

# Henderson County 2045

Board of Commissioners  
September 21, 2022



# Presentation Overview

Schedule

A light green downward-pointing arrow indicating the flow from the 'Schedule' slide to the 'Future Land Use' slide.

Future Land Use

A light green downward-pointing arrow indicating the flow from the 'Future Land Use' slide to the 'Goals & Key Recommendations' slide.

Goals & Key Recommendations

A yellow downward-pointing arrow indicating the flow from the 'Goals & Key Recommendations' slide to the 'Questions' slide.

Questions

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 reads "MOUNTAIN RIVER PLACE 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 word "Schedule" in a large, bold, black font, with a horizontal line underneath it.

# Schedule

# NEXT STEPS

- **Late Sept/October:** Public meetings to gather feedback on draft plan.
- **October:** Steering Committee discussion of public input and changes to draft plan
- **October/November:** Planning Board recommendation
- **November/December:** Public Hearing at Board of Commissioners
- **December/January:** Board of Commissioners adopt the plan

## PUBLIC INPUT MEETINGS

→ **SEPTEMBER 20th** - Fletcher Library from 2PM - 4PM

→ **SEPTEMBER 26th** - Edneyville Community Center from 6PM - 8PM

→ **SEPTEMBER 27th** - Blue Ridge Community College  
Thomas Auditorium from 2PM - 4PM

→ **OCTOBER 3rd** - Etowah Lions Club from 2PM - 4PM



# Draft Comprehensive Plan

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# DRAFT PLAN

- Draft plan presented to Steering Committee at Special Called Meeting on Thursday, September 8<sup>th</sup>
- Available to view online at [www.HendersonCounty2045.com](http://www.HendersonCounty2045.com)

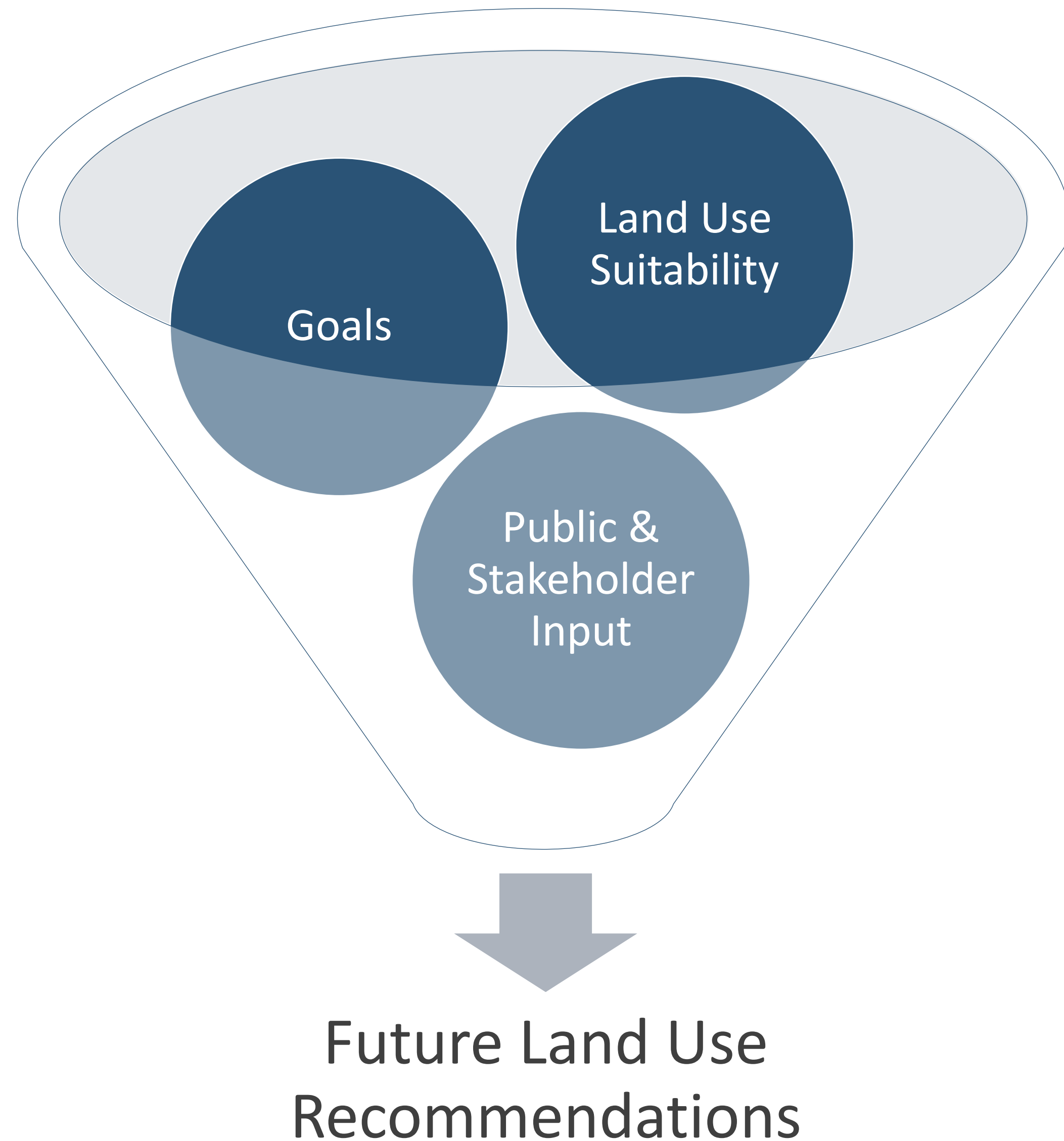


An aerial photograph of a lush green vineyard. The rows of grapevines are neatly spaced and extend across the foreground and middle ground. In the background, there are rolling hills and a road that curves through the landscape. The sky is filled with soft, white and grey clouds, suggesting a bright but slightly overcast day. A semi-transparent white rectangular box is centered over the image, containing the text 'Future Land Use' in a bold, dark blue font. A thin horizontal line is positioned below the text within the box.

# Future Land Use

# Creating the Future Land Use Map

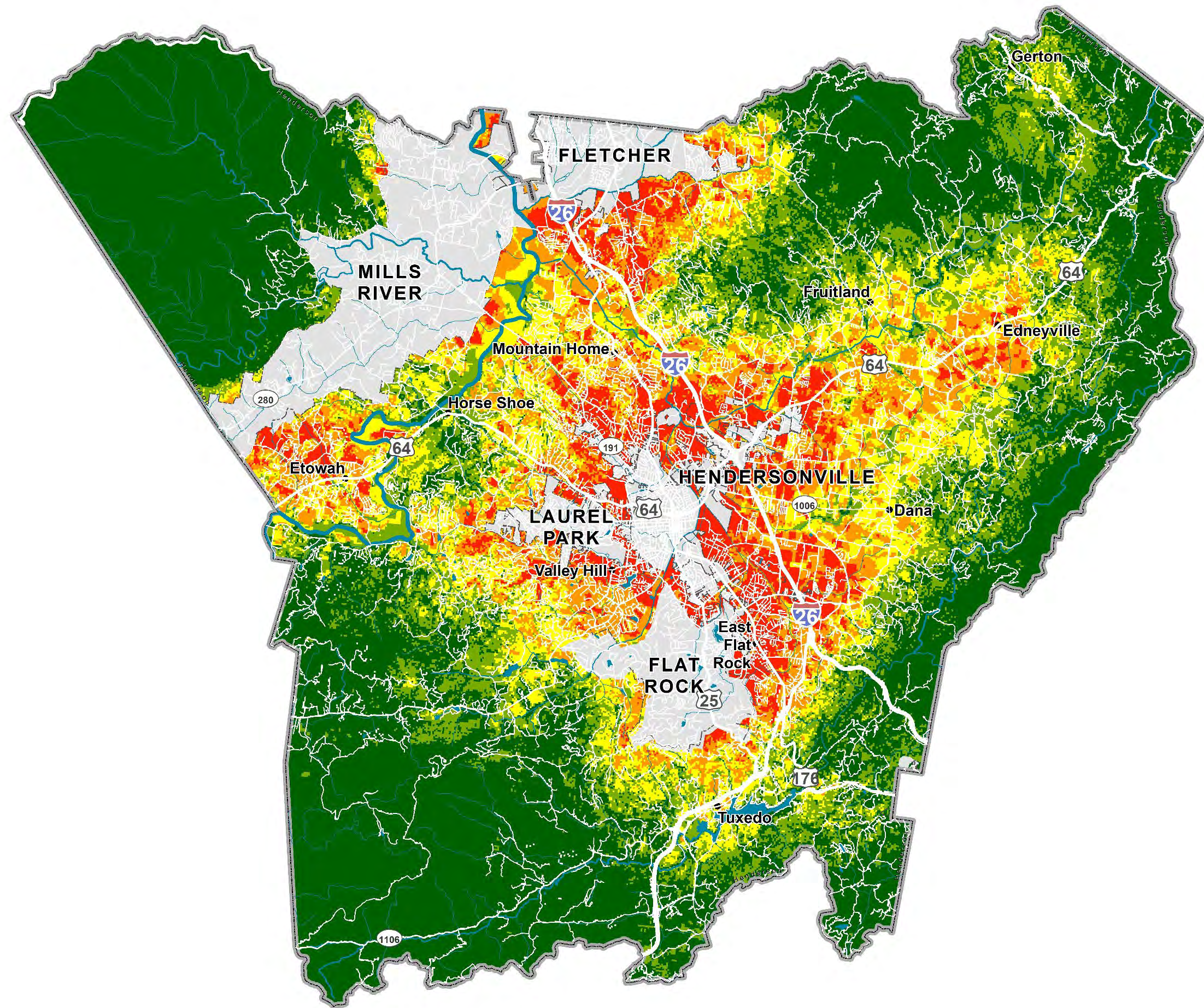
- **Previous plans and policies**
- **Land use suitability**
- **Goals**
- **Public and Stakeholder Input**



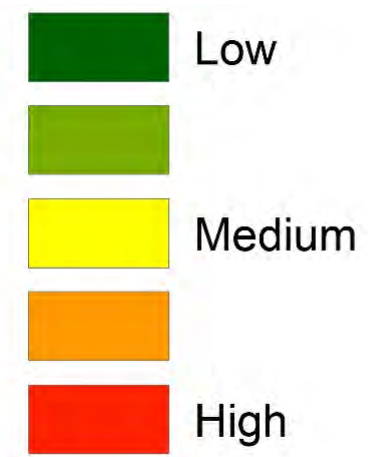
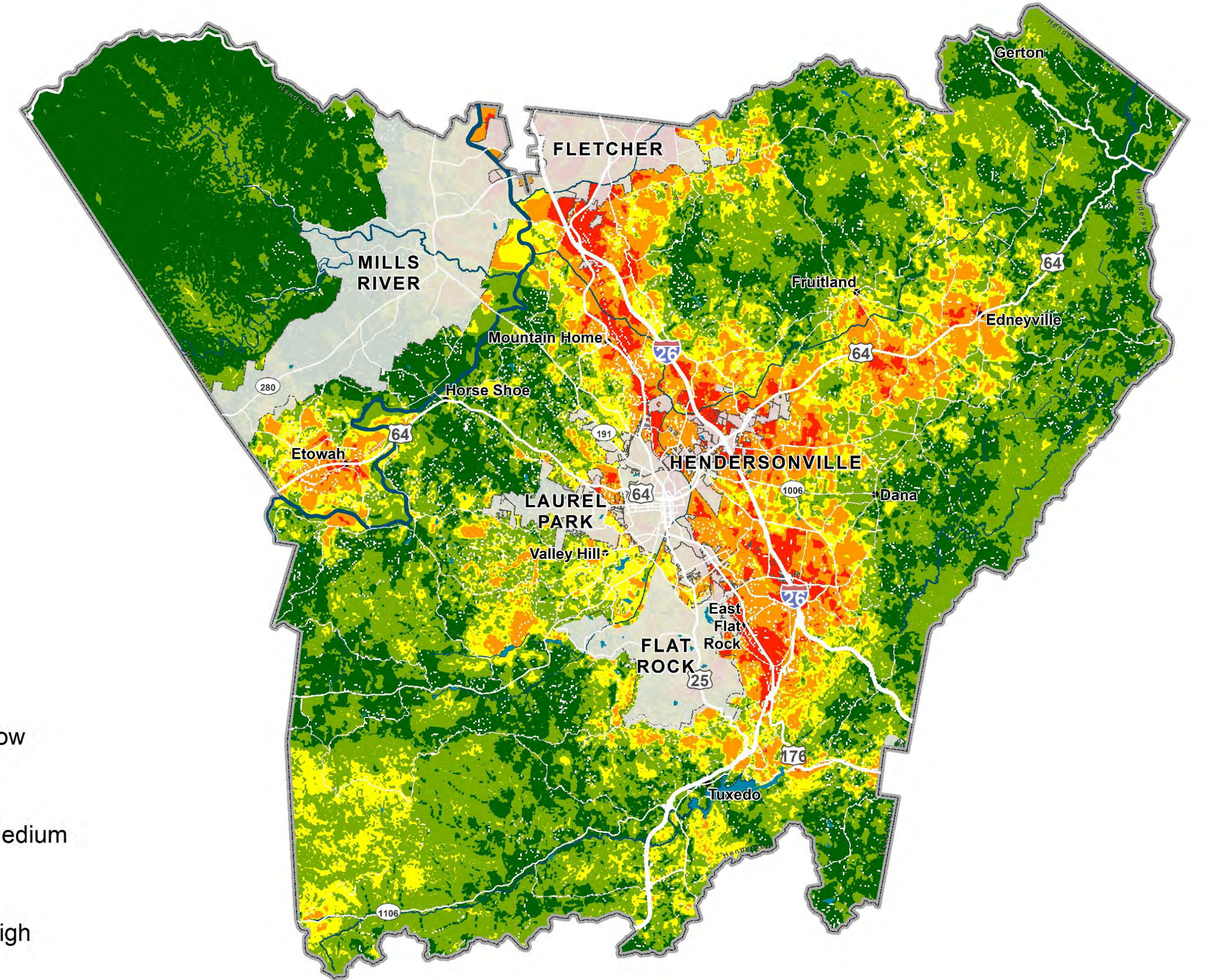


# Land Use Suitability

## Residential Suitability

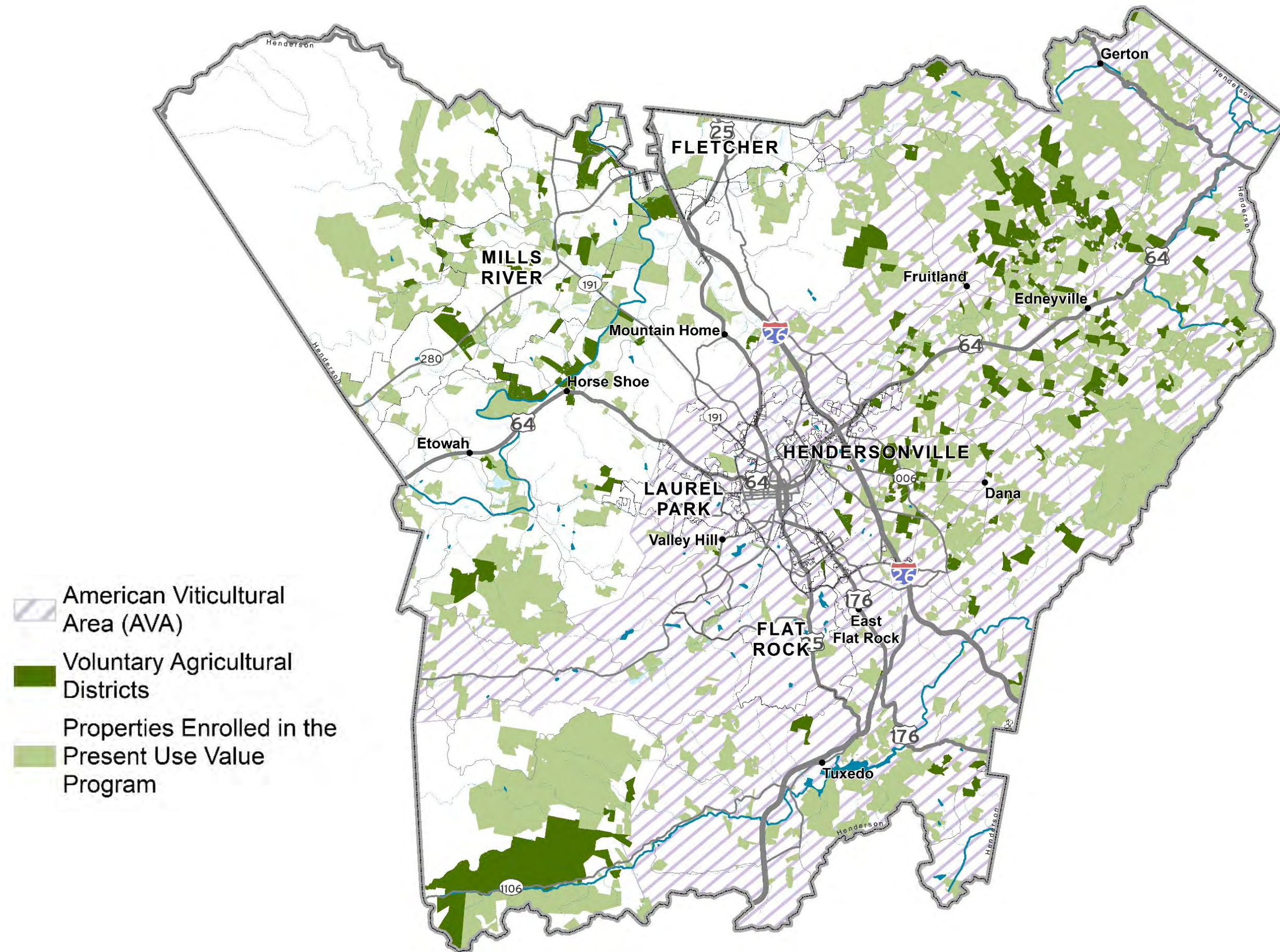


## Industrial Suitability

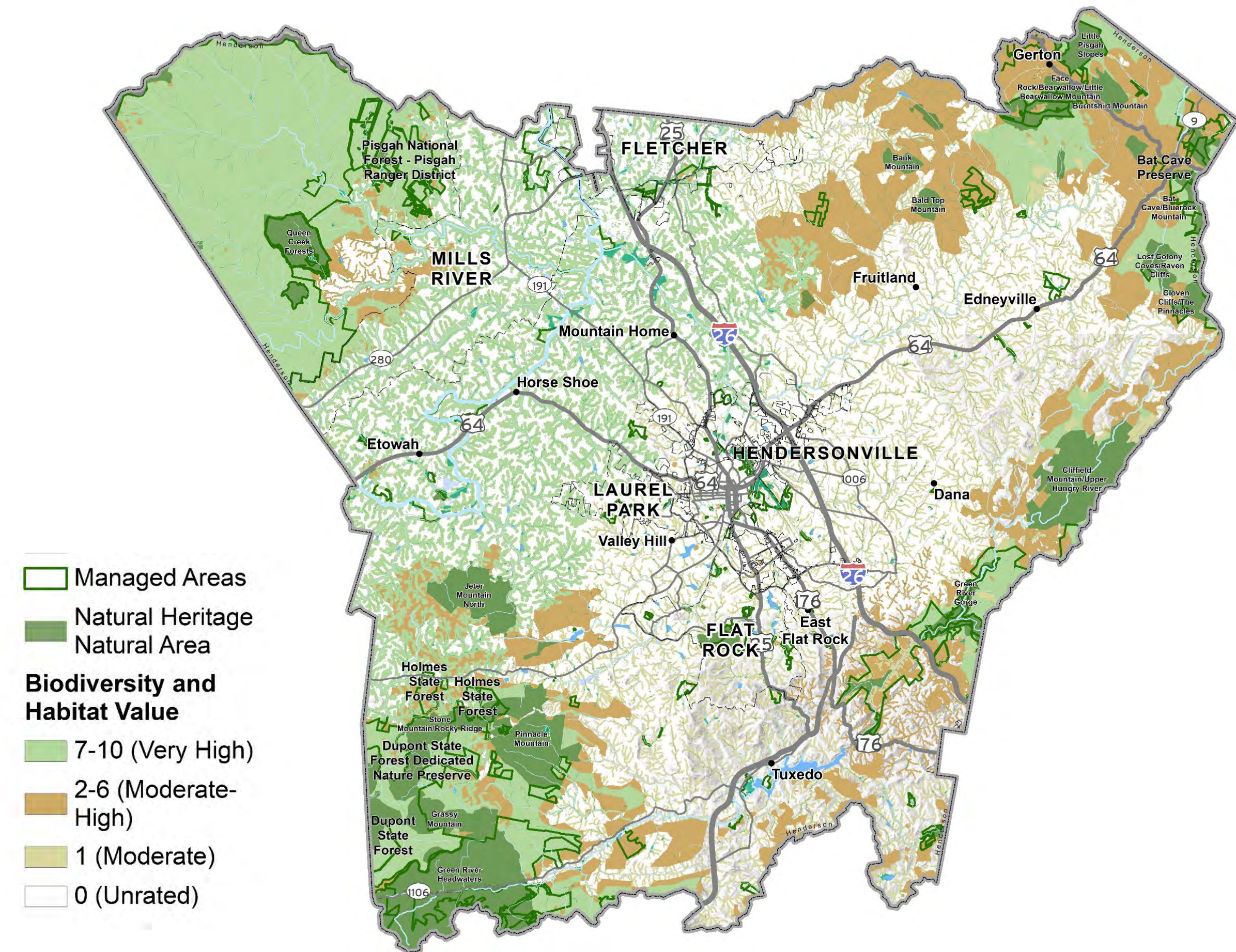


# Agriculture and Natural Resources

## Present Use Value Properties & Voluntary Agricultural Districts



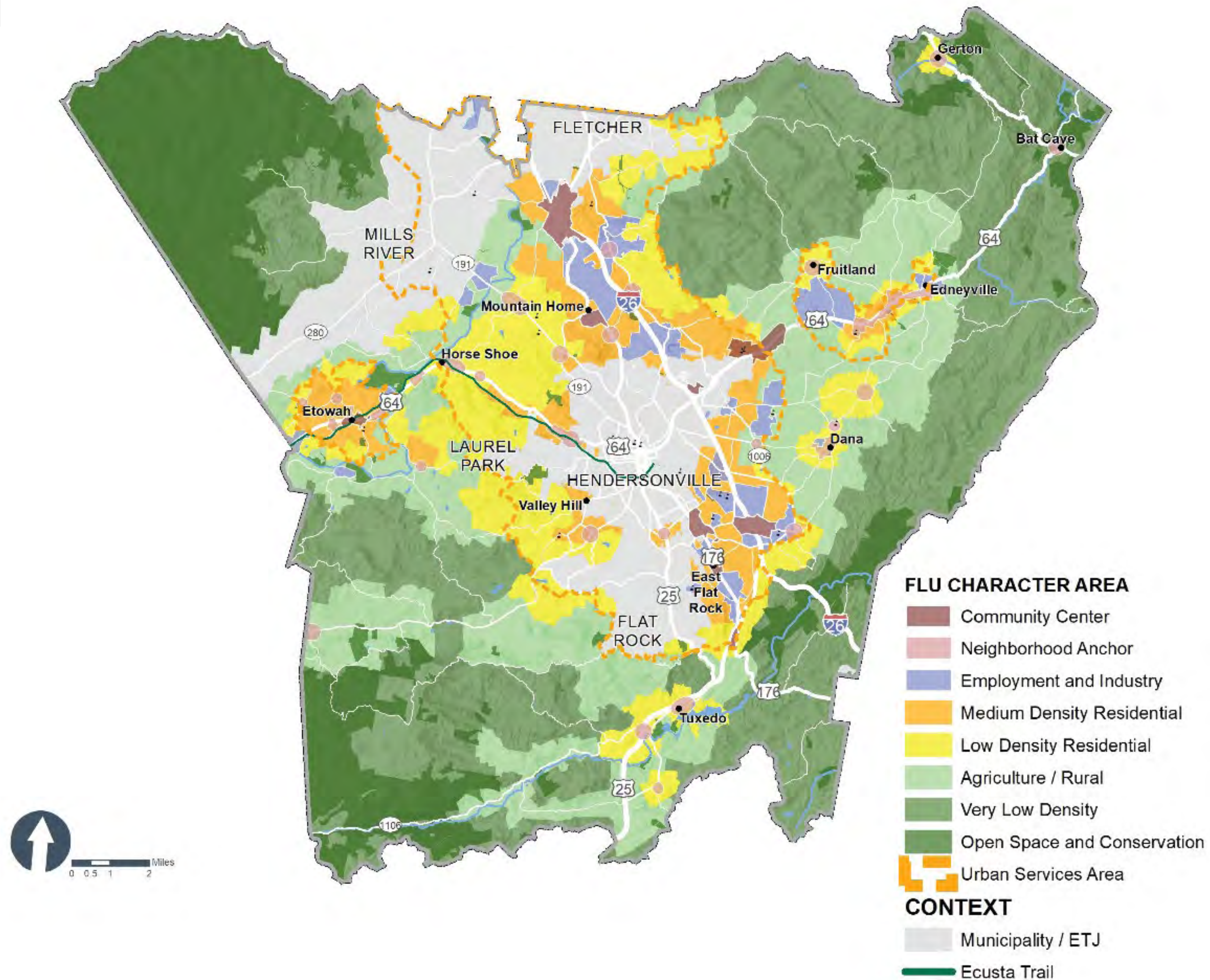
## Biodiversity and Habitat Value



# DRAFT FUTURE LAND USE MAP

## Highlights

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



# DRAFT FUTURE LAND USE CHARACTER AREAS

**MDR**  
Medium Density Residential



**EI**  
Employment & Industry



**CC**  
Community Center



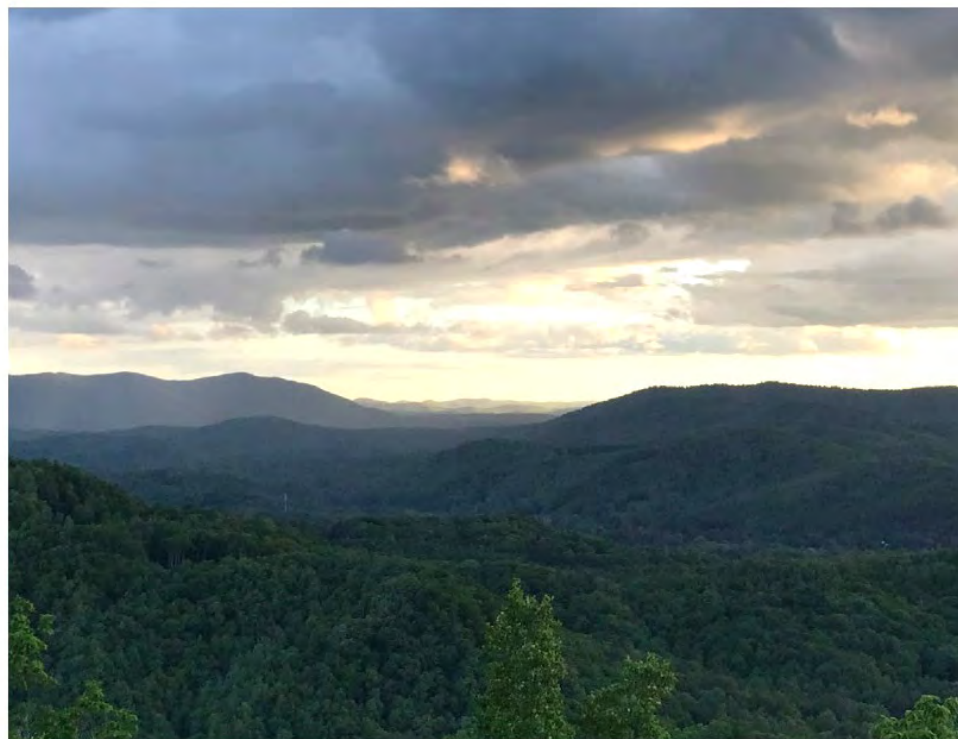
**NA**  
Neighborhood Anchor



**VLD**  
Very Low Density



**OSC**  
Open Space & Conservation



**LDR**  
Low Density Residential

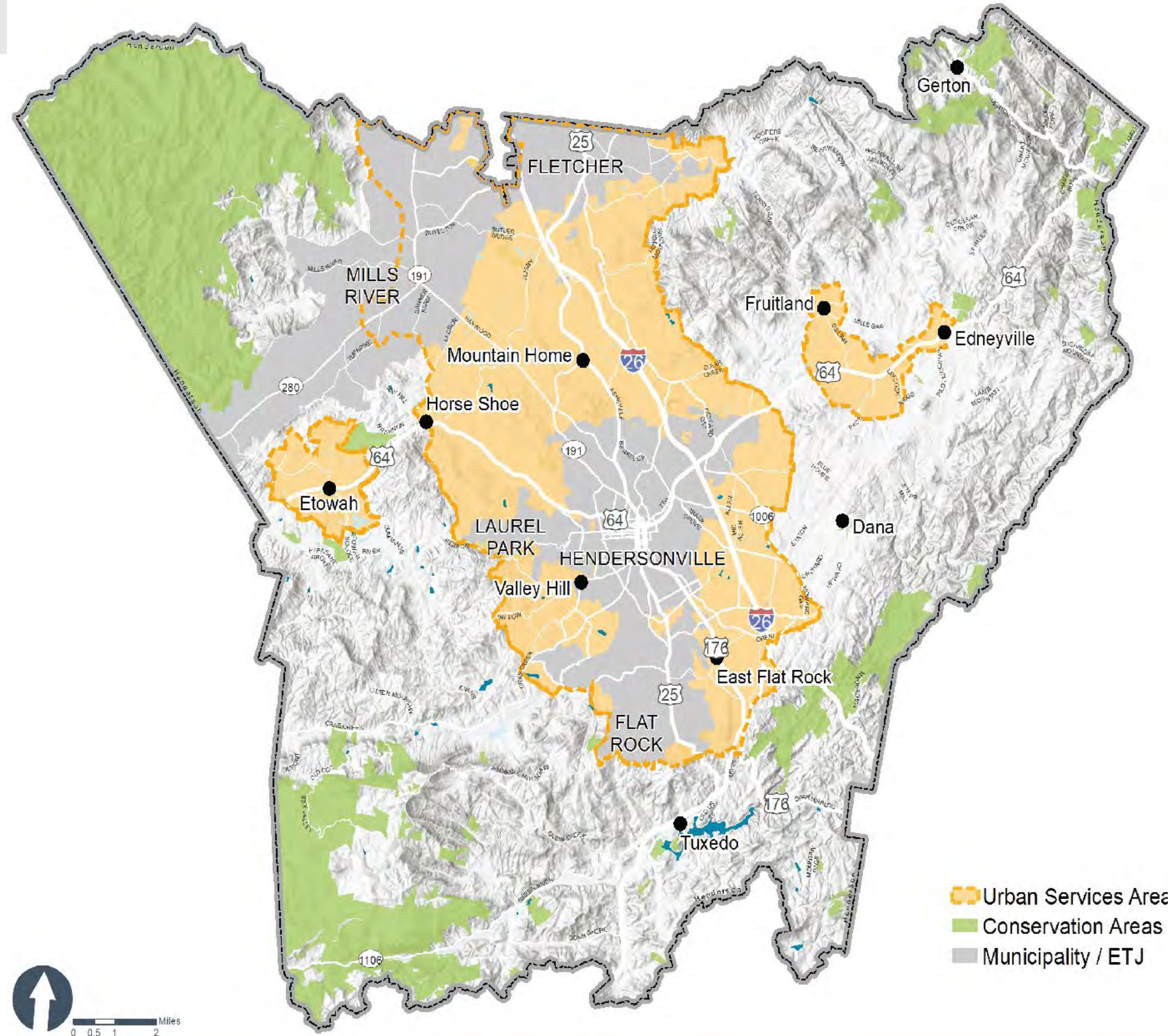


**AR**  
Agriculture/Rural

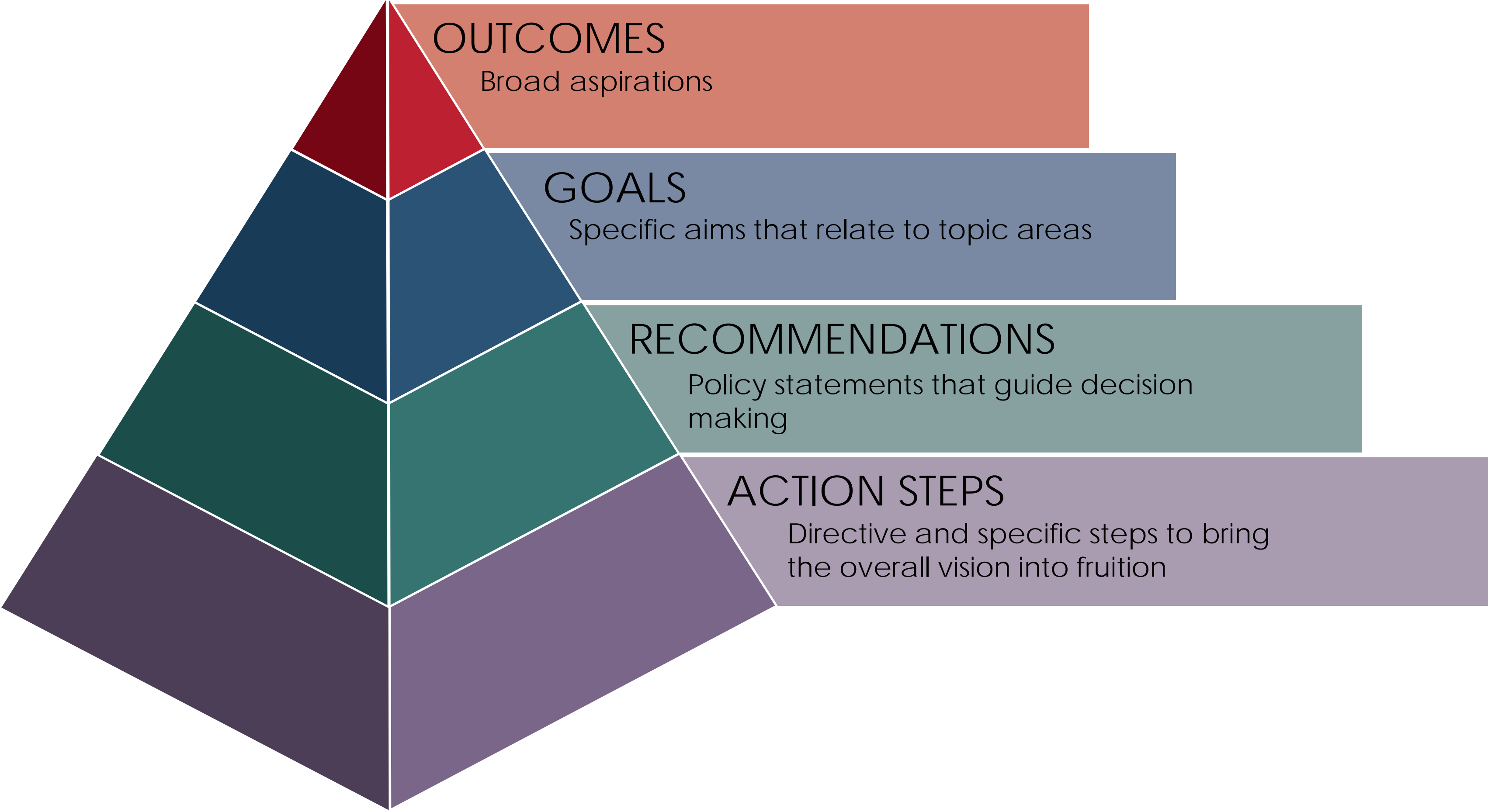


# URBAN SERVICE AREA

- Represents an area intended to be served by utilities and other urban services by 2045.
- Accounts for the existing services as well as the relative feasibility of sewer extension from sewer providers (City of Hendersonville, MSD, Etowah, and proposed Edneyville).
- Although the County participates in an advisory capacity to MSD and communicates with other service providers, the County does not have any control regarding the extension of water or sewer.
- When the sewer line is built at the Justice Academy and Edneyville Elementary, the County will be in control of extension and maintenance of those lines.
- Utility extensions, service enhancements should generally be encouraged within the Urban Service Area.
- Planning Board will discuss the extents of this boundary



# VISION STRUCTURE



# OUTCOMES

**INTENTIONAL  
LAND USE**

**OPPORTUNITY**

**CONNECTIVITY**



# Goals

Each of the eight goals correspond with one of the three Outcomes.



OUTCOME 1: INTENTIONAL LAND USE



**Coordinate development near existing community centers.**



**Protect and conserve rural character and agriculture.**



**Improve resiliency of the natural and built environments.**



# KEY RECOMMENDATIONS

- Within this Outcome, options to preserve agricultural land are presented
- Options include traditional easements, programs like voluntary farmland preservation, and even changes to State legislation.



# KEY RECOMMENDATIONS

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

- Strengthen and encourage **conservation subdivision design** in areas with sensitive environmental resources.



- Conservation Design Target Areas
- 500 Year Flood Area
- 100 Year Flood Area

Traditional Development



Conservation Subdivision



OUTCOME 2: CONNECTIVITY



**Prioritize multi-modal transportation options & connectivity.**



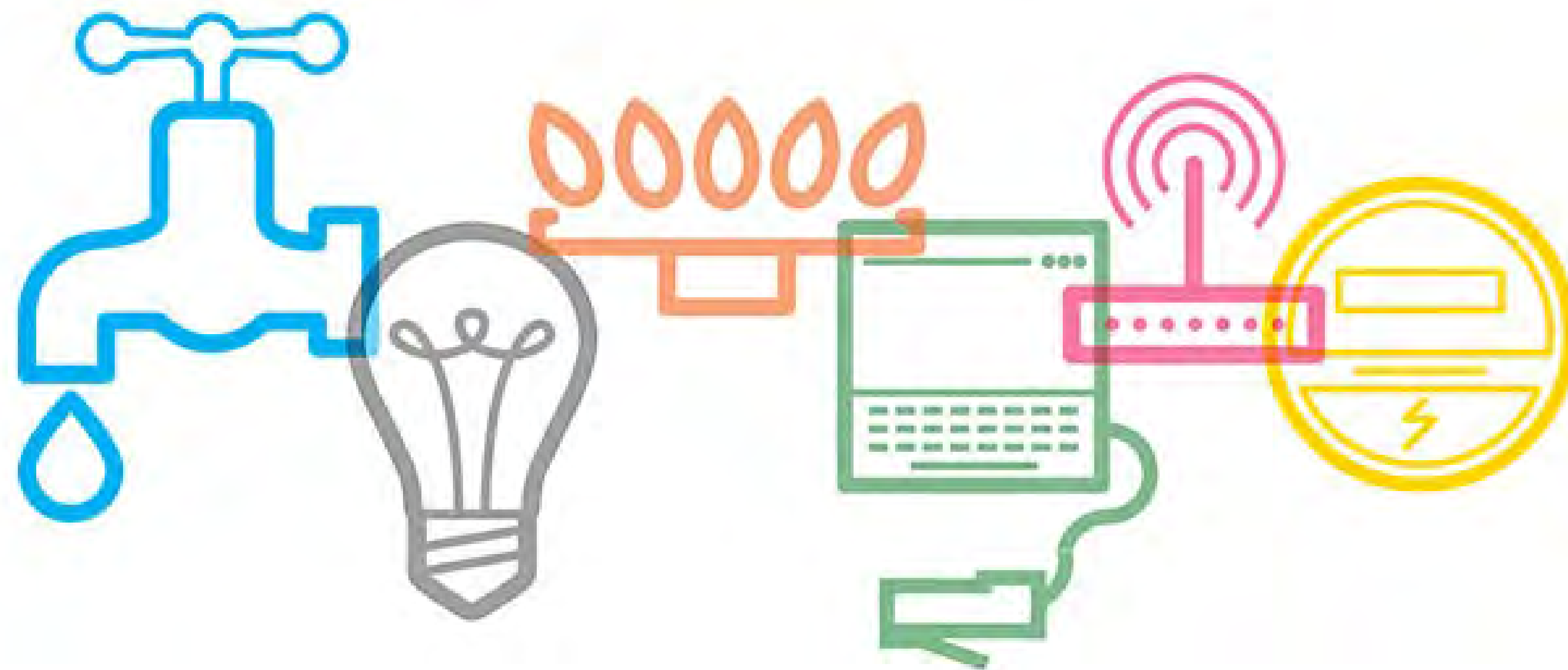
**Create a reliable, connected utility & communication network.**



**Rec 5.1: Improve communications infrastructure.**

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

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



OUTCOME 3: OPPORTUNITY



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



**Diversify housing choices and availability.**



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



# KEY RECOMMENDATIONS

**Rec 6.1: Increase high-wage employment and foster growth in the local tax base.**

**Rec 7.2: Encourage development of affordable and inclusive housing.**



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

# Questions



# PUBLIC INPUT MEETINGS

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