

STAKEHOLDER GROUP MEETINGS

MEETING #1: CONSTRUCTION & DEVELOPMENT

Date: August 25th, 2021
Time: 1:00 - 2:00 PM
Location: EMS Training Room, Henderson County Offices

Attendees/Introductions

- ▶ Crystal Lyda; Building Department
- ▶ Steve Dozier, Chairman of Planning Board
- ▶ Barry Blake; Developer and on Planning Board; Etowah and Horseshoe
- ▶ Sean Mintz; Saluda, developer, HBA President – Don Mintz Builders, LLC
- ▶ Hunter Marks; Landscape Architecture, Planning Board
- ▶ Brian Wasser; DR Horton
- ▶ Will Buie; Civil Engineer
- ▶ Philip Ellis; Civil Engineer and water resources – hydro modification, and
- ▶ Scott Street; Windsor Homes
- ▶ Rick Livingston, Planning Board Member, Fire Chief, Farmer
- ▶ Trey Ford; Planning Board; industrial developer
- ▶ Staff and Consultants
 - Autumn Radcliff, Janna Bianculli, Austin Parks, Tom Tveidt, Jake Petrosky, Jaquasha Colón

Summary of Input

- ▶ Many opportunities to take advantage of, housing, commercial and industrial opportunities
- ▶ Development here is easier than most places, some approvals take longer than needed though (this can impact cost of housing)
- ▶ Any changes to the development process need to be proactive and not reactive.
- ▶ Cost of growth
 - There is a smart way to develop, including transportation improvements. DOT is reactive, not proactive. How can we be proactive?
 - Growth should pay for itself if possible. This has not been addressed so far. Costs of development need to be addressed.
- ▶ Location and type of growth
 - Going to continue to see growth here. It will continue.
 - Different ways to accommodate growth, 300 1 acre lots or 800 homes, benefits and impacts to each way.
 - County should incentivize growth in certain locations. To do that, we have to be willing to deal with the backlash.
 - Do not want the county to be one big subdivision. Density is ok if in the right place.
 - US 176 and US 25 may make sense for growth. We need to encourage growth there where infrastructure exists.
- ▶ Affordability of housing is needed and is determined by density, market, and land costs.
 - Density is necessary for affordability
 - Affordability should be easy, infill development should be easiest. People want to be near towns. Infill does not require new infrastructure.
 - Choosing key locations for residential infill will support affordability without sprawl
 - Allowing mother-in-law suites, smaller footprints, and multi-family nearer to town centers
- ▶ Industrial space and non-residential growth
 - Running out of industrial land.
 - Only 30-40 acres of industrial zoned land is available for development

- Industrial rezonings cause conflicts, no one likes change.
- Conflict in rural areas with larger-scale commercial and high-impact industrial (examples include proposed asphalt plant and Crab Creek Storage Facility)
 - Need to analyze Special Use Permit and approval process for non-residential uses in certain zoning districts.
- ▶ Tradesmen are lacking in the county. Need people to be trained in technical skills and trades. Electrician, HVAC, construction, etc.
- ▶ Quality of Life here is unmatched
 - Major draw for new residents
 - Beautiful natural areas
 - Views and rural living
- ▶ Farms and agriculture are big part of the county identity
 - Farmland should be preserved when possible, but needs of farmers' desire to retire and sell should be considered.
 - Developments near active farms should clearly acknowledge farming activity to buyers and residents. Voluntary Agricultural District (VAD) program helps with this.
 - Farmland is not development land in waiting. It has a purpose. Is there a way to incentivize protecting farmland and development to go in places it is appropriate?
- ▶ Precedents
 - Greenville County, Fountain Inn adopted good policies on smart growth, streamlining approval process.
 - Riverstone is a good example of what people want in Henderson County. Lots of resales.

MEETING #2: ECONOMIC DEVELOPMENT

Date: August 25th, 2021
Time: 2:30 - 3:30 PM
Location: EMS Training Room, Henderson County Offices

Attendees/Introductions

- ▶ Brittany Brady, The Partnership, Economic Development Director
- ▶ Eric Showalter, Large Company Rep – GF Linamar
- ▶ Tyler Brown, Liquid Logic
- ▶ John Delaloye, Diamond Brand
- ▶ Bob Williford, Chamber of Commerce Rep
- ▶ Laura Leatherwood, BRCC
- ▶ Mark Williams, Agricultural Economic Development
- ▶ Rick Livingston, Planning Board Member, Fire Chief, Farmer
- ▶ Barry Blake; Developer and on Planning Board; Etowah and Horseshoe
- ▶ Sean Mintz; Saluda, developer, HBA President – Don Mintz Builders, LLC
- ▶ Trey Ford; Planning Board; industrial developer
- ▶ Michelle Owens, Director of TDA (Tourism Development Authority and VisitHendersonville.com)
- ▶ Staff and Consultants
 - Autumn Radcliff, Janna Bianculli, Austin Parks, Tom Tveidt, Jake Petrosky, Jaquasha Colón

Summary of Input

- ▶ Industrial parks and property
 - Necessary to identify and protect future industrial land.
 - Necessary for job growth and creating a balanced tax base.
 - Opportunity areas
 - Upward Road Corridor
 - Garrison Industrial Park
 - 41 Acres off Commercial Blvd.
 - City and county loan entity for the park, City funding water extension through Golden Leaf foundation, funding sewer, Partnership has done due diligence.
 - ARC (Appalachian Regional Commission) funded road,
 - Anchor tenant – Jable, health care manufacturer.
 - New development has to meet incentive guidelines
 - 3 sites available
 - Strategic plan looked at target markets
 - Advanced manufacturing, Medical/healthcare, Outdoor Recreation, Transportation, Machinery, Food service, Automotive, Professional and tech services
 - Hudgens Industrial Property
 - Duke Energy Site Readiness Program
 - Concept plan for 64 acres, Industrial and 40 acres non-industrial
 - See more info here: <https://gohendersoncountync.org/2021/08/23/henderson-county-property-selected-for-duke-energy-site-readiness-program/>
 - Ferncliff Industrial Park: 33 acres remaining.
 - Airport Area: 100 acres will be non-residential
 - Fletcher: 50 acres being developed for employment. Capped out other than that.
 - Broad Point Industrial Park is built out.

- Mills River: Following Comp Plan. Not a lot of room left there for industrial.
- ▶ Assets
 - Clean Water
 - Outdoor Recreation, opportunities, and industry
 - Agriculture, history, and distribution infrastructure
 - Transportation access
 - Opportunity to work with TDA
 - Partnership coordinates with chamber on workforce issues and recruitment
 - Apprenticeship program
 - With community college and employers.
- ▶ Lack of available workforce in county limits businesses coming.
 - Strategic Plan based on training existing workforce
 - Customized training at community college. Partnership has been successful.
 - Currently, workforce draws from 11 counties
 - Missing middle and affordable housing needed for workforce across pay scales
 - County housing prices make it hard for lower middle class, working class, recent grads, and young families to buy homes
 - This effects all industries
- ▶ Agricultural Economic Development
 - Focused on agribusiness and value added production
 - Assistance provided in many forms to farmers and businesses
 - Agricultural economy statistics
 - \$850 million industry for county (~20%)
 - \$100 million is production
 - Distribution is more. County is agricultural distribution hub for region due to I-26.
 - Storage facilities and interstate system. Generational experience in the industry.
 - Agricultural areas and growth
 - Mills River (Produce), Dana (Apples and wineries), Sod – in both areas
 - Wineries and a designated American Viticulture Area (AVA)
 - 7 active wineries, 2 others coming online soon
 - Agri-tourism is growing
 - Greenhouses, Controlled Environment Agriculture (CEA)
 - Moderate temperatures, warm months, but cool nights.
 - Sunlit days in winter a plus. Water, quality and abundance
 - Farming trends
 - Farms are increasing in size due to consolidation. Small and big farms, no middle-sized farms. Small farms are farm-to-market producers.
 - Farmers need to diversify in case growing season suffers.
 - Shared housing for labor workforce (seasonal)
 - Forestry makes up 25% of agricultural land.
 - Farming needs/challenges
 - Steep slopes are a constraint. Vertical farms are up and coming.
 - Tremendous pressure on agriculture due to growth.
 - Development east of Upward Road is a concern for impacts to agriculture.
 - Land costs and development pressure: May need to look into conservation easements program to protect farms long-term.
 - Agriculture industry is becoming high tech and needs more engineers and scientists
 - Need a slaughterhouse... closest one is Marion or Rutherford county, 6 months wait.
 - Need to continue County support: Ag extension, soil and water, FFA program.
 - Need to protect our local food supply.
 - Sewer

- Some agricultural operations would benefit from sewer. Production facilities could benefit. Ag Board is split down the middle between gravity and pump station option for service to Edneyville.
- Need to find balance between growth and preservation.
- Gravity sewer all along Clear Creek would not serve existing businesses as much as something along US 64. May open up more land and impact agricultural lands. Will invite development.
- ▶ Tourism is a major economic industry in county, 14th in the state, and growing
 - Tourism had a \$325 million impact in 2019
 - Occupancy tax collections: July of this year are up 47% from last year.
 - Urban/Outdoor balance is key.
 - Camps are valuable assets.
 - Need to balance hotels, don't need too many too fast.
 - 2400 room units. AirBNB reports one house as 1 unit.
 - Hotel room number same as Buncombe 15 years ago.
 - People recognize that tourism is important, but don't want to forget who we are.
 - Labor force is an issue for restaurants, hotels, and attractions.
 - Hotels are beginning to house workers due to lack of housing
- ▶ Chamber
 - Focused on community development, public policy, business, and workforce development. Issues:
 - Can't find employees, employees can't find housing
 - 75% of businesses are short staffed...More jobs than people
 - No facility for conferences. Need something near downtown Hendersonville.
 - Maintaining and keeping up infrastructure is an issue
 - Sewer – need to right size to accommodate growth but also manage growth
 - Opportunities
 - “Lone Eagles” moving to work remotely here
 - Strong commercial growth
 - Southern Appalachian Craft Brewery, Underground baking company, revitalizing parts of downtown Hendersonville
 - Outdoor recreation
 - Ecusta Trail is positive. 20 mile greenway rail to trail from downtown Hendersonville to Brevard / Pisgah Forest. Mills River 280 sidepath to connect areas. Oklawaha greenway will support outdoor rec.
 - Ag, tourism, retirees are growing.
 - Manufacturing, payroll going up but employees leveling out.

MEETING #3: TRANSPORTATION & MUNICIPAL

Date: August 25th, 2021
Time: 4:00 - 5:00 PM
Location: EMS Training Room, Henderson County Offices

Attendees/Introductions

- ▶ Lonnie Watkins, NCDOT Division Rep D
- ▶ Pat Christie, Town Staff, Flat Rock
- ▶ Lew Holloway, Hendersonville community developer director
- ▶ Chris Todd, Town staff, Laurel Park

- ▶ Lee Smith, Hendersonville Water and Sewer
- ▶ Adam Steurer, Hendersonville Water and Sewer
- ▶ Steve Dozier, Chairman of Planning Board
- ▶ Barry Blake, Developer and on Planning Board, Etowah and Horseshoe
- ▶ Brendan Shanahan, Hendersonville
- ▶ Matt Malecek, Planner, Mills River
- ▶ Daniel Cobb, Town Manager, Mills River
- ▶ Staff and Consultants
 - Autumn Radcliff, Janna Bianculli, Austin Parks, Anna Sexton, Kenny Armstrong, Jake Petrosky, Jaquasha Colón

Summary of Input

- ▶ Transportation network is key to growth and industry, regional connectivity identified as a major asset.
 - I 26 from US 64 to Buncombe County, widening is underway, 2-3 months behind.
 - Plans to upgrade I-26 US 64 interchange and widen to state line is far out due to funding limitations.
 - I-26 connector is on the horizon around Asheville.
 - Widening of 191 south into Henderson County is the next biggest project part is in design, part is unfunded.
 - Several other future projects put on hold.
 - US 64 Feasibility Study from Pisgah Forest to Laurel Park
- ▶ Coordination needed on long term utility service and expansions
 - Hendersonville water system and sewer system both had recent master plans (2016 and 2019)
 - Wastewater Treatment Plan in master plan wrapping up, Water Treatment Plan just began.
- ▶ Utility Projects
 - New water intake planned on French Broad. Additional water supply and redundancy to the Hendersonville utility system.
 - Recently acquired Laurel Park water system.
 - Sewer – installing new interceptor that will serve Edneyville area.
 - Sewer assessment policy – Plan to serve properties with failing septic tanks along the NC 191 corridor.
 - Plans to upgrade water transmission mains
 - Interconnects with Buncombe County MSD
 - Water and Sewer Capacity
 - Looking at expanding WTP capacity from 12 to 15 MGD. 2035 projected to go to 18 MGD. Current plant can go up to 21 MGD. Water usage at 7 MGD. Increasing steadily.
 - WWTP rated for 4.8 MGD. To serve Hendersonville and immediate area and Flat Rock. Expansion would go to 6 MGD
 - WWTP Master plan underway. Plant built to go to 15 MGD. Avg. daily flow is 3 MGD.
 - Major developments
 - Tap Root Dairy: City of Hendersonville (COH) will provide water, Buncombe MSD will provide sewer
 - COH typically requires sewer with annexation
- ▶ Planning / growth issues by jurisdiction
 - All jurisdictions dealing with housing affordability and growth pressure
 - Hendersonville
 - Infrastructure will drive growth
 - Primarily sees either single family detached development or apartments, missing typologies between these.
 - Ordinance doesn't support triplexes or quadplexes, or infill development
 - Developments with different housing types and prices points are uncommon

- City sleeps 15,000, Daytime population is 25,000 to 28,000, which is one of the largest percent increases in the state
- Currently 600-1000 residential units are approved and in the pipeline
- Mills River recently completed comprehensive plan
 - Farmland and open space were very important
 - Currently investing in park system. Town has 50 acres now. Parks and Rec master plan calls for expansion of system.
 - Starting a bike and pedestrian plan. Looking at connections to the Ecusta Trail.
 - Highest home prices in county, larger lots are typical
 - High standards, watershed and stormwater regulations typically drive prices
 - Lot sizes typically around $\frac{3}{4}$ of an acre
 - Most roads are private roads, and not maintained by the Town
 - Poor vehicular connectivity
 - Only three or four roads that connect/lead out of town, neighborhoods heavily feature cul-de-sacs resulting in lower connectivity
 - Some areas prone to significant flooding.
 - Lowest tax rate in county. Sierra Nevada and Amazon keep tax base low.
 - 22 Square Miles, 7,500 residents.
- Flat Rock is the largest historic district in the state
 - 6 Square Miles, 3400 residents.
 - 66 acre Park at Flat Rock is a passive, former golf course
- Laurel Park is in biggest housing booms since 1925
 - Recognizing Ecusta Trail as a corridor, created Mountainside Mixed-Use District to facilitate Trail Oriented Development.
 - Overlaps with Hendersonville and Flat Rock planning jurisdictions areas
- Potential for greenway connections into larger regional network
 - All municipalities working on expanding current trails
- Traffic Impact Analysis (TIAs)
 - Municipalities and NCDOT have different thresholds that require TIAs
- Urban Service Areas
 - Collaboration needed to establish or re-establish urban service areas.

MEETING #4: CONSERVATION, RECREATION, & TOURISM

Date: August 26th, 2021
Time: 8:00 - 9:00 AM
Location: EMS Training Room, Henderson County Offices

Attendees/Introductions

- ▶ Katie Reckheimer, Parks and Recreation Advisory Board, MountainTrue Interim Southern Regional Director. Western NC, water quality, public land protection, advocate for environment, interest in greenways and friends of Oklawaha Greenway
- ▶ Rick Livingston, Planning Board Member, Fire Chief, Farmer
- ▶ Barry Blake; Developer and on Planning Board; Etowah and Horseshoe, Co
- ▶ Steve Dozier, Beverly Hanks Realty, Four Seasons Hospice Board, Chairman of Planning Board
- ▶ Rebekah Robinson, Land Conservancy rep, Conserving North Carolina Land Trust
- ▶ Chris Burns, Recreation Rep, owns marketing company, 26 years in town, founding board member of Friends of Ecusta Trail
- ▶ Tristan Winkler, FBRMPO Transportation Planning (originally scheduled to attend group #3)
- ▶ Staff and Consultants
 - Autumn Radcliff, Janna Bianculli, Austin Parks, Anna Sexton, Kenny Armstrong, Jake Petrosky, Jaquasha Colón

Summary of Input

- ▶ Recent parks related partnerships
 - Upper Hickory Nut Gorge
 - Bell Trail Park.
 - Acquired by conservancy in 2015
 - Gateway to county.
 - Long skinny tract, connects to Green River Gamelands
 - Master plan, preliminary plan for parking and trail, etc.
 - Planned signage and loop trail, historic flume visible, bridge over green river, pedestrian amenity, Saluda grade railroad.
 - Bell Family, whitewater canoe pioneers
 - Conserving Carolina raising money
 - More info: <https://conservingcarolina.org/bellpark/>
 - Working on expansions of the Oklawaha Greenway
- ▶ Growth in community and local government support in greenways, strong desire to connect all trails into a regional system
 - Ecusta Trail
 - 22 years since train ran on track. 13 years ago started work on rail trail vision.
 - Looked at Swamp Rabbit as precedent.
 - 2 years ago greenway master plan.
 - Part of trail funded for design and construction. Future phases dependent on funding.
 - Ecusta Trail one of three main legs planned. Oklawaha and French Broad River Trail are other major legs. 280 / Mills River Valley Trail and others also planned.
 - Residential growth and greenway connections should be coordinated.
 - Mountainside Mixed Use District in Laurel Park as an example
- ▶ Henderson County is losing biodiversity hot spots
 - Conservation groups are focused on protection of Natural Heritage Natural Areas, Southern Appalachian mountain bogs and land along the French Broad River.
 - Restoring key flood plain areas can help with stormwater retention and rearing habitat for fish
 - With climate change affecting the coasts, Henderson County and similar places are considered climate refugee areas

- ▶ River access and water quality
 - Transylvania County has more access than Henderson County.
 - Access points are limited, additional access could support more tourism.
 - Looking at gaps in river access.
 - Also potential for improved access on Mills River and Mud Creek.
 - Rivers are an asset to be protected and enhanced where possible.
 - Water quality is monitored. MountainTrue can provide water quality data. May want to talk to Gray Jernigan or Chris Joyell for more info.
 - Mud Creek has the most pollution. Drains developed part of Hendersonville. Stormwater impacts from developed commercial areas.
 - Bank restoration needed, like upper French Broad River in Rosman.
 - Some informal paddles. Some put in sites along the Oklawaha Trail.
 - Microplastics are a growing concern.
- ▶ Dupont State Forest
 - Getting loved to death.
 - Major mountain biking destination.
 - Money in state budget to help with improvements.
- ▶ Growth
 - Growth should be near transportation corridors.
 - Density is a dirty word, but needed in areas with good transportation access.
 - If we want to take pressure off natural areas, we need to look at density.
 - Price of homes is high. \$416k is average.
- ▶ Farmland Preservation
 - Buncombe County has farmland preservation program.
 - Transylvania has one-off program funds
- ▶ Regional Transportation Planning
 - French Broad River Metropolitan Planning Organization (FBRMPO) updating Metropolitan Transportation Plan (MTP)
 - NC 191 is a priority. South of 280 is in design, north of 280 is unfunded. Feasibility study looking at if capacity improvements at intersections are an interim step to avoid property impacts.
 - Smaller transportation projects are feasible in the near to mid timeframe.
 - More funding is available for safety and bike/pedestrian projects.
 - 280 Trail / Mills River Valley Trail: NC 191 widening may include a multi-use path.
 - State and Regional Trails
 - Hellbender Trail (Connects area counties. 3 main trails in Hendo County.)
 - State Trails: Hickory Nut Gorge Trail, French Broad River Trail.
 - Commuter patterns have shifted from 5000 from Henderson to Buncombe in 2002 to upwards of 12000 from Henderson to Buncombe in 2018.
 - Rush hours at noon and in the evening are significant.
 - Morning rush hour is not as bad.
 - MPO preferred growth scenario
 - Consolidation of growth in established areas. This decreased VMT at the regional level and increased biking and walking and reduced pressure on ag areas.

MEETING #5: HIGHER EDUCATION & HEALTH

Date: August 26th, 2021
Time: 9:30 – 10:30 AM
Location: EMS Training Room, Henderson County Offices

Attendees/Introductions

- ▶ Leigh Angel, Dean of Health Sciences, Blue Ridge Community College, nurse, lives in Hendersonville
- ▶ Michelle Chaplin, Wingate University Asst Dean, and practicing pharmacist at Avant health
- ▶ Amy Treece, community and education coordinator with Pardee Hospital
- ▶ Jessica Collins, Pardee Physician Liaison, medical and nursing students
- ▶ Rick Livingston, Planning Board Member, Fire Chief, Farmer
- ▶ Barry Blake, Developer, Planning Board member; Etowah and Horseshoe, Co
- ▶ Steve Dozier, Four Seasons Hospice Board, Chairman of Planning Board
- ▶ Chad Merrill, Blue Ridge Community College, native of generations
- ▶ Keith Logan, Council on Aging executive director
- ▶ Staff and Consultants
 - Autumn Radcliff, Janna Bianculli, Austin Parks, Jake Petrosky, Jaquasha Colón

Summary of Input

- ▶ Health trends
 - Access to care and treatment is different than it used to be.
 - General care provided outside of the hospital, physicians, clinics.
 - Access to urgent care, clinics, and virtual care is increasingly important post-pandemic
 - Access issues include internet and transportation (sidewalk and transit infrastructure)
 - Pardee Hospital has had significant growth in last 10 years.
 - Partnerships are key to higher education and health care.
 - Hospital and clinics are struggling with staff retention and recruitment
 - Quality of life in Henderson County is key to recruitment.
 - Cost of housing is an issue. \$416k average sales price of SF homes in county. \$364k Hendersonville, \$278k Laurel Park, Flat Rock is \$510k, Fletcher \$366k, Mill River is \$629k.
- ▶ Growing aging population
 - By 2040 40% of population will be over 60.
 - Will need age in place housing and healthcare services.
 - Need for in home care. Limited availability due to increased demand. BRCC working on course work for support of in-home care.
 - Mobility is an issue as population ages.
 - Cost of housing is an issue for seniors. Multi-story homes are not ideal.
- ▶ Council on Aging
 - Provides programs to engage and support needs of aging population. Vision is no one ages alone.
 - Meals on Wheels service has been operating for 25 years in the county. 330 ppt a week, waiting list of 60-70 people. Grown during pandemic.
 - Other programs include congregate dining at the Sammy Williams Center, a liquid nutrition program, care givers program, community resource function.
- ▶ Blue Ridge Community College
 - Enrollment is 2,600 curriculum students, 15,000 students a year all programs.
 - Many programs are seeing growth. CC is becoming a first choice for people in the County.
 - Funding from county for facilities, operations, and security, also funding from state, federal government.
 - \$23 million building, general education, science, auditorium, 5k sq ft area for advanced manufacturing, on main campus. Will then demo two of the older buildings.
 - Recently purchased an additional 17 acres.
 - High school located on campus. 400-500 students. Can then transfer to CC programs. Can graduate with HS diploma and college degree.
 - Blue Ridge Community College, Wingate, Pardee and WCU have partnered on workforce development.

- Opened campus in downtown Hendersonville in partnership with Pardee Hospital and Wingate University.
- Nursing and applied health in all locations. Distance learning to Transylvania campus in some cases.
- EMS/Paramedic, Allied health, surgery, psychiatric
- Simulation labs for hands on learning.
- Clinical partnerships including a pre-pharmacy program with Wingate.
- Pathway to nursing program with WCU.
- College aims to meet growing healthcare worker demand, but retaining graduates to live and work in the county is hard with housing costs.
- Focus on adult learners: Has many options for folks, but students would increase with more transit options and internet access.
- Agriculture programs.
 - Have new greenhouse and horticulture program.
- ▶ Wingate
 - Main campus in Monroe, NC. Satellite campus begin here in 2011. City bought property, transferred to county, then turned over to partnership.
 - Pharmacy and PA programs. Affordable compared to other private school alternatives.
 - 70% of graduates stay in WNC.
- ▶ Pardee Hospital
 - 1914 predecessor, then built current hospital in 50s.
 - County hospital. UNC Health management agreement, but still managed by local board of directors.
 - Cancer center just opened, busting at the seams. Need more employees to expand.
 - Mental health is a need.
 - Behavioral health unit is maxed out, same for Advent Health. Need for more facilities and physicians for mental health.
 - BRCC has received grants to help with 2 year program for curriculum pathway (2020 only), other classes continuing ed on addiction and recovery.
 - Opioids and substance abuse
 - Volume of need is great. Life long disease, long-term treatment is needed.
 - Need to get info from sheriff's department. Fire depts deal with drug overdoses on a daily bases, 2 cardiac arrests last week due to this (Mills River FD).
 - Transition team in place that helps folks that get out of jail, but more support is needed. Collaboration is there, need more infrastructure. Julie Honeycutt from Hope Coalition, looking to combine resources for support system.
 - Recruitment and housing is an issue.
 - Can't afford places to live here. Employees drive from Rutherford, even Cleveland Co.
 - RN starting salary is \$30k, experienced nurse is 50k. \$250k homes needed, not available. Support staff, nurse aids, environmental team also important.
 - Covid
 - 28 patients now, will likely go up.
 - Has been overwhelming ER.
 - Vaccinations are up though which is good.
 - Hospital requiring vaccinations of staff.
 - Antibody infusion therapy being offered.

MEETING #6: SCHOOLS, YOUTH, & HOUSING

Date: August 26th, 2021

Time: 11:00 AM - 12:00 PM

Location: EMS Training Room, Henderson County Offices

Attendees/Introductions

- ▶ Dr. John Bryant, Community Superintendent
- ▶ Michael Luplow, Charter School rep Fernleaf Community Charter School
- ▶ Linda Carter, WCCA Headstart 0-5, free program, four counties 900 children a year
- ▶ Julia Hockenberry, Boys & Girls Club executive director, serves 1500 kids a year
- ▶ Katrina McGuire, Blue Ridge Literacy Council, serves adults for literacy and language skill improvement, academic tutoring and journaling for middle and high school
- ▶ Jessica Collins, Pardee Hospital, Physician Liaison, medical and nursing students
- ▶ Rick Livingston, Planning Board Member, Fire Chief, Farmer
- ▶ Staff and Consultants
 - Autumn Radcliff, Janna Bianculli, Austin Parks, Jake Petrosky, Jaquasha Colón

Summary of Input

- ▶ Public Schools
 - 13,000 students
 - 23 schools
 - New facility
 - Career Academy and Early College on BRCC
 - Replaced Balfour now emergency service center
 - Rebuilds
 - Hendersonville High School, can provide a list of others
 - Recently built schools were built with expansions in mind.
 - One of the highest performing school systems in the state.
 - School Capacity
 - Schools are tapped out around Tap Root, but other schools are at capacity.
 - BOE will need to lobby for new construction or rebuild or redistricting.
 - \$25 m for new school.
 - \$35m of 140m school budget comes from county.
 - Mobile classrooms will be needed before fix is funded.
- ▶ 3600 school age children at home or private schools
 - Fernleaf Charter
 - 6th year of operation, K-8 students, 425 students
 - Expanding into HS next year, campus expansion beginning in Oct.
 - Expanding to 900-1000 over 5-7 years
 - Working with Town of Fletcher and Conserving Carolina, public charter/partnership for outdoor school.
 - Will have similar trail as Bear Wallow mountain. Near Accell Sports and I-26, knob that overlooks airport and Sierra Nevada.
 - Main Campus
 - Want to extend Cane Creek greenway
 - Long-term extension under Hendersonville Road and then other greenway networks.
 - Current housing supply does not meet the needs of teaching and support staff for schools
 - Attracting and retaining more staff and faculty is made more difficult.
 - 900 Teachers in the public school system. Teaching salaries range from \$35k-\$55k.

- Residents shifting to people who can afford to work here, not people that work here.
- Law enforcement, education, health care workers being squeezed out of the county. Should become vested part of the community.
- Right now there is not a lot of rental properties or attached housing available.
- Alternative housing is needed. Good design needed though. Access to transportation, open space/parks, shopping, etc.
- ▶ Early childhood education
 - Need for staff, down 29 staff, new facilities will require more. Just not affordable to live here.
 - Serving 59% of eligible 4 year olds. Limited in facilities.
 - Partnership with public schools but capacity is limited.
 - New schools should incorporate pre-K space.
 - Polk County provides universal pre-K. Little to no cost to family.
- ▶ Providing transportation and connectivity for families to reach amenities and programing for their needs
 - Making bike/ped connections to schools and facilities for student and staff commutes
 - Low income communities would benefit from public transportation.
 - Connection schools to parks and community amenities
 - 55% of HCPSS students qualify for free or reduced lunch
- ▶ Diversity and inclusion
 - Need to look for ways to be more inclusive in the county and open to different backgrounds
 - Hispanic and latin x, 24% of school system.
 - Language and literacy is important part of inclusion.
 - Legal services, protective services needed.
 - Strong non-profit base that works collaboratively in the county.
 - Considerations should be made for non-English speakers of all age groups to be able to access services and be included within the county community.
 - El Centro and TrueRidge organizations that work with the Latin community. They represent that community. Need to speak with them through the process.

STAKEHOLDER GROUP MAKE UP CALL #1

MEETING DETAILS

Date: September 7th, 2021
Time: 11:00 AM - 12:00 PM
Location: Teams Call

Attendees/Introductions

- ▶ Laura Leatherwood, President of Blue Ridge Community College
- ▶ Staff and Consultants
 - Autumn Radcliff, Janna Bianculli, Austin Parks, Jake Petrosky, Allison Evans

Summary of Input

- ▶ Community College has strategic plan. Focuses on workforce development, partnerships.
- ▶ Targeted campaign to get adults 25-44 back into programs.
- ▶ BRCC is committed to workforce development and its partnerships with employers and institutions
 - Works with local employers in various industries to identify needs and then finds mutually beneficial solutions.
 - New Public safety training facility for law enforcement, fire fighters, and EMS.
 - Patton Classroom building (expected complete for Fall 2022) focuses on science, engineering, and technology (STEM). 80k square foot.
 - Includes flex lab space and incubator space for companies moving to Henderson County
- ▶ Diversity is a strength in Henderson County
 - Economy is supported by tourism, small business, larger employers, service industry, agriculture, and several hospitals/medical companies (Mission, Avant, Pardee)
 - County has a history of investing in economic development.
- ▶ BRCC is at the table when recruiting companies with County economic development department
 - County invests a lot in workforce and higher education.
 - Number one question during recruiting is workforce. There is a need for skilled workers to attract companies.
 - College has a health science center. Work closely with cooperative extension.
- ▶ Issues in the county are issues that BRCC must contend with
 - Lack of workforce housing is becoming an issue.
 - Needed for young families and young professionals in all industries.
 - Home Sale Prices in Henderson County are up from last year.
 - A plan to improve the county needs to be strategic to benefit the county as a whole.
 - New road projects are needed. Internet is still an issue in places.
 - Housing growth needs to be strategic.
 - Everyone understandably expects to have services to meet their needs.
 - ♦ Service providers need housing they can afford.
- ▶ BRCC student population is 8000 to 11,000
 - Full-time Staff of 500 (200 full time)
 - Committed to attracting more students in the 24-49 and 55+ demographics
 - Increased in Hispanic population, including workers and families settling in the area
- ▶ Business and IT programs are booming right now. People can work anywhere.
- ▶ Outdoor Recreation, including greenways and parks area a big draw.
 - Helps support quality of life. Can be key to attracting families.

STAKEHOLDER GROUP MAKE UP CALL #2

MEETING DETAILS

Date: September 8th, 2021
Time: 10:00 AM - 11:00 AM
Location: Teams Call

Attendees/Introductions

- ▶ Danielle Stepp McCall, Stepp Orchards, operating over 70 years
- ▶ Eric Rufa, Planning director and zoning Director for Fletcher
- ▶ Jeff Roper, Director of Apple Country Transit
- ▶ Staff and Consultants
 - Autumn Radcliff, Janna Bianculli, Austin Parks, Jake Petrosky, Jaquasha Colón

Summary of Input

- ▶ Agri-tourism and “agri-tainment” helps to support both tourism in the county and farmers who diversify their offerings.
 - Crop yields change yearly, offering pick-your-own, mazes, wagon rides, and tours can support the farm
 - Farms that don’t diversify can struggle in years with significant crop loss.
 - A visitor center and public restrooms in Apple Country is needed.
- ▶ Apple Season (from August to November, but peaks from Labor Day through Halloween) is busiest time of year
 - Roads that are typically low volume with few incidents during other months see bumper-to-bumper traffic.
 - Private businesses along these roads are expected to manage their parking lots and entry traffic.
- ▶ Fletcher is 6.5 square miles and town limits are constrained by Asheville and Hendersonville
 - Charter of town prevents it from expanding into Buncombe County. Few larger parcels left for development, so expectant plateau in the future.
 - 7,900 people. New census data seems low.
 - Town Center, New Library, Greenway connectivity, and Transit are all key priorities for the town
 - Future Land Use plan is in need of updating
 - Town is divided on issues of sprawl and high-density development.
- ▶ Apple County Transit features public transit through bus lines and offers additional supportive options
 - Services include taking folks to grocery stores, medical appointments, other errands
 - Dial-a-Ride
 - Medical Transport (Medicaid)
 - Fixed rural routes
 - Paratransit
 - Increase demand for services, and works with users to find the solution that best meets their needs
 - 15 van fleet currently
 - Working relationship with clinics, centers, and residences serving senior and disabled populations

STAKEHOLDER GROUP MAKE UP CALL #3

MEETING DETAILS

Date: September 21st, 2021
Time: 11:00 AM - 12:00 PM

Location: Teams Call

Attendees/Introductions

- ▶ Marisa Pharr and her husband Yates from Falling Creek Camp
- ▶ Staff and Consultants
 - Autumn Radcliff, Janna Bianculli, Jake Petrosky

Summary of Input

- ▶ Camps are a special feature of the county (economy + character)
- ▶ Residential summer boys camp, have shoulder season opportunities
- ▶ 13 weeks out of year, 312 boys at a time, each session
- ▶ 13-15 year round staff, 150 staff at peak
- ▶ Offering weddings, Rental properties on site
- ▶ Have put some acreage in conservation easement
- ▶ One of 7 camps in the Tuxedo / Green River area
- ▶ Every camp has its own personality. Camps provide a support system for each other.
- ▶ NC Youth Camp Association member, many camps are members of this. Sponsored economic impact study. Impact of \$400 million in 10 weeks. What visitors spend.
- ▶ Camps key to culture in area. Good relationship with community. Many have worked at camps.
- ▶ Churches are big in Green River.
- ▶ Not too many changes have happened in Green River.
 - Some paved roads, a Dollar General.
 - Go north for groceries and stuff. East Flat Rock, Ingles is 20 minutes.
 - The new park is a gathering space.
 - Large tracts in conservation easements (i.e. Green River Preserve (Schenck family)
 - Development on other side of preserve. Only 20 lots.
- ▶ Agriculture
 - Knowledge that farmers have is incredible.
 - How can that be tapped to inform small farms?
- ▶ Biking is big. Between Pisgah and Dupont and SC. Lots of riders on the weekends. Need to know rules of the road, but also be accommodated.
- ▶ Rail trail will be beneficial to county. Tourism, recreation is big.
- ▶ Art and culture. Lots of artists and craftsman in the area. How to support and harness that. Kilns in the garage.
- ▶ Covid in 2020, did not operate typical camp. Families and adults craving a place to get away and learn things. Arts and outdoor skills classes were big and looking to expand that aspect of the camp. Art is part of fabric of community.
- ▶ They do have images they can share for the plan.
- ▶ History of Green River, book by Robert Ballard. Missy Schenck from Green River Preserve, history of area articles. Native American history, ghost stories.
- ▶ Internet is an issue. Have repeater in Apple Orchard with solar panel.