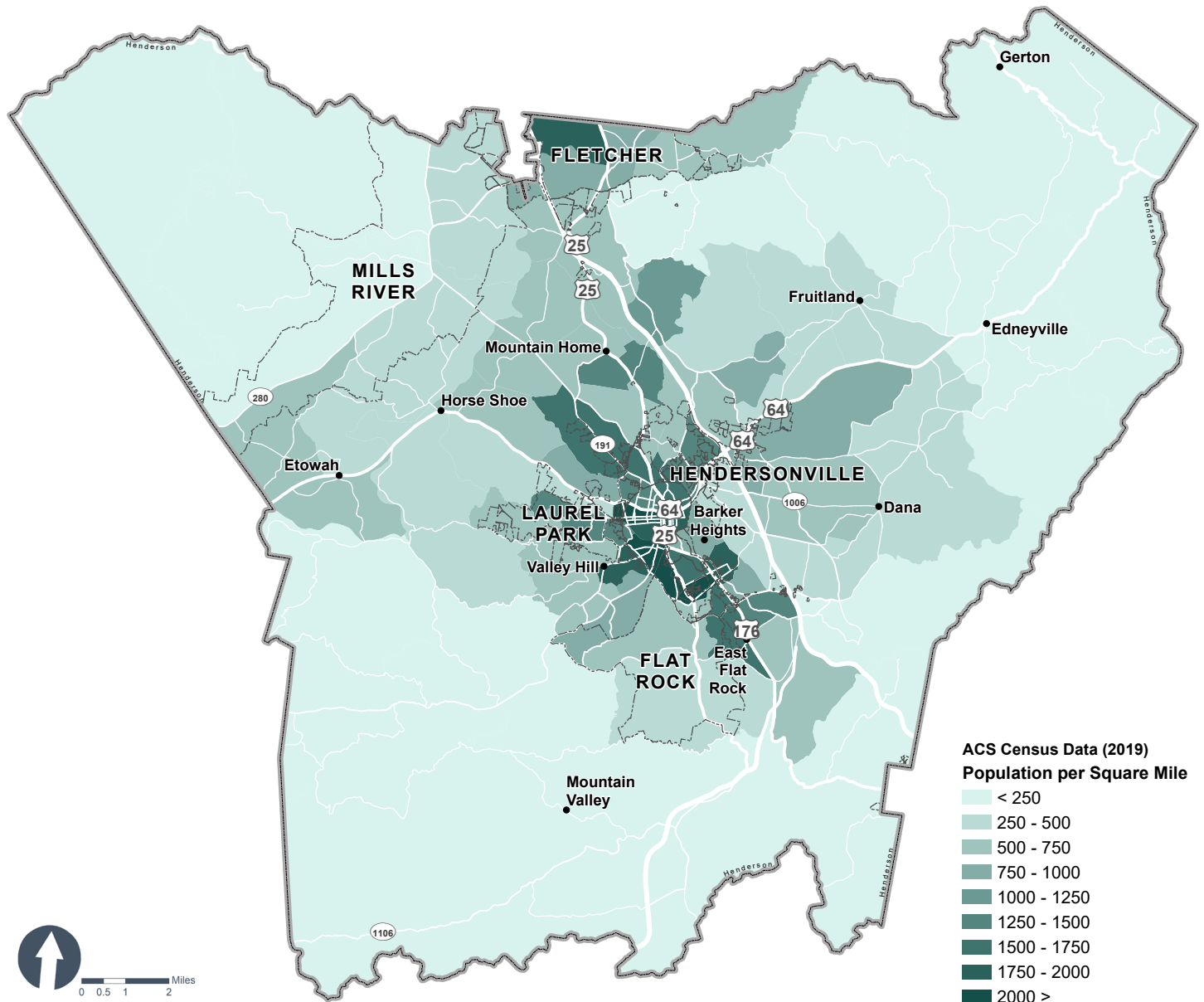
2020-2029 STIP Projects



Source: NCDOT State Transportation Improvement Program

POPULATION

Population Density per Square Mile

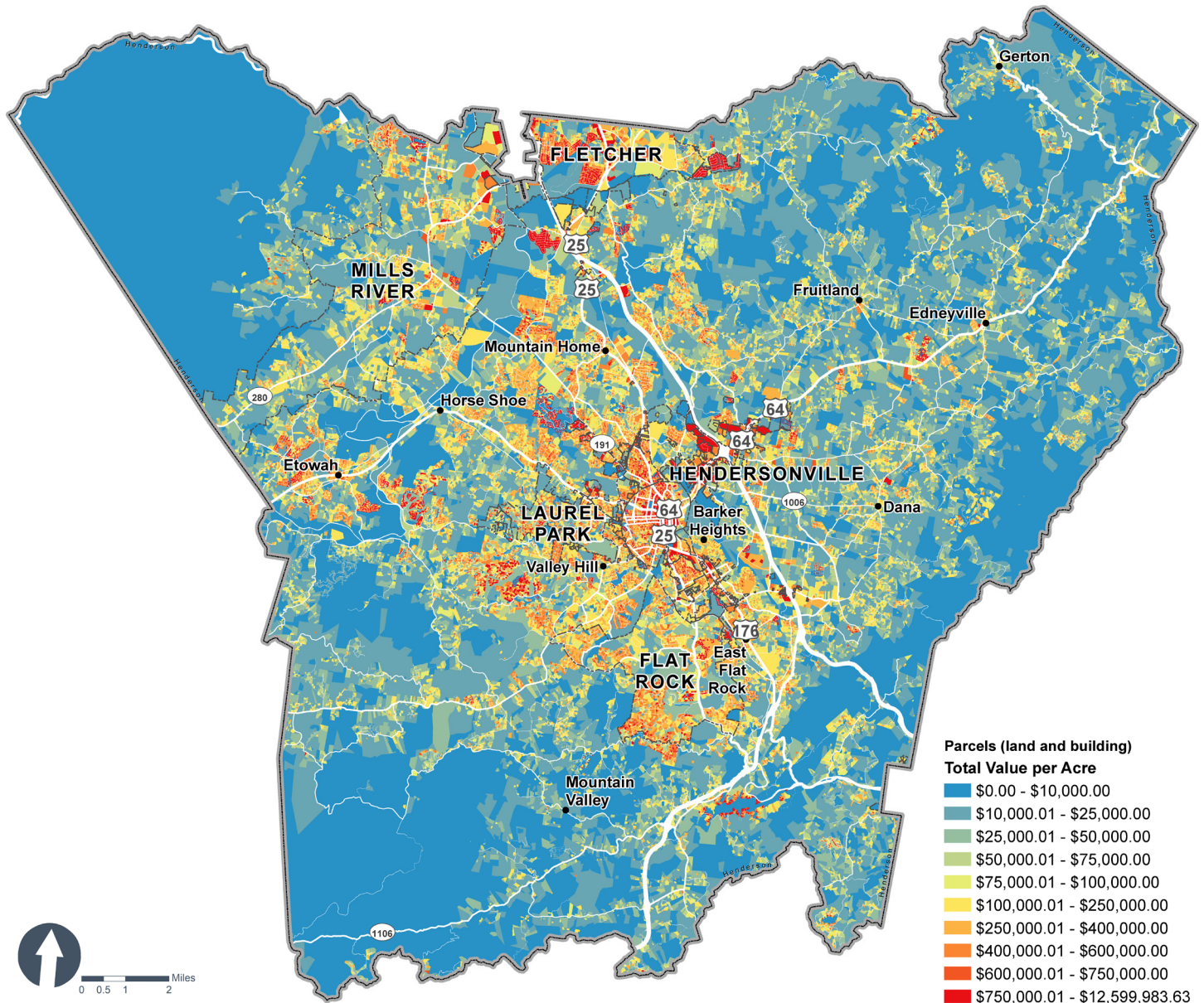


Source: 2019 American Community Survey Estimates

PLAN MAPS

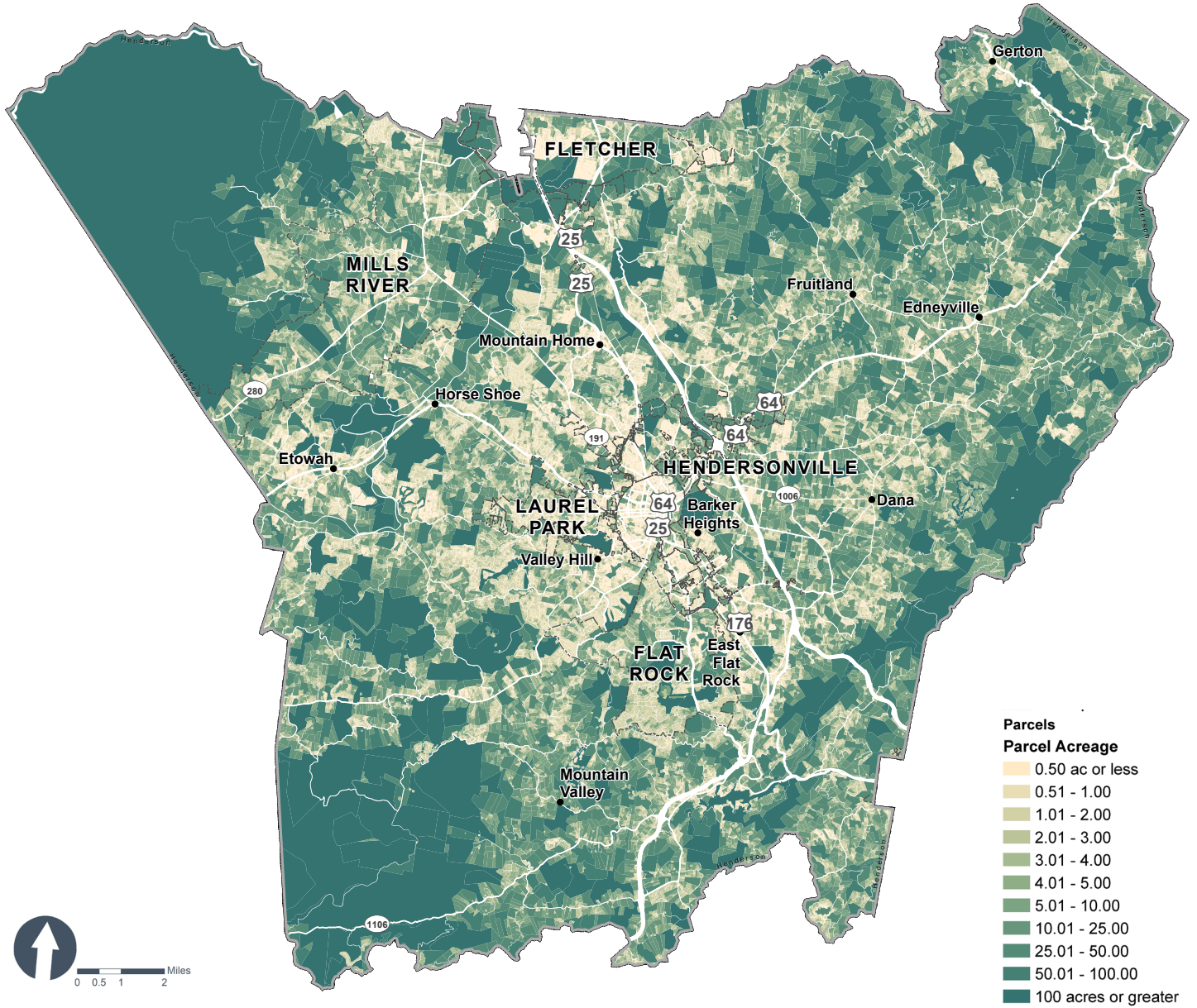
PARCEL DATA

Value Per Acre



Source: 2021 Tax Parcel Records

Parcel Size

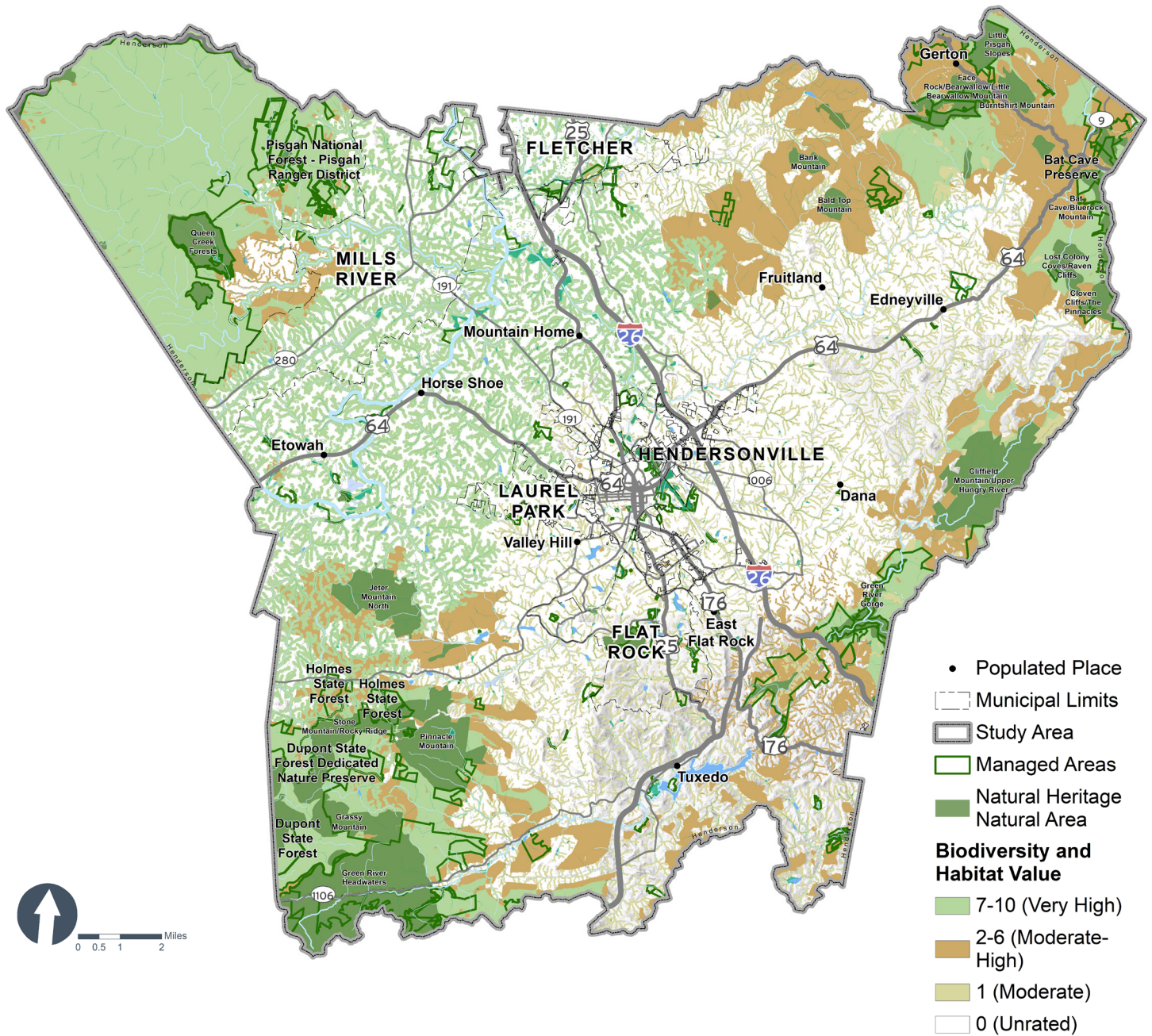


Source: 2021 Tax Parcel Records

PLAN MAPS

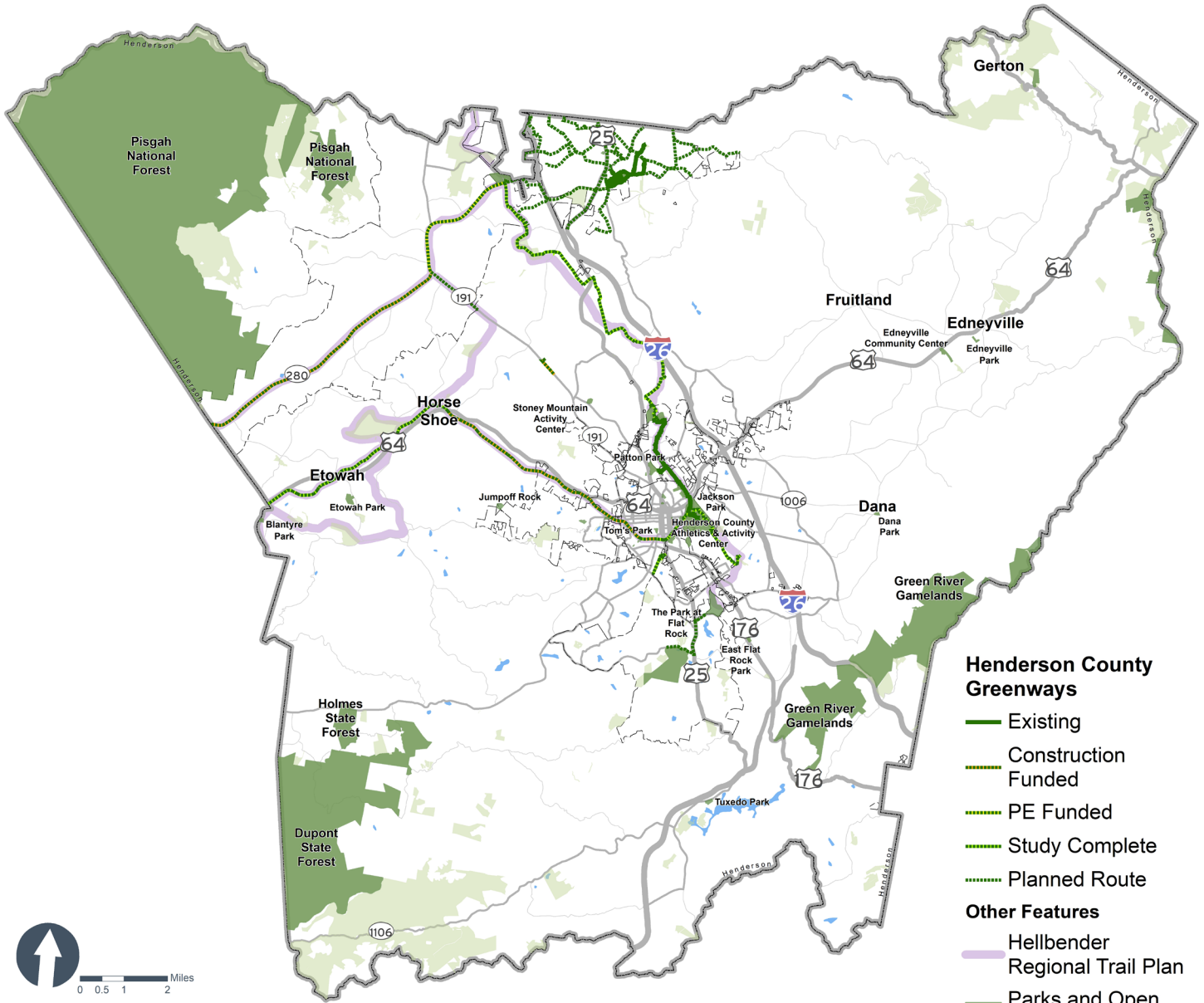
NATURAL RESOURCES

Biodiversity and Habitat Value



Source: Conservation Planning Tool

Parks and Greenways



Source: Henderson County

PLAN MAPS

AGRICULTURAL DATA

Agricultural lands are a vital economic and character resource in Henderson County; they provide long-term economic stability and environmental protection. The state of North Carolina recognizes the benefits of agricultural lands and provides a program known as the Present Use Value (PUV) program to reduce taxes paid on real property making it more cost effective for farmers. The state also recognizes the importance of preserving farmland through its "Agricultural Development and Farmland Preservation Enabling Act" which gives counties the authority to establish farmland preservation programs by ordinance.

PRESENT USE VALUE PROGRAM (PUV)

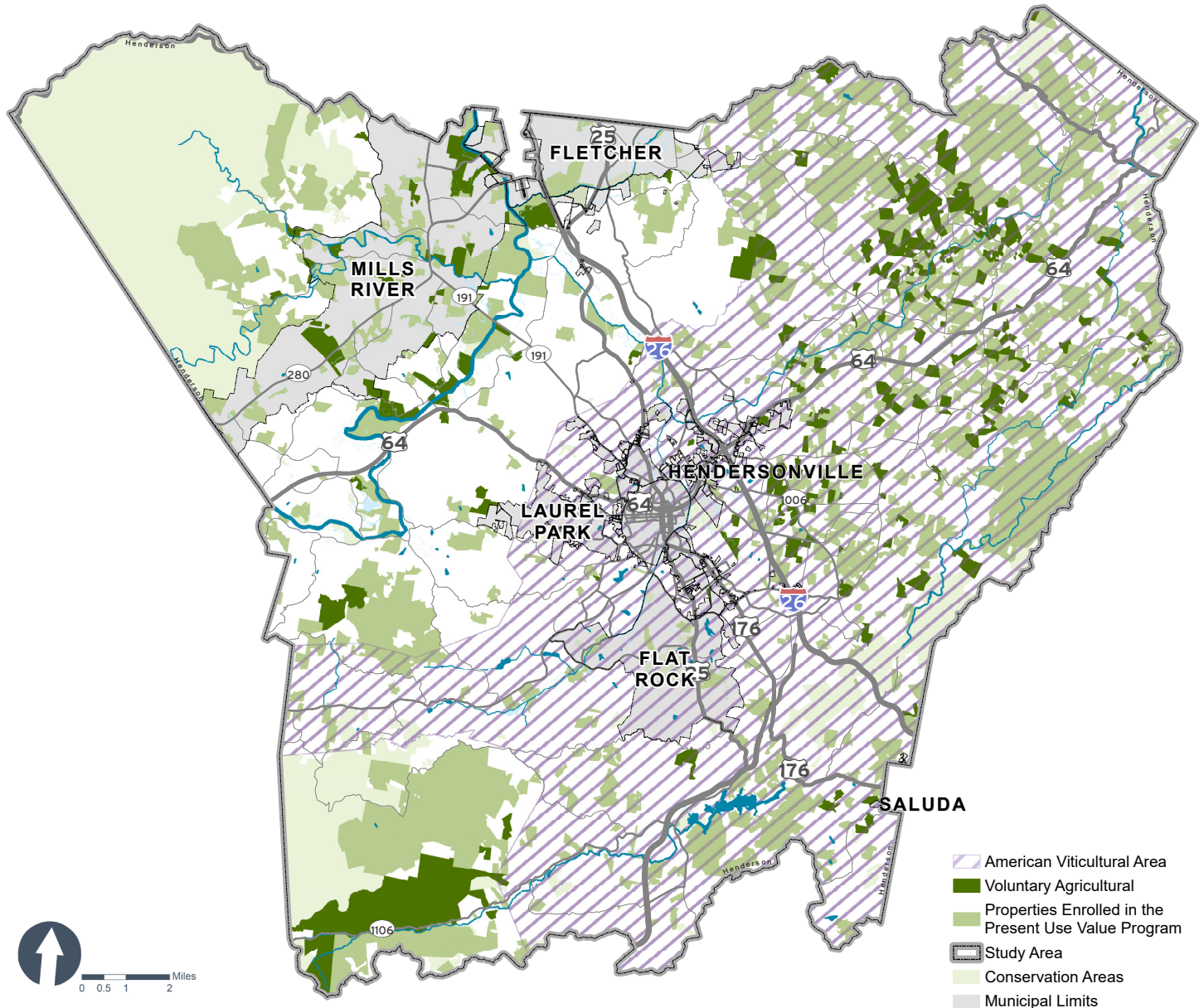
The Present Use Value program offers up to 90% tax savings for private eligible landowners in North Carolina. The PUV programs has four classifications to qualify for enrollment including agricultural, horticultural, forestry, and wildlife use. Property that is accepted into this program is taxed at its "present use value" as a farm. This value is usually less than the market value of the property. The difference between the market value and the present use value is "deferred."

When property is removed from the program, the deferred taxes from the current year and the previous three years plus interest become due.

VOLUNTARY AGRICULTURAL DISTRICT (VAD)

Voluntary Agricultural Districts are areas in Henderson County set aside by property owners for agricultural use only. Members of voluntary agricultural districts receive increased protection from nuisance lawsuits, rights to public hearings before any condemnation proceedings, and public recognition of their commitment to maintaining the rural part of their heritage.

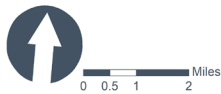
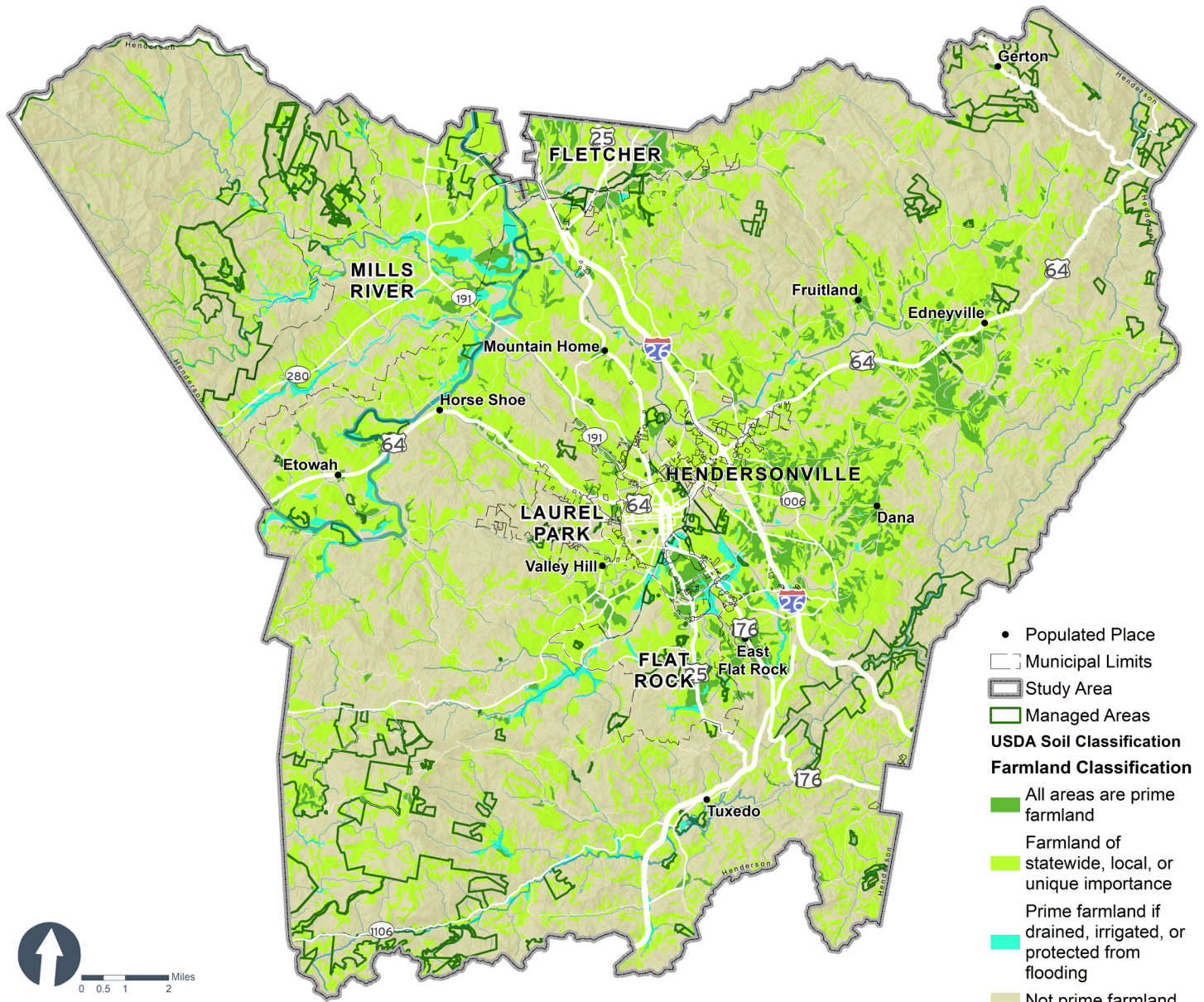
Agricultural Lands



Source: 2021 Tax Parcel Records

PLAN MAPS

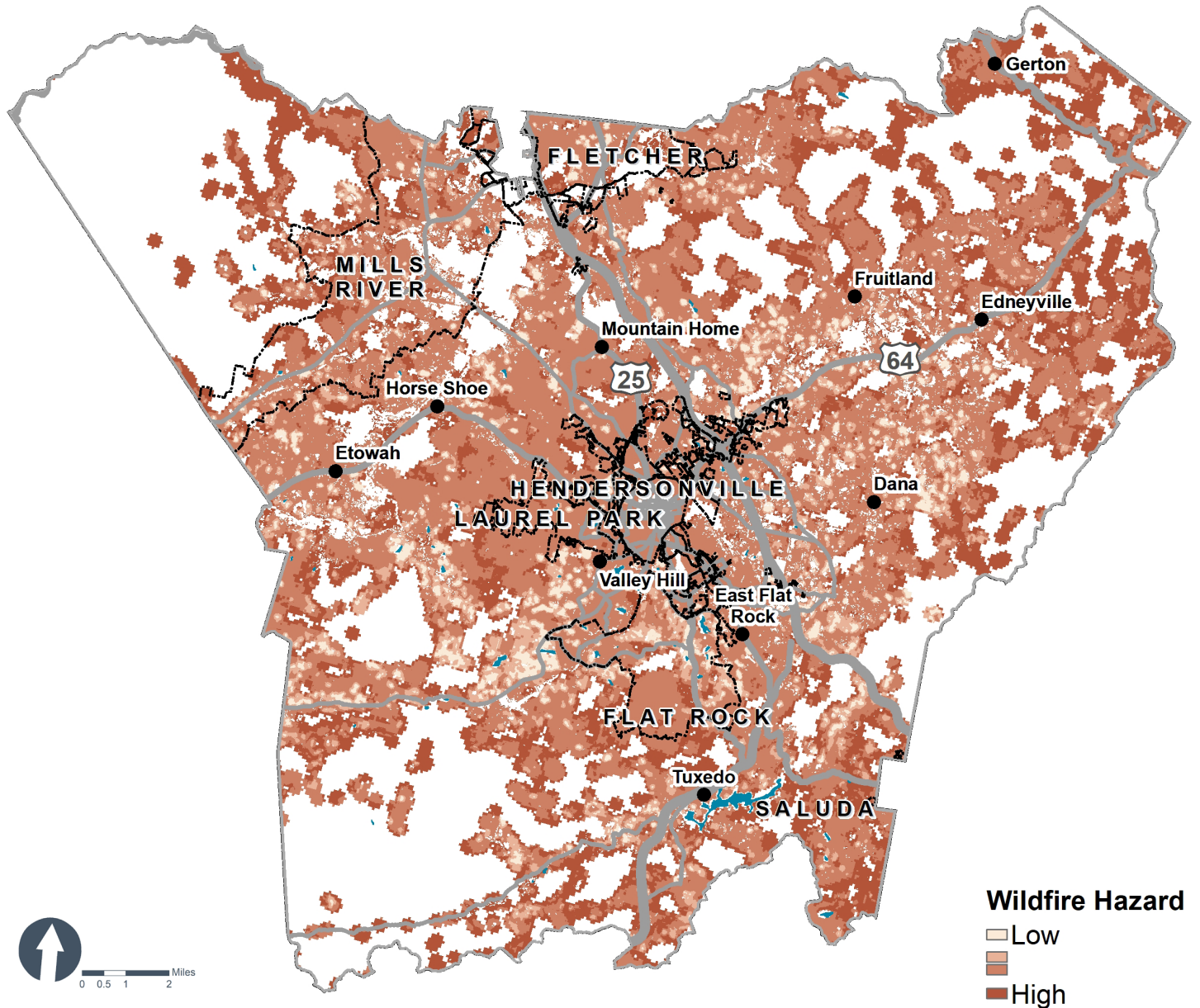
Prime Farmland Soils



Source: NRCS Soil Data

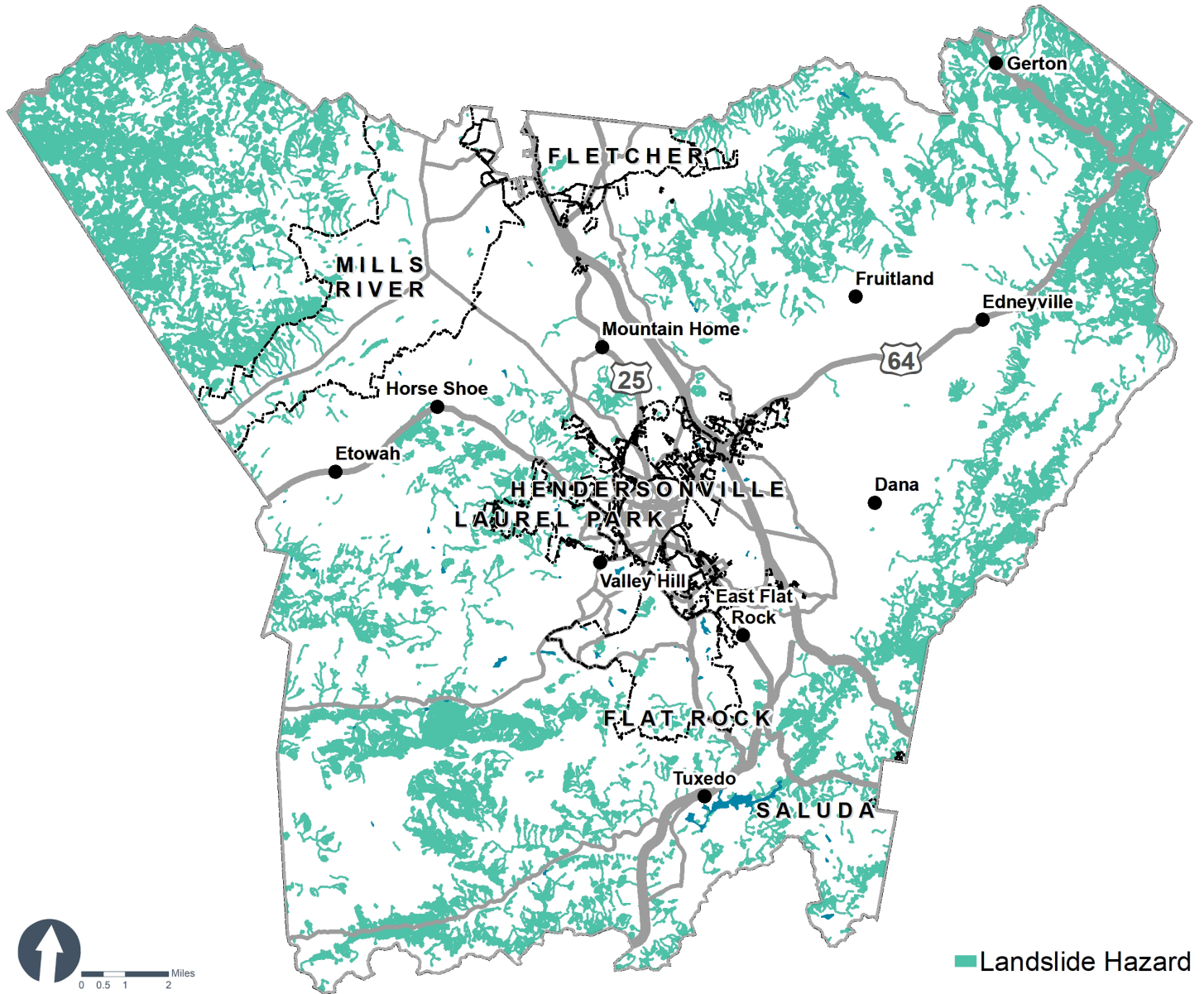
NATURAL HAZARDS

Wildfire Threat



PLAN MAPS

Landslide Threat



Flooding Threat

