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# APPENDIX

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# GLOSSARY

The Glossary of terms below is provided to aid in understanding the Comprehensive Plan by defining terms that may be unfamiliar to readers. This glossary is not intended as an instrument of enforcement or policy.

**4-H Youth Development Club:** Locally led by NC Cooperative Extension in Mills River, kids and teens complete hands-on projects in areas like health, science, agriculture, and civic engagement with guidance from mentors.

**Aging in Place:** As defined by the U.S. Centers for Disease Control and Prevention, aging in place is the ability to live in one's own home and community safely, independently, and comfortably, regardless of age, income, or ability level. The National Institute on Aging offers [information and resources](#) on how to age in place, including preparations and renovations to homes to improve accessibility.

**Agriculture:** Activities that primarily involve raising, producing, or keeping plants or animals, forest management, tree farms, and timber areas. Agriculture includes direct sales of such products at retail and at wholesale facilities. The agricultural industry is also supported by research, distribution and processing facilities. New agricultural trends in Henderson County include crops such as berries and ornamentals, agritourism operations and new technologies such as greenhouses and vertical farms.

**Affordable Housing:** According to Federal guidelines, housing that a household can obtain for 30% or less of its total gross income including utilities.

**Agribusiness Henderson County (AgHC):** As of 2023, Agribusiness Henderson County is a public and privately funded non-profit organization promoting the economic development of agriculture and agribusiness within the County.

**Apple Country Public Transit (ACPT):** Apple Country Public Transit is Henderson County's public transit service. Currently operated by a private provider, ACPT provides 3 bus routes throughout the urban areas of the county, as well as paratransit service. ACPT connects with Asheville Rides Transit (ART) at the Asheville Regional Airport.

**Broadband Availability Index (BAI):** A state tool used to prioritize grant funding.

**Blue Ridge Community College (BRCC):** A state-run, two-year, community college. The main campus is in Flat Rock, and the Transylvania County campus is in Brevard.

**Broadband (Current Broadband metric for adequate internet speed):** According to the [Federal Communications Commission \(FCC\)](#), broadband is high-speed Internet access that allows users to access the Internet and Internet-related services at significantly higher speeds than those available through "dial-up" services. Usage standards are defined by number of devices in use at a time and intensity of use. For moderate use by two devices at a time, medium service is defined as 12 to 25 Mbps (Megabits per second).

**City of Hendersonville Water/Sewer:** The City of Hendersonville's Water/Sewer service serves Henderson County as the primary water and sewer utility provider for the County. Most residents who have water or sewer in the County are in the City's system. Other providers exist including the Metropolitan Sewerage District (MSD) and private providers that service the northern and western portions of the County.

**Comprehensive Plan:** Comprehensive plans are guiding documents that set policy for the county or local government. State law requires a current comprehensive plan to establish or enforce zoning. Comprehensive plans provide a guide for land use decisions. They are not regulatory but can inform changes to regulations such as zoning. Plans typically contain a set of goals for the County based on community and stakeholder feedback. It will also contain a set of policies that will be used by the County and its staff, elected and appointed officials in their decision making for the next 10-20 years. The plans will be used to guide development design and

public investments, such as parks, water, sewer, and transportation improvements.

**Conservation Development:** An alternative form of subdivision design that focuses on environmental stewardship and preservation of land through configuration of lots that results in open space and linkages among open spaces within and outside a development's boundaries. Cluster developments and conservation subdivisions are types of conservation development.

**Conserving Carolina:** Conserving Carolina is a non-profit organization that works to conserve and protect land in Western North Carolina. Most conservation easements in the County are processed and recorded through Conserving Carolina.

**Cost of Services:** Development and land use decisions can influence the tax base in Henderson County and also the cost of community services required to serve new development. These costs are associated with serving new development with schools, emergency services, parks, utilities, etc.

**Digital Inclusion Plan:** A state of North Carolina initiative; a digital inclusion plan specifically addresses the digital divide and identifies strategies to close it, as well as identify those areas.

**Edneyville Sewer:** The proposed sewer system that will be administered by Henderson County, to primarily serve the NC Justice Academy and Edneyville Elementary School. Sewer in Edneyville will likely serve agricultural operations, businesses and some residential growth in the community.

**Etowah Sewer:** The Etowah sewer system is a private wastewater system, previously permitted by the State of North Carolina. While not fully utilized, the existing permit is in place and could lead to development with sewer service in Etowah.

**Existing Land Use:** Existing land use is how land is currently used. This is usually determined from tax parcel records, viewing aerial photography and/or windshield surveys.

**Extraterritorial planning jurisdiction (ETJ):** The portion of a municipality's planning jurisdiction located outside the corporate boundaries of the municipality.

**Farmland Mapping and Monitoring Program:** A Farmland Mapping and Monitoring Program (FMMP) produces maps and statistical data used for analyzing impacts on agricultural resources. Agricultural land is rated according to soil quality and irrigation status; the best quality land is called Prime Farmland. In other jurisdictions, the maps are updated every two years with the use of a computer mapping system, aerial imagery, public review, and field reconnaissance.

**Floodplain:** An area of low-lying land adjacent to a watercourse that is subject to flooding or inundation.

**French Broad River Metropolitan Planning Organization (FBRMPO):** The [French Broad River Metropolitan Planning Organization \(FBRMPO\)](#) is the regional transportation planning organization, under the Land of Sky Regional Council. MPOs, required by federal law, serve as the regional planning organization to coordinate the allocation of federal funds for transportation projects.

**Future Land Use:** Future Land Use as shown on a Future Land Use Map is illustrative of an intended development pattern that meets community goals. The Future Land Use Map is generally divided into different character areas that describe general uses, intensity, and other shared attributes.

**Greenway or Trail:** Paved or unpaved trail and associated green space that is utilized for recreation and/or transportation.

**Hazard Mitigation Plan (HMP):** Hazard mitigation is any sustained action taken to reduce or eliminate the risk of property or personal damage from natural or human-caused environmental disasters. A hazard mitigation plan is a planning document developed by/with hazard mitigation planners, local municipal planning staff, emergency services staff, regional transportation agencies, and utility providers to

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prepare for expected and unexpected disasters in a particular planning area. It often involves calculating the risks for certain hazards and making recommendations to mitigate risk, provide protection, and improve hazard education for the area. (Source: [Planning.org](https://www.planning.org))

**Henderson County Broadband Taskforce:** The Henderson County Broadband Taskforce consists of County Commissioners, County Department heads, and local broadband experts. The taskforce is charged with assisting and advising the Board of Commissioners by navigating public-private partnerships for the provision of adequate broadband/internet services in all areas of the county.

**Henderson County Environmental Health:** Environmental Health is a division of the Henderson County Public Health Department. Its goal is to prevent the spread of disease and promote personal safety through proper sanitation, safe food, clean water, proper disposal of waste, environmental education, and the management of disease-carrying pests. It is the County division responsible for the issuance and monitoring of all well and septic permits within the County. The feasibility of well and septic systems, which is largely dependent on the quality of soils, can allow or limit development on properties.

**Henderson County Partnership for Economic Development (HCPED):** The Henderson County Partnership for Economic Development (HCPED) serves as the County's primary Economic Development organization. Their four pillars are marketing and business development, product development, existing industry, and advocacy.

**Henderson County Soil & Water Conservation District (SWCD):** Works with federal, state, and local offices to provide educational, technical, and financial assistance to conserve soil, improve water quality, and enhance the natural resources of Henderson County.

**Henderson County Tourism Development Authority (TDA):** The Henderson County Tourism Development Authority is the official body for marketing Henderson County to potential tourists for economic development. The TDA is managed by a 9-member board, made up of appointees and staff from Henderson County, the Henderson County Chamber of Commerce, the City of Hendersonville, the Village of Flat Rock, and the Town of Fletcher.

**HUD:** The Department of Housing and Urban Development is the Federal agency responsible for national policy and programs that address America's housing needs, that improve and develop the Nation's communities, and enforce fair housing laws. HUD's business is helping create a decent home and suitable living environment for all Americans, and it has given America's communities a strong national voice at the Cabinet level. HUD plays a major role in supporting homeownership by underwriting homeownership for lower- and moderate-income families through its mortgage insurance programs (Source: [hud.gov](https://www.hud.gov)).

**Industrial/Industry:** A land use type which may include manufacturing, warehousing, distribution, agricultural processing, research and development, and other comparable uses. These use types may be stand alone uses or organized in a business/industrial park setting.

**Institutional:** A land use type which may include schools, government offices, churches, hospitals, and other institutions.

**Infill:** Refers to the construction of buildings or other facilities on previously unused or underutilized land located within an existing urban-or otherwise developed-area. This type of development is meant to discourage urban sprawl and accommodate environmentally sustainable growth by making use of existing utility and transportation infrastructure. This is a general term and differs from the character area.

**Land Development Code (LDC):** A set of regulations that specify approval procedures and requirements

related to the subdivision and use of land. Also known as the LDC. Henderson County developed the LDC and Official Zoning Map in order to help direct and manage growth. [See this website](#) for more information.

**Land of Sky Regional Council:** The [Land of Sky Regional Council](#) is a multi-county, local government, planning and development organization. Authorized by state law, a regional council implements joint regional decisions, provides management, planning, and technical services to local governments. Land of Sky provides these services to Henderson, Buncombe, Madison, and Transylvania counties.

**Land Supply:** Vacant or available land and underutilized land that could accommodate additional development. Land supply is determined by an analysis of the ratio of the value of structures on a parcel compared to the value of land within the parcel. Land supply does not take into account environmental constraints or the owner's intentions for the property.

**Living Wage:** A wage that a worker must earn to afford basic necessities, without public or private assistance, based on the local cost of living.

**Metropolitan Planning Organization (MPO):** As defined by the U.S. Census Bureau, a local governmental unit with legal jurisdiction over an urbanized area with a population of more than 50,000. Within their jurisdiction, MPOs provide government service planning such as transportation and land use planning.

**Metropolitan Sewerage District (MSD):** The Metropolitan Sewerage District (MSD) is Buncombe County's primary sewer service. Its service extends down into northern Henderson County, including communities such as Fletcher, Mills River, and Horse Shoe.

**Missing Middle Housing:** Missing Middle Housing is a range of house-scale buildings with multiple units that are compatible in scale and form with detached single-family homes and located in a walkable

neighborhood. Please see [missingmiddlehousing.com](https://www.missingmiddlehousing.com) for more information.

**Mixed-Use:** The use of a building, a set of buildings, or a specific area for more than one land use (i.e. commercial and residential).

**Mobile/Manufactured Home:** A prefabricated structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities.

**Multi-Family Home:** Any building or set of buildings that contain multiple dwelling units intended to house three (3) or more individual families living independent of each other and sharing common walls. Multi-family dwelling does not apply to a single duplex on an individual parcel of land. Multi-family dwellings include, but are not limited to, apartments, condominiums, and townhomes.

**Multi-Modal Transportation:** A combination of more than one mode of transportation. A multi-modal transportation system caters to all users (i.e. car drivers, transit riders, pedestrians, wheelchair users, and bicyclists).

**NC Cooperative Extension:** Based at NC State and N.C. A&T State Universities, unique programs "extend" research-based knowledge regarding agriculture, health, and nutrition to families, businesses, and communities. The universities also work together, along with county, state, and federal governments, to form a partnership.

**NCDOT:** The North Carolina Department of Transportation is responsible for all public roads and highways that are not owned by a municipality.

**Nodal Development/Node:** A growth pattern that concentrates development within strategic spots to create nodes or activity centers. An alternative to strip development.

**Open Space:** Open space is an area that is not encumbered with any substantial structure and is typically



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owned by a collective for no development purposes. Private open space may include land in conservation easements that is not publicly accessible. Public open space is legally and practicably accessible to the general public.

**Paratransit:** Comparable transportation service required by ADA for individuals with disabilities who are unable to use fixed route transportation. It functions as a "safety net" for persons with disabilities, but it is not intended to meet all their transportation needs.

**Planning Board:** A 9 member board of County residents from backgrounds related to planning, including real estate, development, surveying, and finance. The board is directed to conduct studies and develop plans containing recommendations for the future of the County, advise the Board of Commissioners on land use and development, administer regulations regarding the subdivision of land, and review requests for amendments to the Land Development Code and Official Zoning Map.

**Present Use Value (PUV):** A statewide program that allows agricultural, horticultural, and forestland to be assessed at its present-use value for tax relief. A "bona fide farm" in Henderson County is typically enrolled in the [Present Use Value program](#) and is exempt from county zoning.

**Redevelopment:** Any proposed expansion, addition, or major change to an existing building, structure, or parking facility.

**Rezoning:** The action or process of changing land or property to a different zoning district with associated use allowances and restrictions. The rezoning process is a legislative process and requires action and input from the Planning Board and the Board of Commissioners.

**Setback:** The space between the lot line and the outer wall of the primary building on a site. This is often regulated by zoning in order to separate buildings

from public realm, public facilities, and neighboring properties and their uses.

**Single Family Home:** A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

**Saluda Living in Place (SLIPNC):** A dynamic and responsive organization that helps equip older adults in the greater Saluda community to live independent, vibrant, healthy, and active lives.

**Smart Solar:** [Smart Solar](#) guides solar development to where it has the least negative impact on land well suited for farming, ensures that agricultural land where projects are sited can be farmed in the future, and promotes "agrivoltaics" solar projects to create opportunities for both farming and solar energy on the same land. For more information, visit: [www.farmland.org](http://www.farmland.org).

**Special Use/Special Use Permit:** A permit issued to authorize development or land uses in a particular zoning district upon presentation of competent material, and substantial evidence establishing compliance with one or more general standards requiring that judgment and discretion be exercised, as well as compliance with specific standards. Runs with the land once permitted.

**Sprawl:** Urban sprawl refers to a pattern of low-density, often poorly-planned development stretching away from an urban center. Recent rise of suburbs led to fragmented communities connected by roads and dependent upon cars. This trend, also known as "suburban sprawl", generally comes with adverse environmental and social impacts, including traffic congestion, air pollution, loss of forest and agricultural lands, and communities that are more segregated by race and class.

**Statewide Transportation Improvement Program (STIP):** "A 10 year State and Federal-mandated plan that identifies the construction funding for and scheduling

of transportation projects throughout the state." [Source: NCDOT.](#)

**Stormwater Management:** The practice of controlling the runoff generated by rainfall during a storm event. This covers the areas of erosion control, stormwater quantity, conservation or protected buffers, nitrogen reduction, water supply watershed protection, environmentally sensitive watershed protection, and floodplain management.

**Strategy-Specific Resources:** Strategy-Specific Resources are [High-Impact Opioid Abatement Strategies](#), provided by the North Carolina Department of Justice. County specific strategies include but are not limited to: evidence-based addiction treatment, recovery support services, and early intervention.

**Streetscape:** The natural and built environment of a street including but not limited to paving, lighting, plantings, stormwater management, furnishings, utilities, and transportation facilities.

**Strip Development:** A growth pattern that is characterized by highly auto-oriented commercial development arranged in a line, usually along a major roadway.

**Suitability:** The capacity of land to support a type of land use based on various environmental and economic attributes.

**Tax Base:** A significant portion of county services are funded from property taxes. A more diverse tax base which includes commercial and industrial development can help keep taxes low on residential properties.

**Traffic Impact Study (TIS):** A TIS or a traffic impact analysis (TIA) is a document prepared by qualified traffic engineering firms to assess the potential effects of a proposed development on the surrounding roadway network. The County, as well as

NCDOT, requires a developer to produce a TIS under certain circumstances.

**Unincorporated Area:** The area of the county that does not lie within municipal city limits or extraterritorial jurisdiction.

**Urban Growth Boundary (UGB):** Geographic area that encompasses the municipal limits and is appropriate for growth that includes adaptive reuse and high-density development during the next 20 years. Municipal growth should be directed to the UGB.

**Utility Service Area (USA):** The USA is shown on the Future Land Use Map and represents an area intended to be served by water, sewer, and broadband utilities as well as other services by 2045. This area also accounts for the existing services and the relative feasibility of sewer extension from sewer providers (City of Hendersonville, MSD, Etowah, and proposed Edneyville).

**Vision Zero:** Vision Zero is a national road traffic safety project that aims to achieve a highway system with no fatalities or serious injuries involving road traffic.

**Voluntary Agricultural District (aka Farmland Preservation District):** A designated Voluntary Agricultural District is designated to facilitate the preservation of the existing agricultural land. The district creates additional setbacks for new structures placed on adjacent properties, as an effort to curtail any nuisance or encroachment on the farm.

**Wildland Urban Interface:** The [WUI](#) is an area where human development meets or intermingles with undeveloped wildland and vegetative fuels that are both fire-dependent and fire-prone.

**Workforce Housing:** Any form of housing that is affordable for households with an earned income that is insufficient to secure quality housing in reasonable proximity to the workplace.