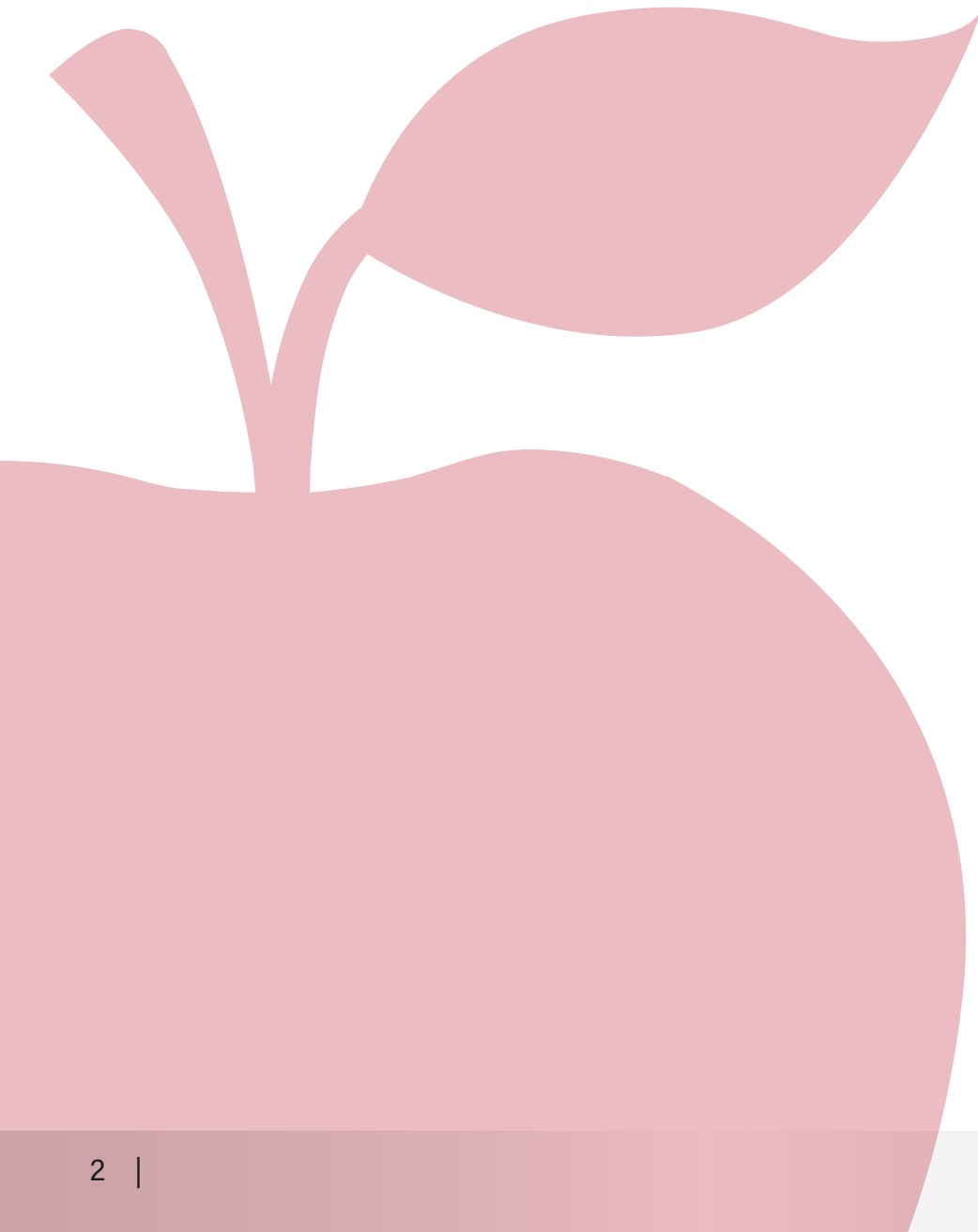


HENDERSON COUNTY 2045 COMPREHENSIVE PLAN ADOPTED MARCH 20, 2024



*Cover page photos:
Left: Skytop Orchard, TDA Photos
Top Right: Big Hungry River, Jake Petrosky
Bottom Right: Henderson County
Courthouse, Sam Dean*

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**Due to file size, Parts 2 and 3 of the Appendix are only available digitally at HendersonCounty2045.com*



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.

OUTCOME 2: CONNECTIVITY
 Prioritize multi-modal transportation options & connectivity.
 Create a reliable, connected utility & communication network.

OUTCOME 3: OPEN SPACE
 Stimulate innovative economic development initiatives, entrepreneurship, and local businesses.
 Diversify housing choices and availability.
 Promote healthy living, public safety and access to education.

PART 1

How We Got Here

Project Background

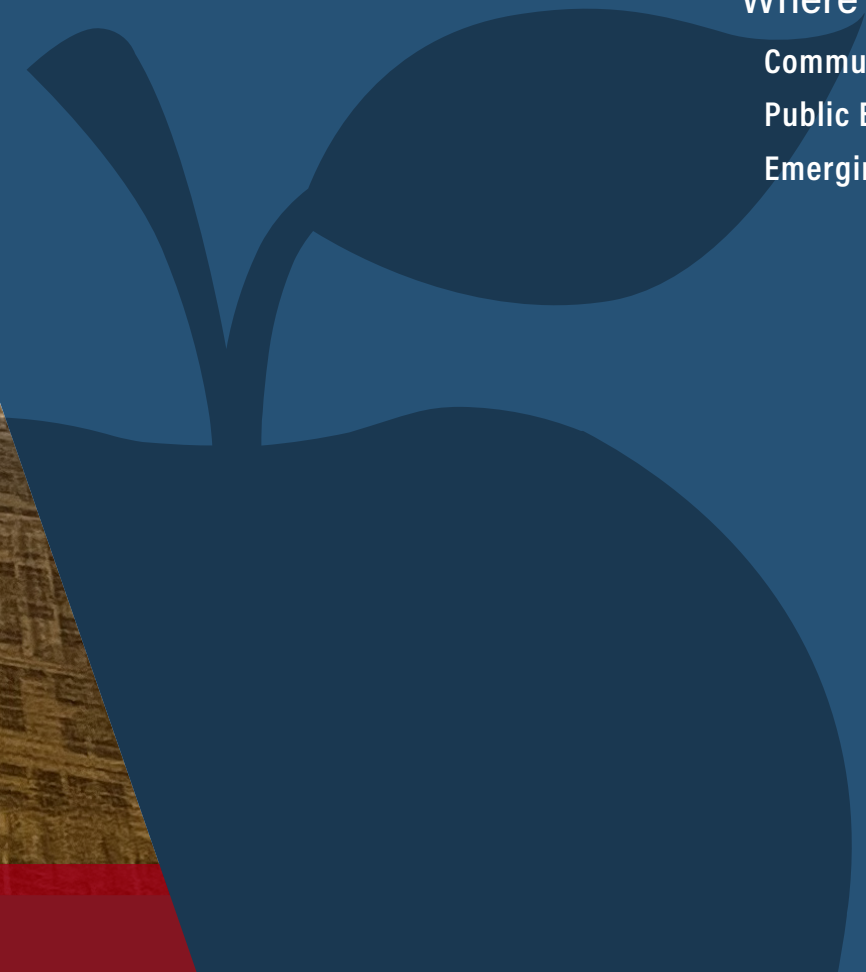
Previous Land Use Milestones

Where We Are

Community Profile

Public Engagement

Emerging Issues



HOW WE GOT HERE

PROJECT BACKGROUND

PLANNING FOR HENDERSON COUNTY

An updated *Comprehensive Plan** is a State of North Carolina requirement, but even more, it is an essential tool for guiding a County's growth and development.

In the summer of 2021, Henderson County undertook the process of creating a new *Comprehensive Plan*. The result is a document that establishes a vision for the community and guides the County's growth and development for the next 20 years. This plan will be reviewed every 5 years and an update will be conducted after 10 years, in 2034. Starting the update after the next Census will optimize the planning process since the data will be new and more reliable than using solely American Community Survey data.

PROCESS

The development of the plan was a 2 years and 9 months long process, which was 15 months longer than anticipated. The planning process consisted of substantial community engagement paired with in-depth analysis of the existing conditions in the County. To better understand past and present conditions of Henderson County, the County conducted demographic research, spatial analysis, and reviewed existing planning documents. To create a vision for the future, the County sought input from stakeholders, members of the public, County departments, and leadership.

On December 5th, 2022, the Board of Commissioners held a formal public hearing to review the Planning Board recommended draft of the 2045 *Comprehensive Plan*. Feedback received during the public comment period that followed provided the basis for which many of the changes to the draft plan and *Future Land Use Map* were made during the 2023 review period.

ENGAGEMENT

Community engagement formed the foundation of this plan. Outreach* included public meetings, a community survey, and conversations with many County stakeholders, residents, and community members. A summary of public engagement activities is available in Chapter Two of the *Comprehensive Plan* (See Appendix for a full list of outreach efforts). These included:

- Project Website
- Stakeholder Focus Groups
- Community Survey
- Public Meetings
- Presentations to Local Groups
- Steering Committee Meetings
- BOC Dedicated Comment Period

ADOPTION

This plan was unanimously adopted by the Board of Commissioners on March 20, 2024.

*The Comprehensive Plan will make land use recommendations for the **unincorporated area** of the County.*

*Glossary terms are italicized and highlighted in blue font throughout the plan.

STUDY AREA

The *Comprehensive Plan* offers land use guidance for the *unincorporated area* of Henderson County. Municipalities have jurisdiction over land use decisions within their limits. Each municipality participated in the planning process to ensure cohesiveness as community members traverse jurisdictional boundaries. Understanding that all County residents pay taxes to and benefit from County services and programs, the entire Henderson County community was invited to participate in the planning process. This input will influence concerns, such as recreation planning and infrastructure, that affect all County residents no matter which jurisdiction they live in.

The study area covers the entire County. Roughly 60% of the County's population lives within unincorporated areas.

Municipalities of Henderson County

.....

City of Hendersonville	Town of Mills River
City of Saluda*	Town of Laurel Park
Town of Fletcher	Village of Flat Rock

**Saluda is in both Henderson County and Polk County*



Official seals of the municipalities in Henderson County

HOW WE GOT HERE

WHY PLAN?

An updated *Comprehensive Plan* is a State-required document for enacting or enforcing zoning in North Carolina (per NCGS §160D-501). It is also a strategic tool for local governments to shape the future of their communities.

It presents an opportunity every 5-10 years for a community to have a conversation about:

- where they are,
- where they're going,
- where they want to be,
- and how they will get there.

The *Comprehensive Plan* will serve as guidance for planning and decision-making in Henderson County such as:

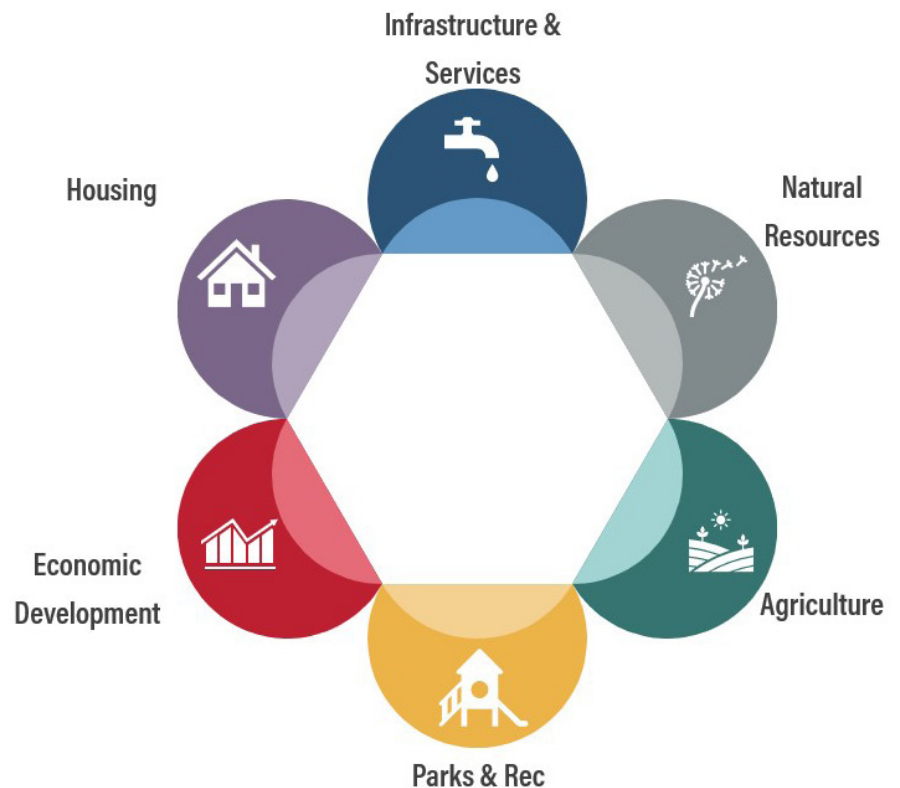
- Zoning Updates
- Land Development Code Updates
- Corridor Studies
- Parks and Recreation Planning
- Transportation Planning
- Economic Development
- Rezoning Decisions
- Funding Allocation
- Agricultural Preservation

WHY NOW?

The current plan was adopted in 2004 and needs to be reviewed and updated. Since that time, development increased rapidly and typically catered to households with higher incomes. Additionally, the current *Comprehensive Plan* was adopted prior to implementation of the *Land Development Code*. In result, the *Future Land Use Map* does not adequately reflect the desires of the community to preserve their agricultural and environmental assets, while balancing economic growth. This plan addresses those factors and many others, ensuring it serves present and future residents alike.

This document is policy, not regulatory. The *Land Development Code* and other County ordinances are the regulatory documents.

A Comprehensive Plan addresses, but is not limited to...

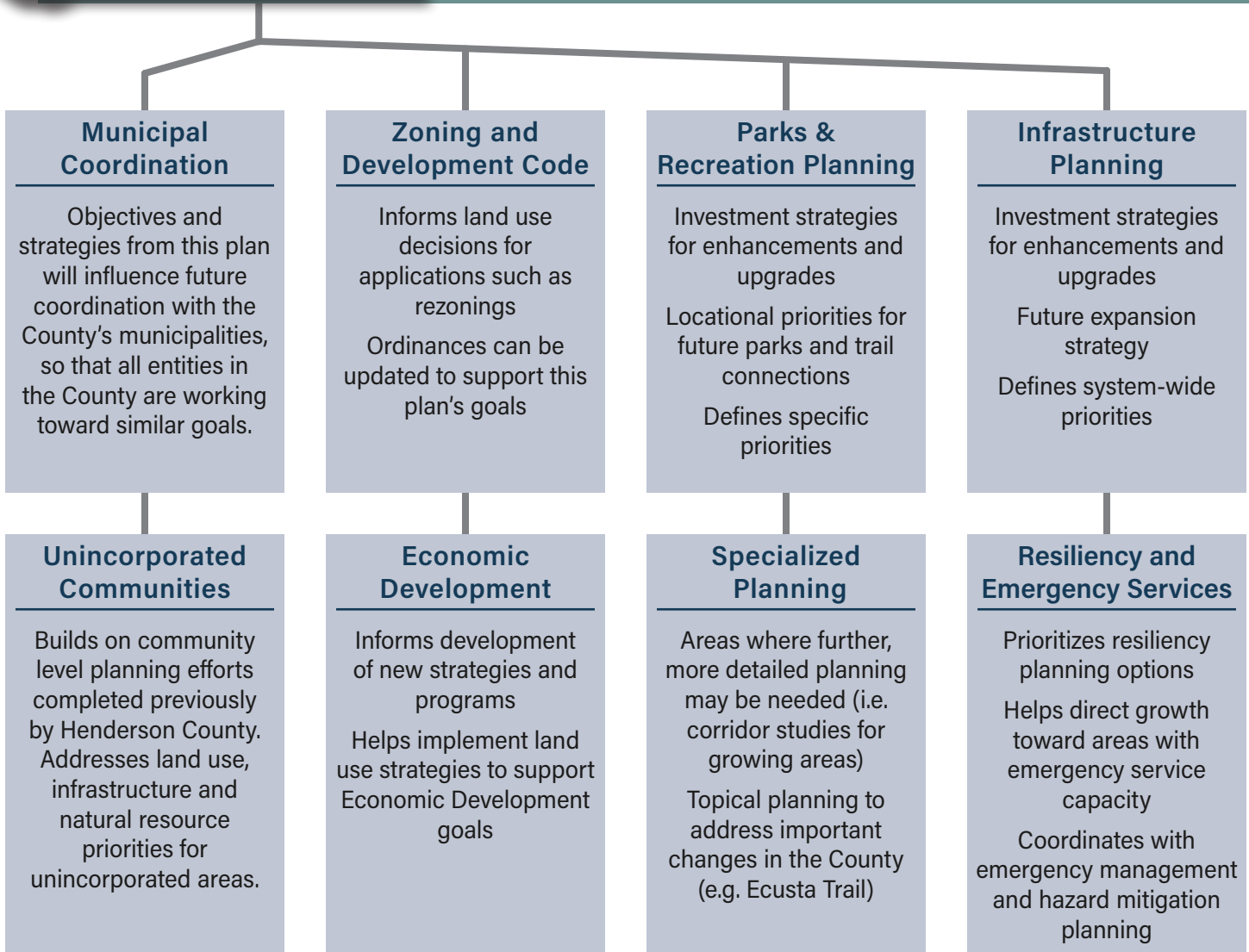


HOW DOES THIS PLAN FIT IN WITH OTHER PROCESSES?

Regional planning is informed by and informs the Comprehensive Plan.



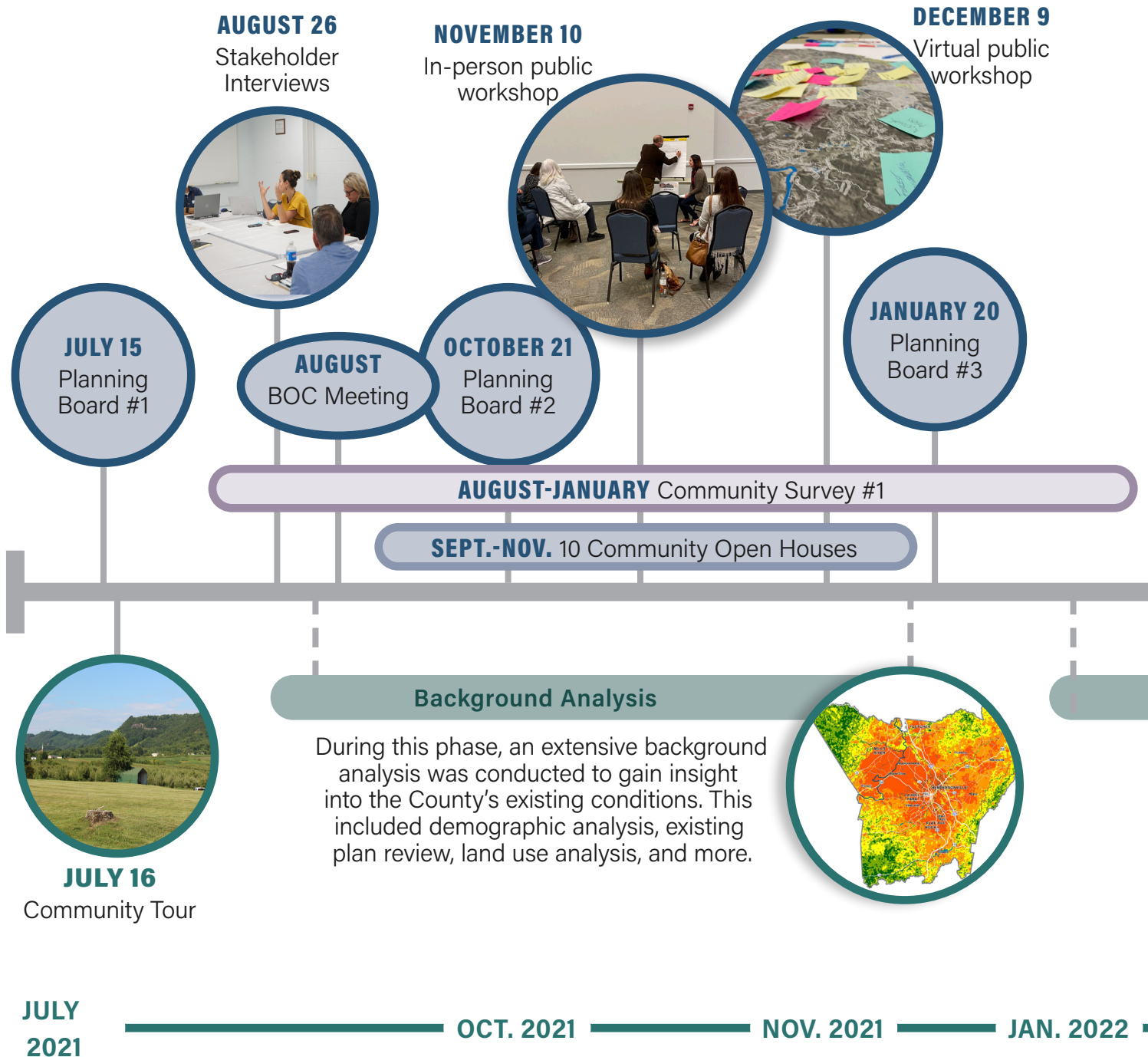
The 2045 Comprehensive Plan will inform all other planning and policy-making that affects the development of the County.



HOW WE GOT HERE

PLANNING PROCESS

The development of the Comprehensive Draft Plan was presented to the BOC at the Public Hearing held on December 5th, 2022. The Board of Commissioners then conducted an extensive review that included multiple public input opportunities during 2023. The final plan was adopted on March 20, 2024.





Plan Development

During this phase, all feedback received from the public in the first half of the project was synthesized along with the background analysis. Together, these create the backbone of the draft plan.

Before it was presented, the draft plan continued to be refined based on feedback heard from the public and the Steering Committee.



**BOC COMPLETED
REVIEW AND
ADOPTED PLAN
MARCH 20, 2024**

**SUMMER
2022**

**FALL
2022**

**MAR.
2024**

HOW WE GOT HERE

PREVIOUS LAND USE MILESTONES

1838

Henderson County is created from Buncombe County.

1841 The County votes to locate the County seat centrally along the north-south road (the Buncombe Turnpike), rather than on the French Broad River near present-day Horse Shoe.

1847 Hendersonville is issued a town charter from the NC General Assembly, becoming the County's first municipality.

1876 The first railroad through Henderson County is completed.

1925 Town of Laurel Park is incorporated.

1966 The first section of I-26 opened from NC 280 to the US 25 connector.

1969 The Henderson County Water and Sewer Plan is prepared.

1976 I-26 from Asheville to the SC border was completed.

1977 The County's first land use plan is adopted.

1989 Town of Fletcher is incorporated.

1993 The County's second land use plan is adopted.

1995 Village of Flat Rock is incorporated.

2003 Town of Mills River is incorporated.

2004 The 2020 Comprehensive Plan is adopted.

2007 The County eliminates open-use zoning and adopts the *Land Development Code*.

2009 The 2020 Comprehensive Plan is amended.

2009 The Etowah/Horse Shoe Community Plan is completed.

2010 The Edneyville Community Plan is completed.

2011 The Dana Community Plan is completed.

2014 The Green River/Tuxedo/Zirconia Community Plan is completed.

2018 The East Flat Rock Community Plan is completed.

2019 The Greenway Master Plan is adopted.

2021 The 2045 Comprehensive Plan process begins.





Downtown Hendersonville from Third Avenue
Photo Credit; Sam Dean

WHERE WE ARE

COMMUNITY PROFILE

The statistics and graphics in this section of the 2045 plan report provide highlights from the analysis conducted as part of the plan. More detail is included in the Appendix.

POPULATION

Henderson County experienced significant growth during the 2000-2020 period. Population in the County as a whole increased by 27,106 or 30%. Population in the *unincorporated area* experienced a similar increase. Saluda and Laurel Park grew 11% and 12% respectively and some other jurisdictions, like Fletcher, grew as much as 90%! Projections from the NC Office of State Budget and Management (OSBM) indicate that this growth pressure is likely to continue, projecting a population increase of 29%, totaling to 149,839 residents by 2045. (Source: NC OSBM County/State Population Projections).

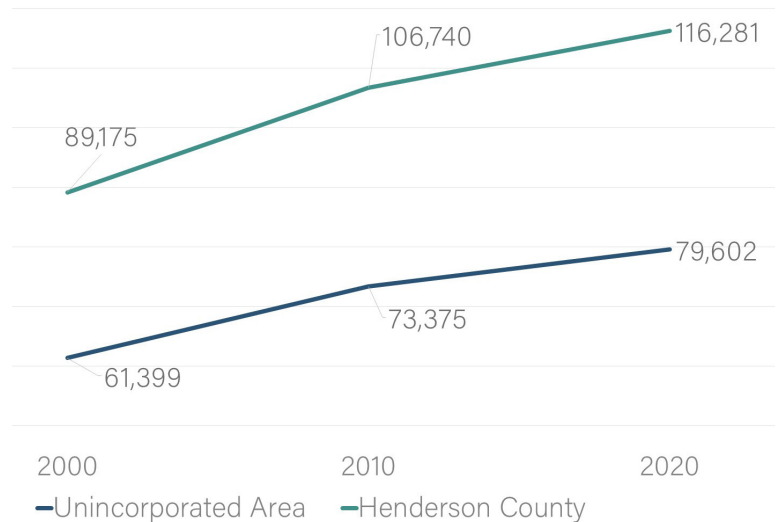
The County population estimate doesn't account for the large portion of "second home" residents who are counted in their home state instead. A significant amount of the population is located in the *unincorporated areas* of the County. Population density is highest in Hendersonville and along I-26.

POPULATION GROWTH TABLE

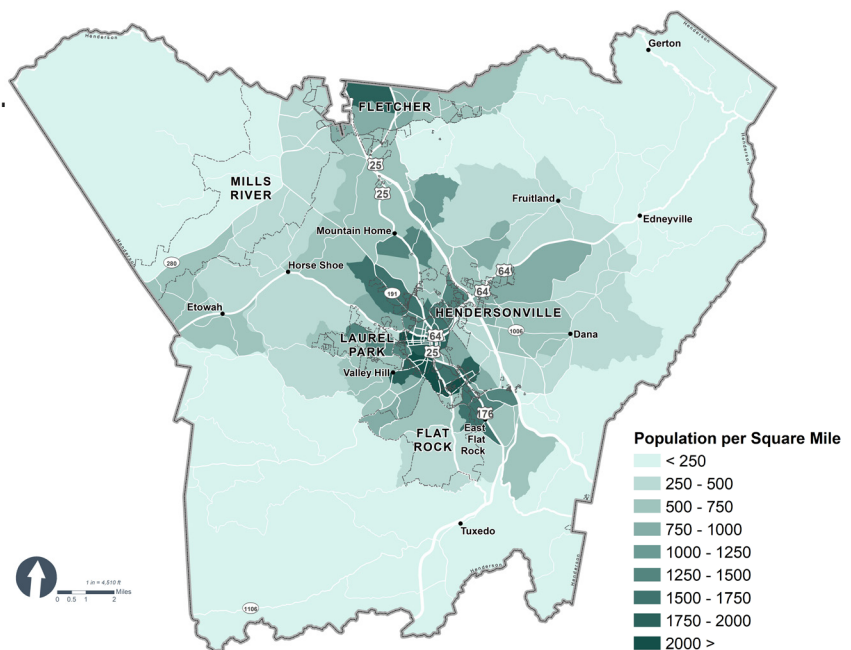
AREA	POPULATION		% GROWTH
	2000	2020	
SALUDA	667	741	11.5%
LAUREL PARK	2,017	2,250	12.2%
FLAT ROCK	2,565	3,486	35.1%
MILLS RIVER	5,566	7,134	27.2%
FLETCHER	4,185	7,987	90.9%
HENDERSONVILLE	10,420	15,137	45.27%
UNINCORPORATED	63,765	79,546	24.7%
HENDERSON COUNTY	89,175	116,281	30.4%

Source: 2020 Census except Saluda (Esri)

POPULATION GROWTH 2000-2020



POPULATION DENSITY MAP



A larger version of this map can be found in the Appendix

HOUSING

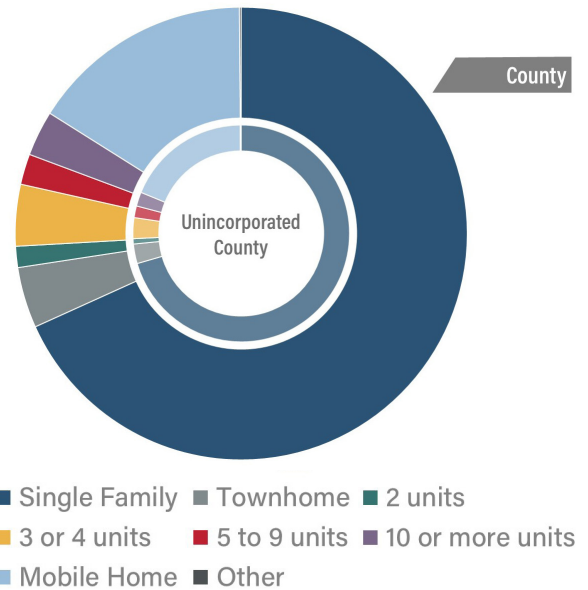
There are 58,811 housing units in Henderson County (Census, 2019). Over 15,000 housing units have been constructed between 2000 and 2019, but the majority of these (11,257) were built between 2000 and 2009. Recently approved developments in the County are set to add more than 2,600 homes over the next several years (Source: BlueRidgeNow.com).

Sixty-eight percent of total existing housing units in the County are single-family homes. Sixteen percent are mobile homes. Townhomes and duplexes make up 5.8% of units. Structures with more than 2 units make up almost 10% of units.

HOUSING COSTS

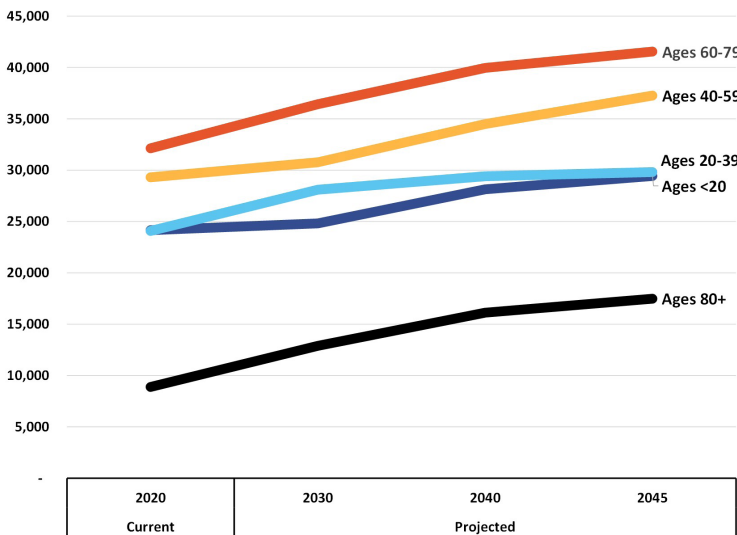
Housing costs have increased significantly over the last few years. The average sale price for housing in 2021 was \$416,000. Prices varied significantly between areas of the County. (Source: Stakeholder Interviews).

HOUSING TYPE



Source: 2019 Census ACS Data

AGE COHORTS AGE



Sources: NC Office State Budget & Management, SYNEVA Economics

Henderson County has an older population than the average of North Carolina as whole. The median age in the County is 48.1 years old. This median age is projected to remain above the nation and the state and reach 49.9 by 2045. All age groups are projected to increase in size. The cohort between the ages of 60 and 79, is projected to remain the largest age group in Henderson County.

INCOME

Median household income in Henderson County is \$59,669 which exceeds that of all other counties in Western North Carolina, except for Buncombe County at \$64,532. The median is in-line with North Carolina as a whole (\$61,972)(Source: ACS 2021 Estimate). When broken down by age of householder, the median household incomes are shown in the table to the left.

HOUSEHOLDER AGE	2020 INCOME ESTIMATE
UNDER 25 YEARS	\$37,304
25 TO 44 YEARS	\$60,125
45 TO 64 YEARS	\$68,423
65 YEARS AND OVER	\$50,316

WHERE WE ARE

LAND USE

EXISTING LAND USE

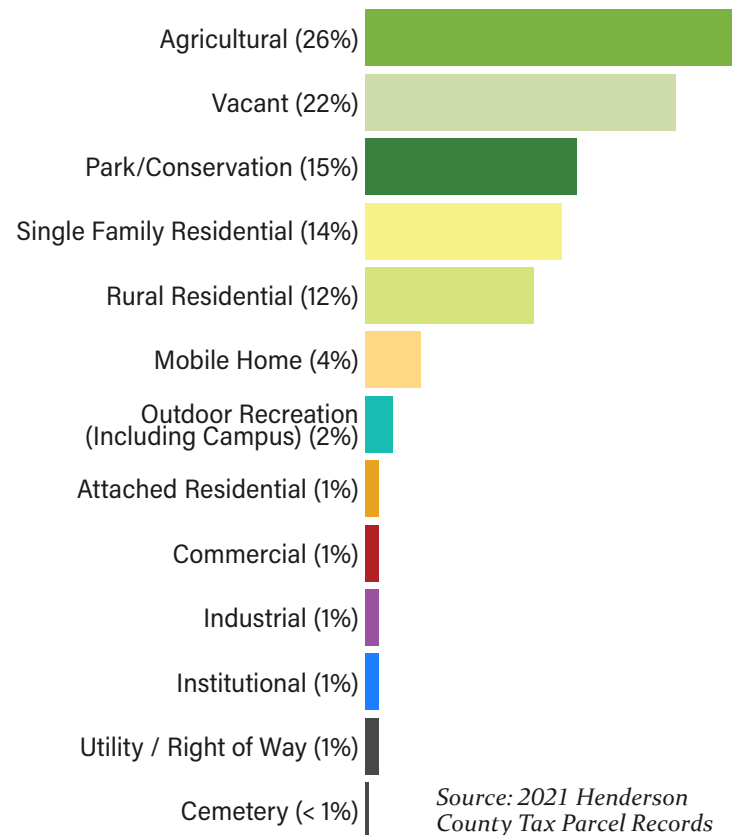
Henderson County experienced significant growth since 2000. Some areas of the County have seen residential growth, while others have seen more commercial or *industrial* development. In some of the more isolated parts of the County, land use trends have changed little during the last 20 years. The following chart and map show existing land use in the County. *Existing Land Use* is determined using a combination of parcel data and aerial imagery. It represents a current inventory of how land is used. The total county acreage is 238,688 acres (US Census 2020). The total unincorporated area is 208,038 acres. Highlights from the existing land use inventory include:

- Commercial and *industrial* uses make up 2.7% of land (approximately 6,200 acres) and concentrated along highways (I-26, US-64, NC 191, NC 280)
- *Agriculture* (including timber) covers 26% of land (60,000 acres)
- Subdivisions and attached residential cover 18% of land
- Rural residential (residential uses on lots larger than 5 acres), 13% of land
- Parks and *conservation areas* total 15% of land

PROPERTY VALUE

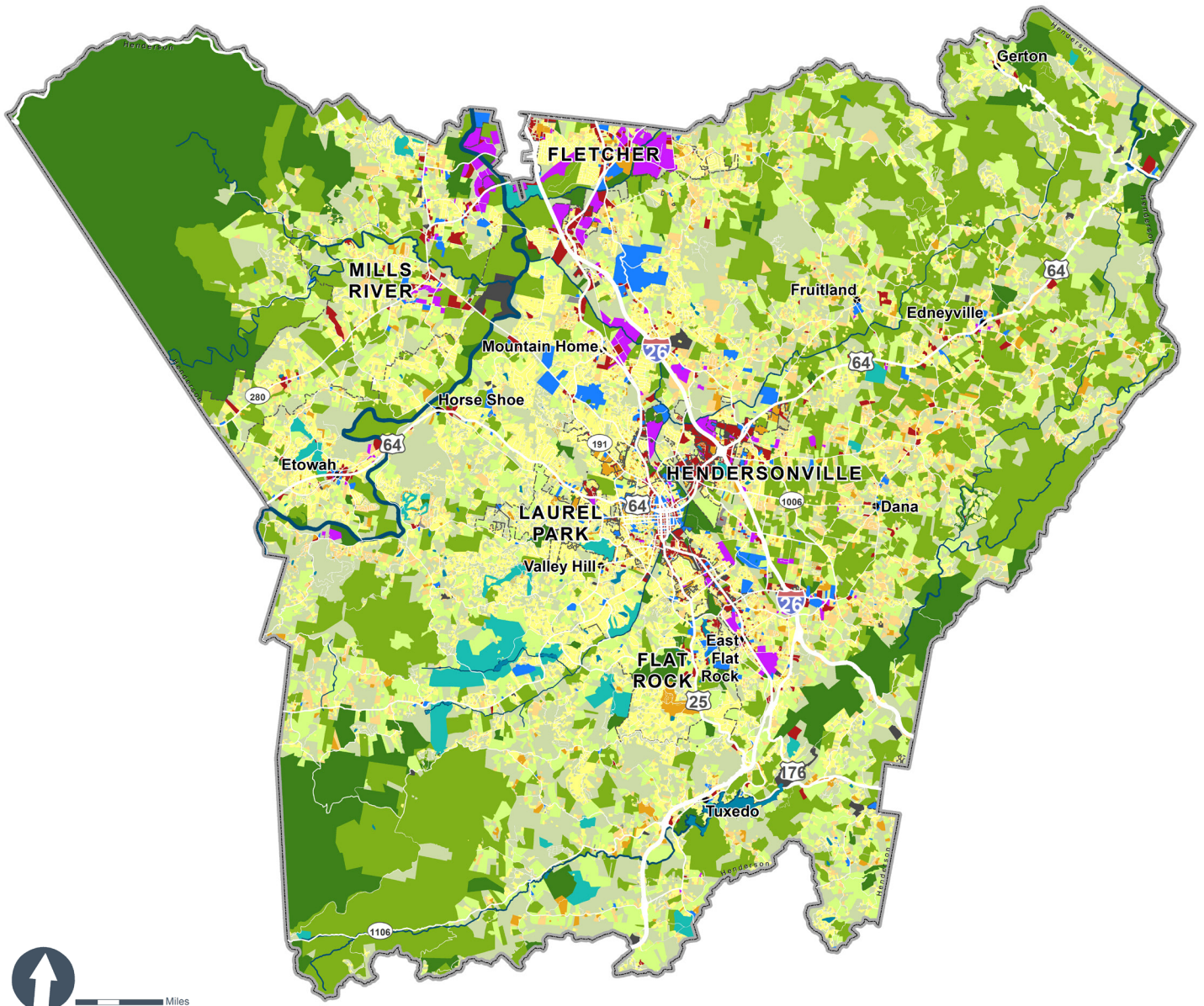
Commercial and *industrial* uses make up 2.7% of land but 13% of property value for the County (based on 2021 tax records). Subdivisions and attached residential make up 18% of land and 63% of property value. Values per acre vary significantly based on geographic area and type of development. The style of development with the highest value is in downtown Hendersonville where multi-story *mixed use* buildings reach values of \$8,000,000 per acre.

EXISTING LAND USE BY PERCENTAGE



Source: 2021 Henderson County Tax Parcel Records

EXISTING LAND USE MAP



- | | | |
|--|---|--|
| ■ Agricultural (26%) | ■ Mobile Home (4%) | ■ Institutional (1%) |
| ■ Vacant (22%) | ■ Outdoor Recreation (Including Campus) (2%) | ■ Utility / Right of Way (1%) |
| ■ Park/Conservation (15%) | ■ Attached Residential (1%) | ■ Cemetery (< 1%) |
| ■ Single Family Residential (14%) | ■ Commercial (1%) | |
| ■ Rural Residential (12%) | ■ Industrial (1%) | |

WHERE WE ARE

COST OF SERVICES

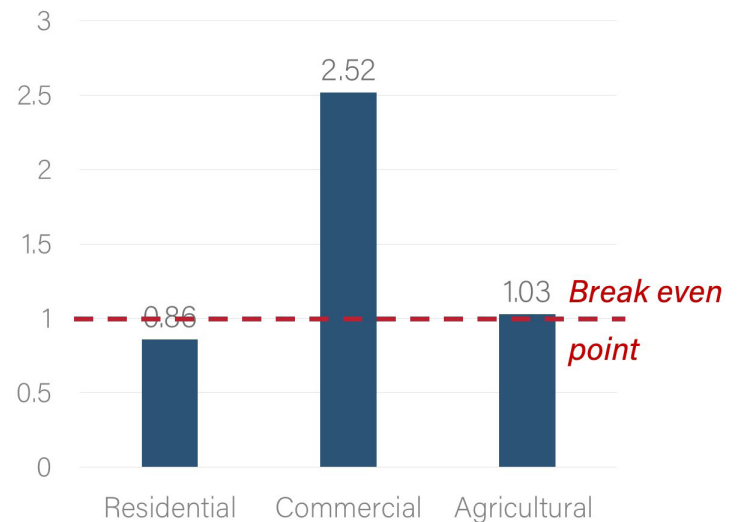
In 2008, the *Cost of Services* Study was conducted for Henderson County. Key findings from this study include:

- Residential development typically costs more in services compared to tax revenue produced. For every \$1 in services residential properties consume they provide \$0.86 in revenue*.
- 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*.

Takeaways from the analysis of existing land use and property value trends and review of the previous cost of services research include:

- Residential land uses typically consume more in services than they produce in property taxes. Even though this study was completed prior to the establishment of seven wineries and multiple new greenhouses, keeping land in agriculture can be financially beneficial to Henderson County from a *tax base* and cost of services perspective. This is especially true if the alternative is to replace agriculture with lower value residential development.
- Commercial and *industrial* development can help keep residential property taxes low by producing more taxes than these properties consume in public services.
- Some commercial development types are more financially beneficial than others. Storage facilities have a relatively low tax value and do not create many local jobs, whereas *industrial* uses add more value to the *tax base* (land value and property value (i.e. machinery)) and contribute jobs to the local economy. Multi-story mixed-use development produces more tax revenue than it consumes in services. Finding opportunities for more valuable development in key areas would benefit the County's financial future.

REVENUE VS. EXPENDITURE RATIO BY LAND USE*



Source: Henderson County Cost of Services Study, 2008

*Notes: Commercial land use types include industrial and manufacturing uses. Agricultural statistic is for agricultural production only, many agribusinesses have a rate of return more similar to commercial.

AGRICULTURE

AGRICULTURAL OVERVIEW

Agriculture is not only a source of food, but it is also a major economic driver across North Carolina. To help preserve farmland and ensure the ability to farm, the NC General Assembly codified the prohibition of county zoning regulations for Bona Fide Farms (NCGS § 160D-903). Although there is a specific Character Area for *Agriculture/Rural*, agricultural operations can occur anywhere in the County, regardless of zoning.

Henderson County's agricultural heritage is key to its identity. The industry is experiencing change, such as the conversion of farmland to development, an increase in greenhouses and silviculture, and the increasing popularity of agritourism and vineyards. Programs such as the State *Present Use Value (PUV)* program and the County's *Voluntary Agricultural District (VAD)* program help farmers keep their land devoted to agriculture. Encouraging participation in these programs and employing careful land use decisions can help to preserve the County's agricultural industry.

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 program 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.

BENEFITS AND THREATS

Agriculture is a high-value resource to Henderson County and has many economic, environmental, and cultural benefits. Farming is part of Henderson County's heritage dating back to the early settlers. The apple is included in the County seal and a major part of the County's identity. *Agriculture* is nearly a \$1 billion industry and includes 4,000 jobs with approximately 40% high-tech and managerial positions (*Source: AgHC*).

Farmland also provides greenspace, environmental benefits, and adds to the scenic beauty of the County. In addition to traditional farming, future growth opportunities include agritourism, modernized greenhouses and controlled environments, processing, distribution, wineries, cideries, and high-tech (ag-tech) operations.

Preservation of the agricultural industry and farmlands in Henderson County will hinge on resolving labor shortages, labor costs, production costs, loss of farmland to other land use, attracting future farmers to carry on the business, and identify future threats.

There are
59,000 acres
(25% of total County acreage)
of Present Use Value (PUV)
properties in the County.

Source: Henderson County Tax Records

WHERE WE ARE

ECONOMY

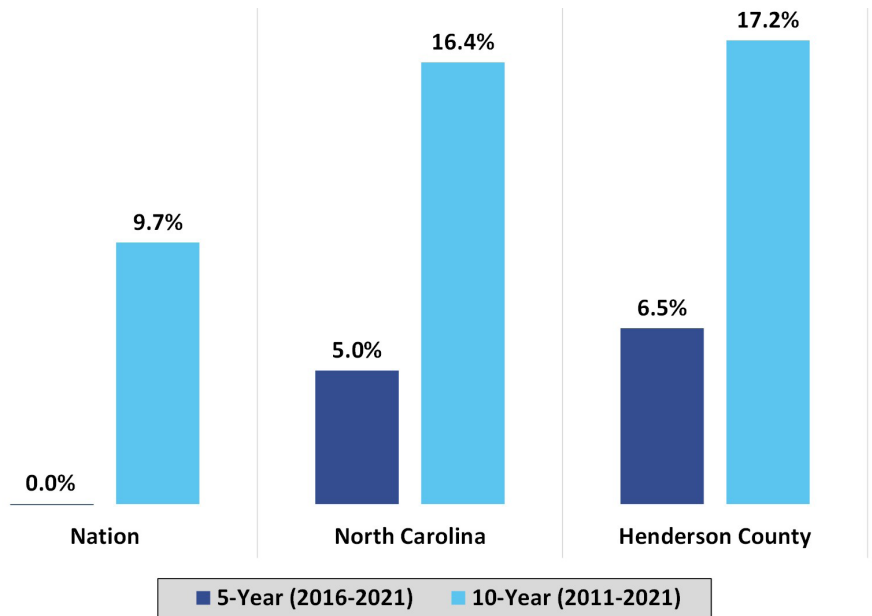
Job growth rates in Henderson County have exceeded that of North Carolina and the nation as a whole. Median household income is the second highest for counties in Western North Carolina. The most recent data from the American Community Survey (2021 ACS data) shows a median household income of \$59,669 for the County. This high median can be credited to many well paid manufacturing jobs, which is the County's third largest employment sector.

Henderson County's economy is anchored by manufacturing, tourism, and agriculture. Industry growth is heavily influenced by the lower population of working age individuals and by the high housing costs, which is contributed to by the second home market.

The Henderson County Partnership for Economic Development works to attract and retain high quality jobs in the County. *Industrial* growth has generated \$947 million of investment in the County and makes up 30% of the property *tax base* (HCPED presentation at the Board of Commissioners meeting, April, 2022).

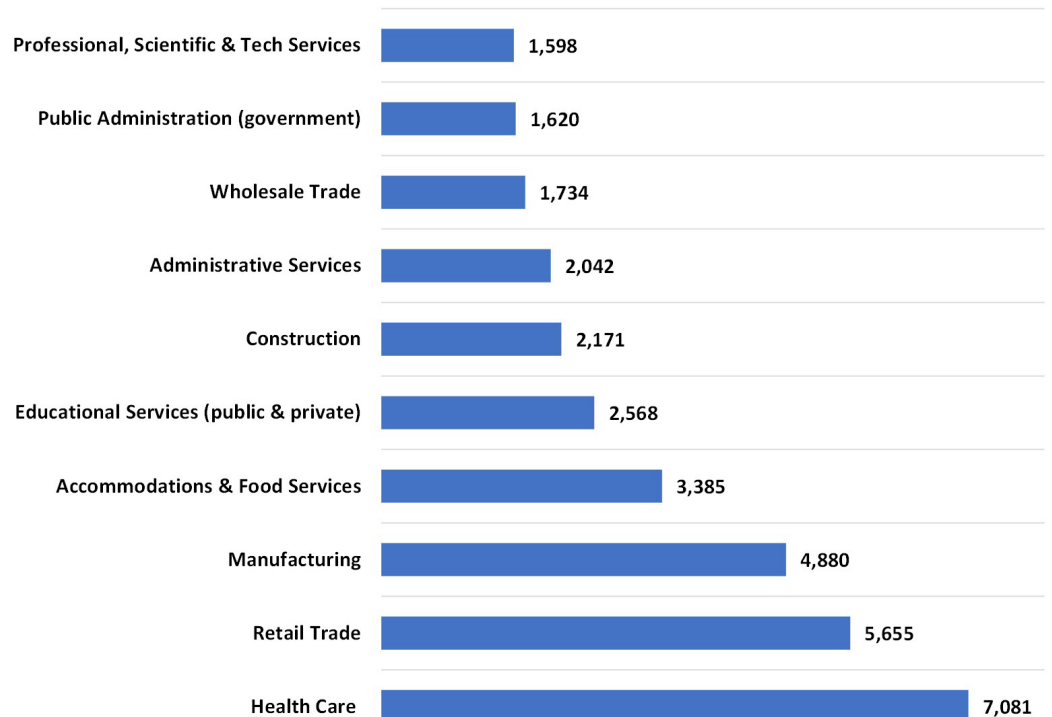
Agriculture also contributes significantly to the County's economy via market value of products sold, processing and distribution activities and by supporting agritourism, which is a growing industry.

EMPLOYMENT GROWTH RATE



Source: NC Department of Commerce, US Bureau of Labor Statistics, SYNEVA Economics, 2021 1Q

INDUSTRY SECTORS BY TOTAL NUMBER EMPLOYED



Source: NC Department of Commerce, 2021 1Q

PARKS & TRAILS

The Henderson County Parks and Recreation Department (HCPRD) oversees the programming, maintenance, rental of facilities, safety, and usage of twelve parks in the *unincorporated areas* of Henderson County. The County is also home to many large tracts of public lands including Pisgah National Forest, Dupont State Forest, the Green River Gamelands, and a portion of Chimney Rock State Park. These public lands provide habitat for rare species and a variety of outdoor recreation opportunities. *Conserving Carolina* is a local land trust active in permanently protecting sensitive lands in the County. The organization manages a number of properties for conservation, although many do not have public access. Henderson County completed a Greenway Master Plan in 2019. This plan identifies priority *greenways* including the Oklawaha Greenway, Ecusta Rail Trail, and the French Broad Greenway.

NATURAL RESOURCES

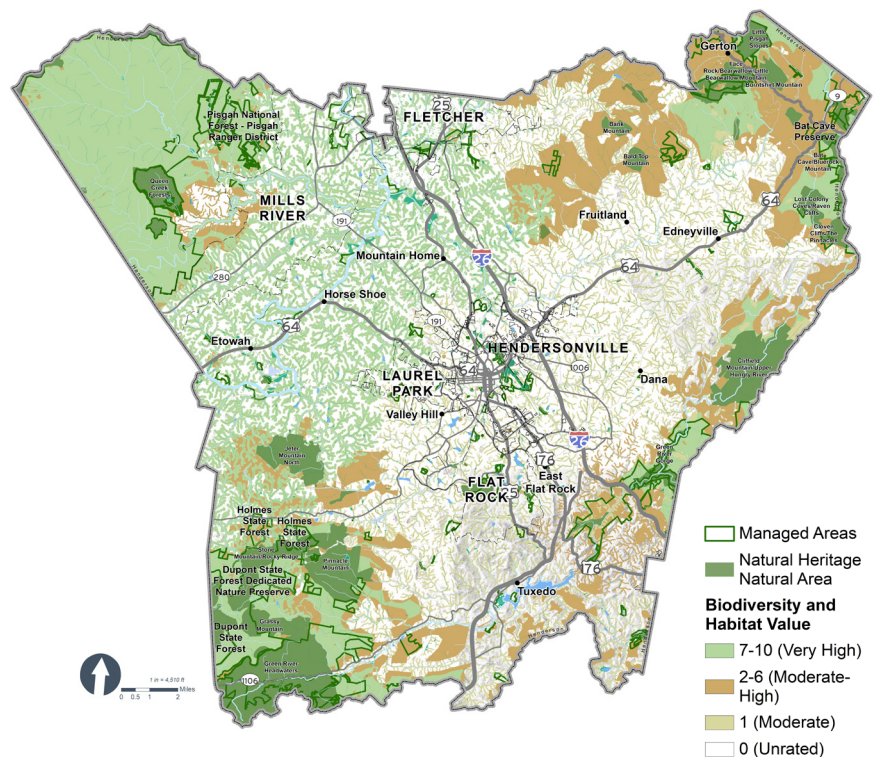
Henderson County has a variety of habitats and micro-climates including mountainous areas and broad valleys created by the French Broad River, Mills River, and Green River. The highest elevation is Little Pisgah Mountain at 5,200 feet, and the lowest is where the Green River exits the County at 1,400 feet. Diverse natural communities and species occur throughout the County. Overall there are 64 designated Natural Heritage Areas and three watersheds with federally listed endangered species in Henderson County. Protecting key natural resources adjacent to conservation lands, riparian areas, and areas of unique natural communities will be a challenge over the next 20 years. Recommendations within this plan aim to provide a balance between protection of key resources and accommodating growth.

Natural Heritage Natural Areas, mapped in dark green to the right, are unique, intact habitats of local, regional, state, national, or global significance.

There are
39,000 acres
 (16% of total County acreage)
 of areas managed for conservation
 (public lands and privately held
 conservation easements)

Source: Managed Areas, 2021

BIODIVERSITY AND WILDLIFE HABITAT VALUE MAP



WHERE WE ARE

TRANSPORTATION

ROADWAYS

Traffic volumes (including freight) are projected to continue to increase along I-26, which will be expanded and reconstructed in the northern part of the County by 2024. Overall roadway volumes are also increasing on many roads in the county. These volumes have recovered from a drop during the 2020 - 2021 COVID-19 pandemic. If construction or a crash causes severe congestion on I-26, there are few alternatives with underutilized capacity. The County does not control or maintain roads but coordinates with [NCDOT](#) and local municipalities to address shared priorities.

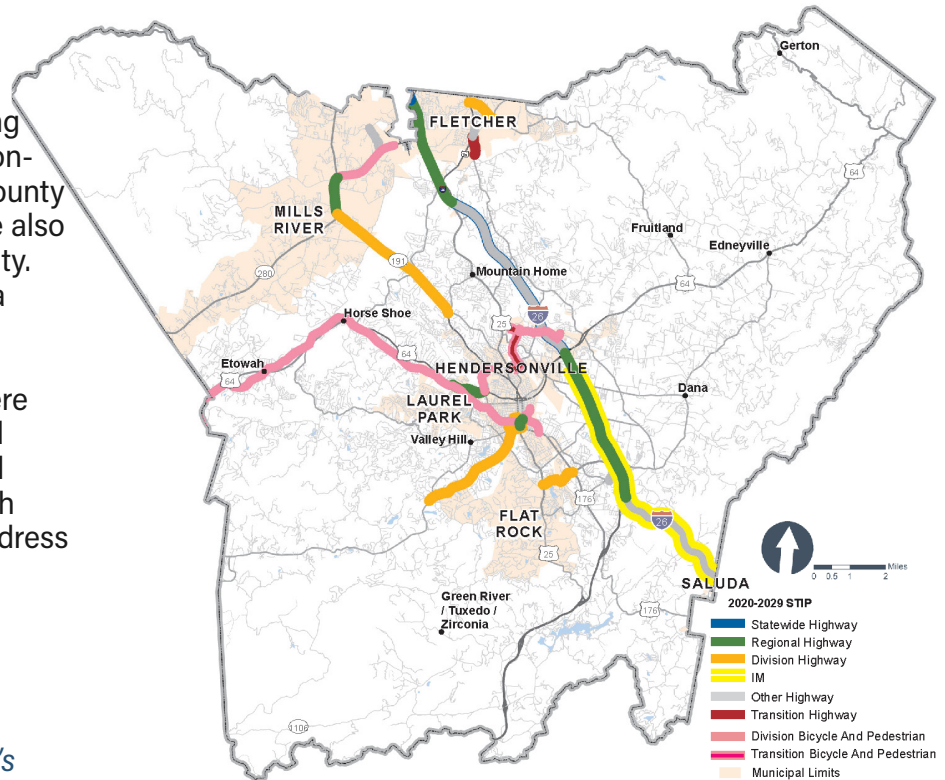
TRANSIT

Henderson County contracts with a provider for transit and *paratransit* services. *Apple Country Public Transit's* bus service includes three fixed-route bus routes running from 6:30 a.m. - 6:30 p.m., Monday through Friday, on a 1-hour cycle.

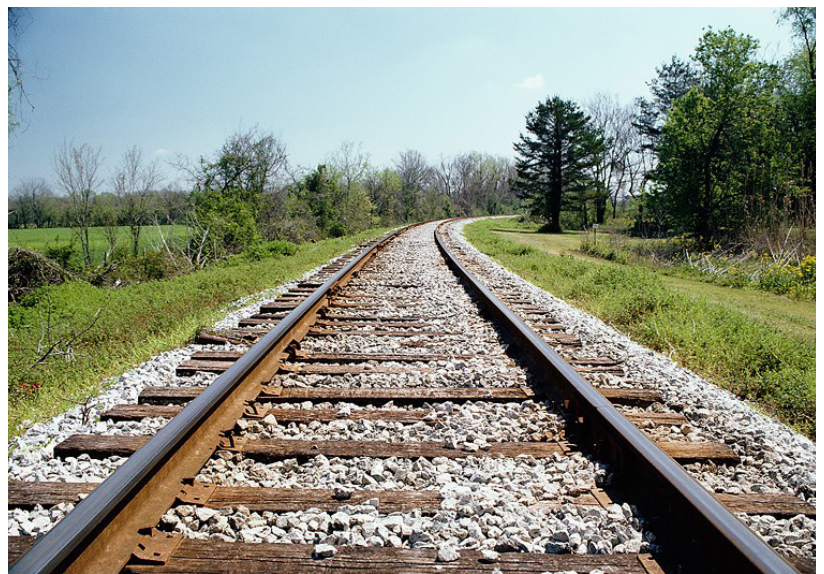
BIKING AND WALKING

Almost eight miles of *greenways* have been constructed in Henderson County. Today, the County continues to implement its Greenway Master Plan with realistic and achievable goals like protecting the County's natural, cultural, historic, and scenic resources, providing safe and accessible recreation, and creating alternative transportation opportunities. One of the major regional greenway projects is the Ecusta Rail Trail, a 19-mile paved, continuous rail trail connecting Hendersonville and Brevard. Construction is expected to begin in 2023.

STIP ROADWAY PROJECTS MAP



Source: NCDOT State Transportation Improvement Program



A larger version of the map above can be found in the Appendix.

INFRASTRUCTURE

WATER AND SEWER

The City of Hendersonville Water and Sewer Department provides water service to more than 65,000 residents and businesses of Henderson County, and sewer service to more than 21,000 residents and businesses. They operate and maintain over 653 miles of water mains, 55 water pumping stations, 24 water storage tanks, over 177 miles of sewer mains, and 31 sewer pumping stations. The City of Hendersonville's wastewater treatment facility has a permitted capacity of 4.8 million gallons per day and a current discharge of 3.3 million gallons per day (for March according to the NC DWR 2021 Local Water Supply Plan for the system).

Henderson County is moving ahead with a planned sewer project to serve the Edneyville area. Other providers include *Metropolitan Sewerage District (MSD)* and Etowah Sewer Company. MSD services the northern and western parts of the County, and the privately owned Etowah Sewer Company services a limited number of homes and businesses but has the ability to be expanded to provide service to a greater area and should be studied if this occurs.

INTERNET

As a county with both urban and rural areas, the struggle for affordability, adoption, and deployment of broadband internet is multifaceted. Henderson County's difficult mountain-related environmental challenges contribute to it having a lack of widespread connectivity, despite multiple carrier offerings. The 2013-2017 American Community Survey estimates over 76% of Henderson County households have an internet subscription, but many of these subscriptions include service that does not meet current broadband metrics of 25 Mbps download and 3 Mbps upload.

OTHER PUBLIC UTILITIES & RAILWAYS

Henderson County property owners have access to natural gas lines in certain parts of the County. Although there is not a power-plant within the County, Duke Power is the main energy provider, which sources its power from various sources in North Carolina. As landline phones are becoming less popular, adequate cell service is even more important. Federal Communications Commission data shows multiple gaps in cell service across the County. Though decreasing in popularity, Henderson County still has active freight rail lines.

FRENCH BROAD INTAKE & PUMPING STATION



Source: City of Hendersonville

18%

of Henderson County residents report that they do not have access to broadband internet service.

Source: 2015-2019 American Community Survey (U.S. Census)

WHERE WE ARE

PUBLIC ENGAGEMENT

How do you create a plan that reflects the values of and serves a community as large and varied as Henderson County? *Through public engagement that reaches people where they are and asks the right questions.*

Public engagement for the 2045 Plan strove to reach and collect feedback from as many people as possible throughout the lifespan of the project. The public engagement strategy for the project prioritized convenient, accessible, informative engagement opportunities, particularly during the visioning stage of the project. The County offered public meetings in several formats all around the County, hosted and regularly updated a project website, offered the community survey in two languages, and mailed information to over 60,000 households. The Henderson County community responded to the outreach in kind, giving thoughtful, insightful, and plentiful feedback that was crucial to creating the recommendations of this plan.

Meeting in a Box

.....
Henderson County has many community groups that wished to host work sessions to give feedback for the Plan.

To enable these groups to host structured meetings at their convenience, the County provided a 'Meeting in a Box'. It included instructions for facilitating Plan-related discussion and a means by which to submit notes back to the County for consideration and analysis.



A Few Participant Voices...

“This is a place where the tradition of farming still exists.”

- Open House Participant

“[My priority is] preserving the character and natural beauty of our communities and its wildlife.”

- Survey Respondent

“I believe we need to focus on the positive rural qualities that make our County desirable, we need to be strategic about growth and work towards keeping the environment clean.”

- Survey Respondent

6,875+

**Website
Visits**



10

**Open House
Events**



7,000+

**Survey
Responses**

60,000+

**Mailed
Surveys**



PLUS

- 1 Community Tour**
- 2 Visioning Workshops**
- 6 Focus Group Meetings**
- 5 Draft Plan Public Meetings**
- 11 Planning Board Meetings**
- 50+ Presentations Given**

WHERE WE ARE

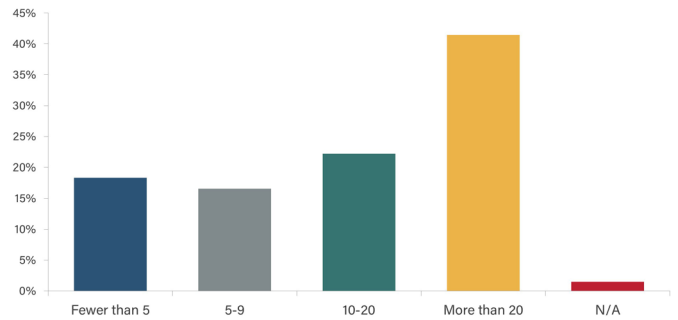
COMMUNITY SURVEY

Highlights from the community survey:

- Over 7,000 responses were received
- An online option was provided and paper surveys were mailed to all property owners
- Responses were summarized by geographic area of the County and used to develop recommendations
- Top concerns were traffic and road maintenance (#1) and loss of farmland and impacts to natural resources (#2)
 - » It is not surprising that many residents identified traffic as their number one concern. Interstate 26 is expected to be under construction from 2020 until 2025. The expansion of this highway affects hundreds of thousands of people and has caused countless delays and overflow traffic onto alternative roads. High volumes of seasonal traffic also contribute to this issue.
- Community character, utility and infrastructure capacity, and housing availability/affordability were also top five concerns

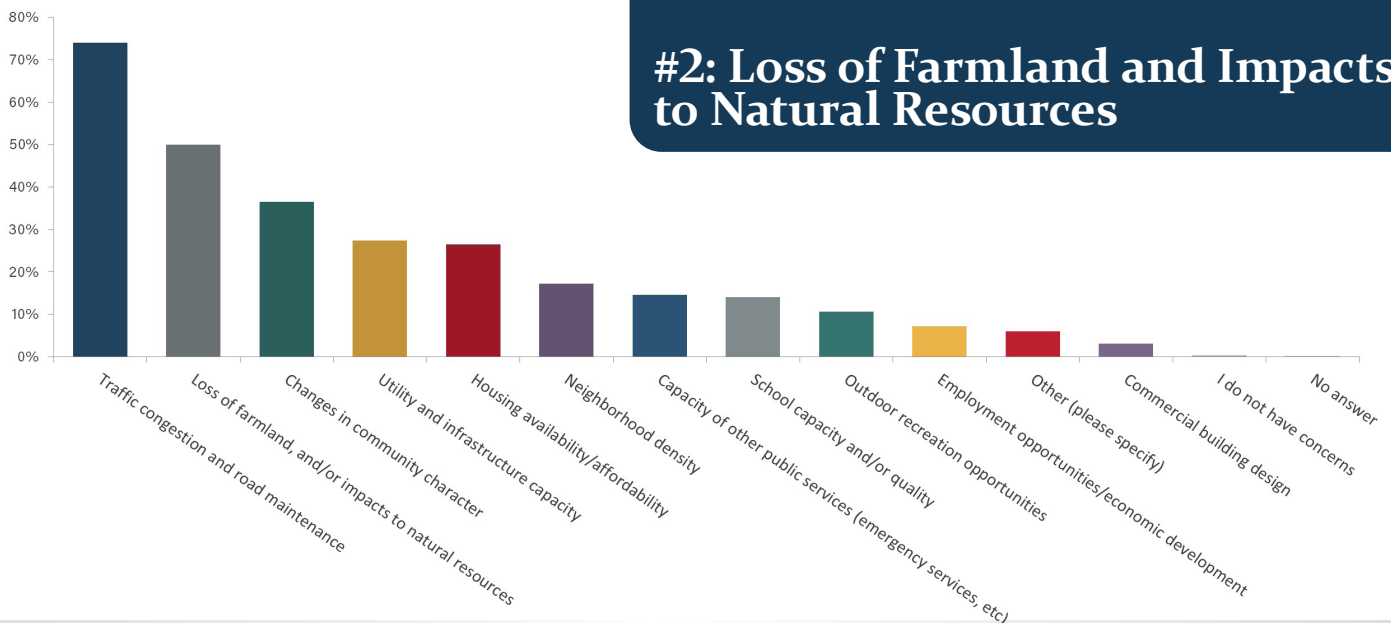
60% of the over 7,000 survey responses were from residents of the unincorporated areas of the County.

RESPONDENT TENURE



As shown in the graph above, the majority of survey respondents have lived in Henderson County for over 10 years.

CONCERNS BY TOPIC



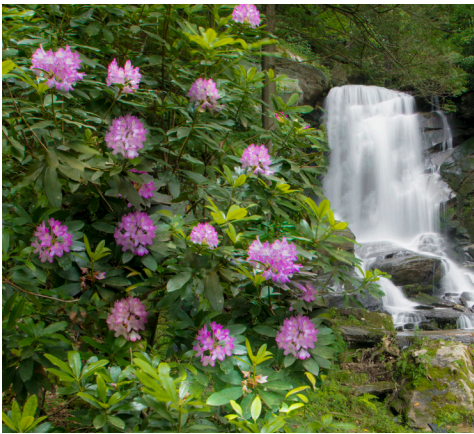
Top Concerns:
#1: Traffic and Road Maintenance
#2: Loss of Farmland and Impacts to Natural Resources

PRIORITIES

Protection of open space and forests, and conservation/preservation of unique natural areas and farmland ranked as the top priorities for respondents who took the survey. When the results were aggregated by community, access to Broadband became a significant priority. This change in priorities can be attributed to the stark difference in internet access across the County.

Top Priorities

Protect Open Space/Forests
Conserve Natural Areas
Preserve Farmland
Improve Access to Internet



Photos: Seven Falls by Michele Schwartz; Lazy Otter by Jared Kay; Getty Images

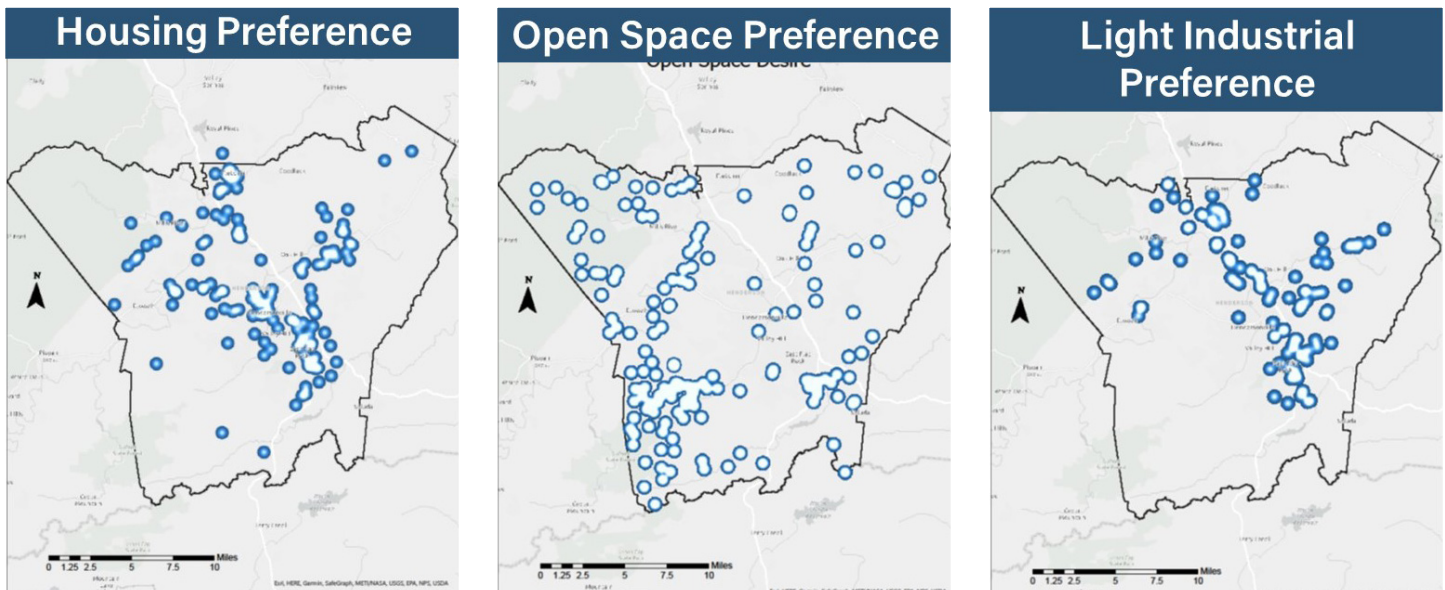
TRANSPORTATION PRIORITIES

- Improve US-64 (east and west): Add turn lanes at intersections and shoulders for bicyclists
- Congestion management to meet growth pressures
- Complete the Ecusta Rail Trail - help create safe connections for businesses and residents
- Roadway maintenance: pavement, signs, and lane striping (center lines and edge lines)
- Invest in safe, user-friendly public transportation
- More bike lanes and sidewalks throughout the County



DEVELOPMENT LOCATION

Henderson County staff led open houses throughout the County in the fall of 2021. Attendees provided feedback on the preferred location of new housing, commercial and light industrial development as well as where new parks or preservation of open space was needed.



PUBLIC MEETING THEMES

The following themes were documented in small group discussions and through exercises provided at the public workshop at Blue Ridge Community College in November of 2021.

- Access to housing
- Reducing impacts of growth on current residents
- Use sewer and infrastructure to guide development
- Farmland preservation
- Protecting natural areas, streams, and water quality
- Coordination between governments
- Transportation options (greenways, transit)
- Access to healthcare
- Support for mixed use development, light industrial development, and non-residential design standards
- Support for lower density residential and subdivision designs that preserve open space

EMERGING ISSUES

Through background research and community engagement, a set of priority issues emerged. Residents and visitors love Henderson County because of its rich natural environment, agricultural character, and quality of life. However, rising popularity threatens these beloved qualities that attract people to the community. The issues described here are often interrelated, and solutions must address the complexity through innovation and sensitivity. The topic areas, outcomes, and recommendations described in the following pages can help address these issues over the coming years.

A GROWING COUNTY

Growth in the County has traditionally concentrated around Hendersonville, Fletcher, Mills River, and Etowah, but the increasing development pressures have begun expanding to outlying communities. Projections from the NC Office of State Budget and Management (OSBM) indicate that this trend is likely to continue, indicating that there will be demand for an additional 19,000 housing units in the next 30 years.

Many things will influence the County's growth trajectory, including available land, utility policies and capacity, as well as land use policy. Survey respondents echoed a desire to "grow in a smart way" that would mitigate potential unintended negative impacts of growth.



RISING HOUSING DEMAND

Demand for housing was widely discussed throughout the engagement process. New residents include retirees, second homeowners, and those employed in surrounding counties. As more people move in, housing demand rises, as do its costs. Concerns over housing availability and housing costs were in the top 5 growth-related concerns in the community survey. Housing prices have risen 13.5% over a one-year period, 2021 to 2022, making it more difficult for young people and the working class to afford the cost of living in the County. (Source: Redfin)

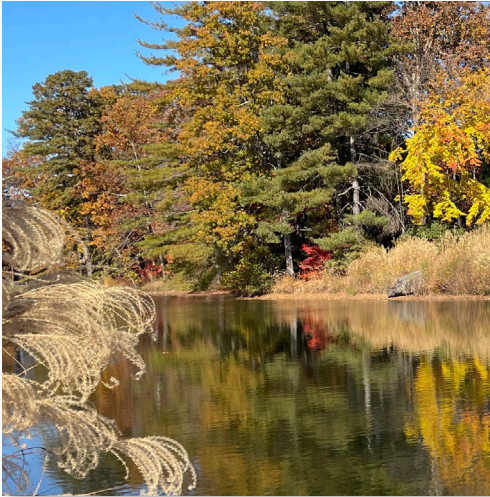
HOUSING FOR THE WORKFORCE

Housing availability impacts the local **economy**. Seasonal and tourism employees are particularly impacted by this phenomenon, as are workers such as teachers and police officers. Young people starting out in their careers often choose to leave the County due to affordability issues, which further narrows the labor pool. The rise in retirees and second-home-owners also means that many newcomers are not participating in the local labor force, yet are able to spend more on housing. This confluence of factors led to increased housing demand to accommodate a diverse group of citizens.

To review the complete State of the County (SOTC) report and public feedback, see the Plan Appendix.

STABLE ECONOMIC GROWTH

Henderson County's employment growth rates outpaced that of the state between 2011 and 2021 (*Source: NC Department of Commerce, US Bureau of Labor Statistics, 1st Quarter reporting*). The County's largest employment sectors include manufacturing, retail, government, and health care. The County would like to continue these **positive economic trends** and attract innovative employers that pay high wages in order to balance the tax base and keep residential taxes low. Public feedback indicated strong support for small local businesses and a need to preserve flexibility for rural businesses.



NATURAL RESOURCE PROTECTION

Part of the County's popularity is its **rich natural environment**. Over 39,000 acres of the County are managed for conservation including large tracts of Pisgah National Forest, Dupont State Forest, and the Green River Gamelands. Additionally, there are 64 designated natural heritage and natural areas as well as three watersheds with federally listed threatened species. As development occurs, these ecosystems are threatened. Over 50% of community survey respondents indicated that they consider impacts to the natural environment as a top concern.

SUPPORTING AGRICULTURE

In addition to contributing to Henderson County's character, agriculture is a pillar of the County's economy, both from crops and from agriculture-related tourism. According to the 2017 Census of Agriculture, Henderson County's farms annually have a market value of \$67,241,000 for their products. However, the amount of land used for agriculture has declined for decades as older farmers retire and sell their land to non-farmers.

Protection of agriculture and rural character was one of the biggest concerns throughout public feedback.



TRANSPORTATION AND MOBILITY

As is typical of a rural county, Henderson County is **heavily** dependent on automobile transportation. 90% of the County's population commutes to work by car (*Source: ACS 2019 estimates*), and 75% of community survey respondents indicated traffic congestion and road maintenance were among their top growth-related concerns for the County. Effective land use planning can help reduce the need for driving long distances between destinations, as can the development of pedestrian, cyclist, and transit systems.



PART 2

Where We Want To Go

Using This Plan

Outcomes

2045 Goals

Future Land Use

Future Land Use Map

Future Land Use Character Areas

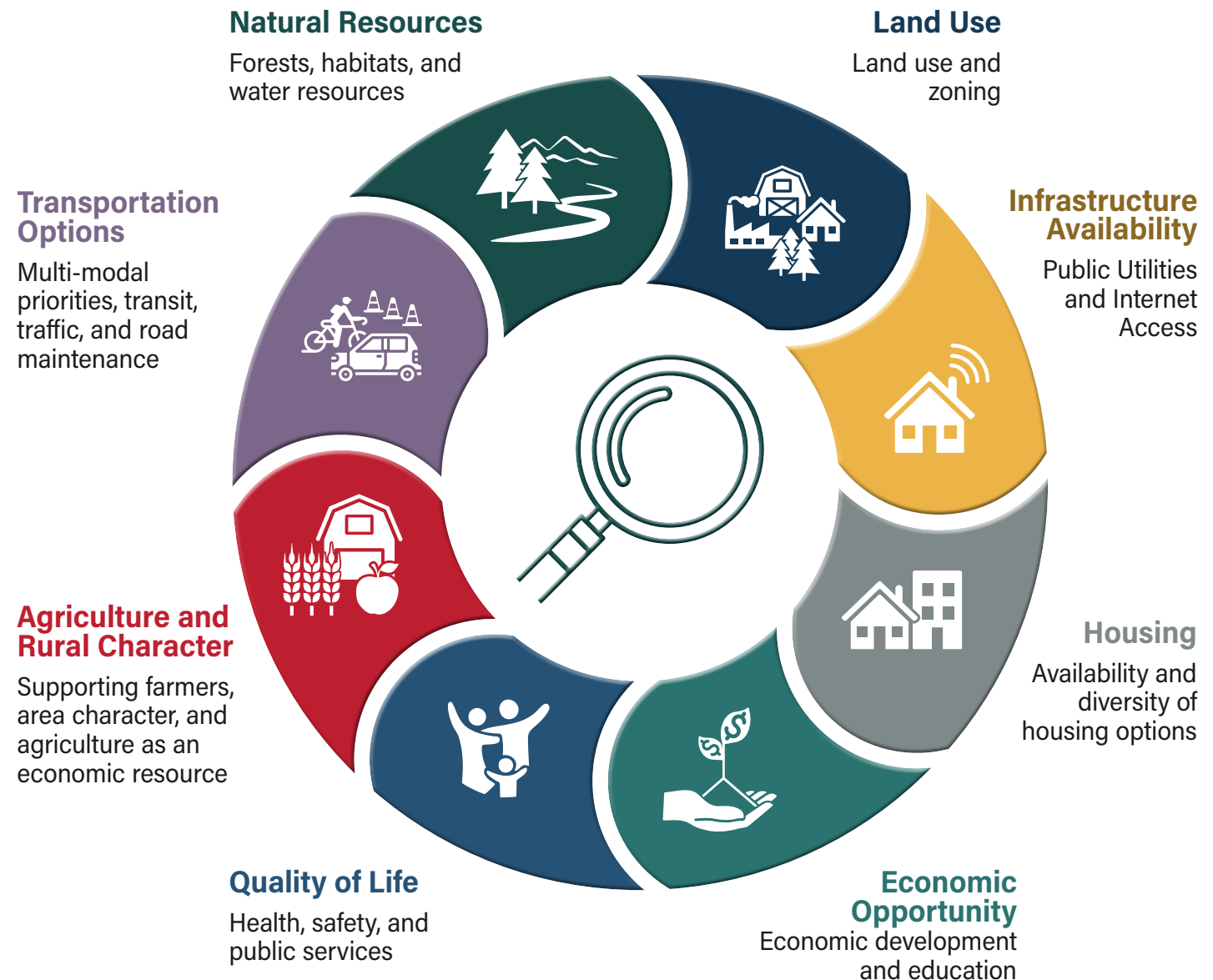
Sub-Area Maps and Descriptions

WHERE WE WANT TO GO

USING THIS PLAN

PLAN TOPICS

Derived from the background analysis, public engagement, and emerging issues, these eight topics will be addressed directly through plan recommendations. To illustrate the interrelated nature of the recommendations, a system of icons representing these themes will be used throughout the recommendations section. These eight topic areas influenced the plan goals.



PLAN STRUCTURE

Recommendations are organized under three primary outcomes. Within those three outcomes are eight goals that specify how the outcomes will be achieved.

Each goal contains recommendations, which are the policies that will guide decision-making, and actions.

OUTCOMES

1

Intentional Land Use

Make intentional land use decisions that preserve agriculture, rural character, and natural resources with the *Future Land Use Map* as a guide.

2

Connectivity

Connect and serve the community by ensuring transportation, communication, and utility infrastructure is safe, efficient, and accessible.

3

Opportunity

Improve livability for all residents through economic development, housing availability, and healthy, safe living.

PRIMARY TOPICS

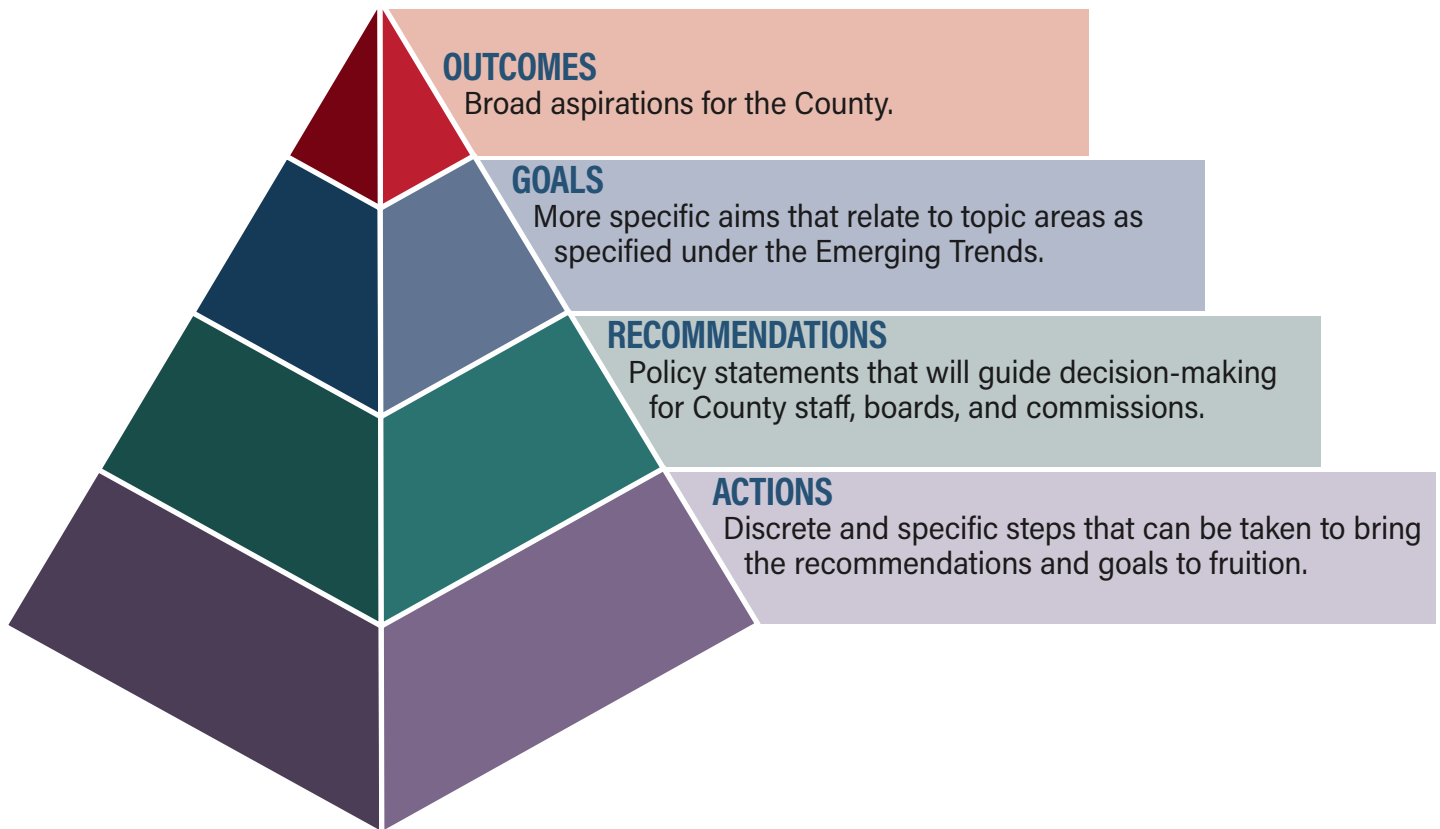


OUTCOMES

The plan consists of eight goals organized by Intentional Land Use, Connectivity, and Opportunity outcomes supporting the County vision. The outcomes provide a bigger picture of how each goal, recommendation, and action step form the County's ideal 2045.

The goals describe the future condition of the County and recommendations provide more detail with measurable desired action steps. Each action is to be considered in the short, medium, or long-term suggesting regulatory changes, investment, and partnership recommendations. Recommended actions are cross-functional and support the guiding values established at the start of the planning process. Actions are intended as guidance for the County over the next 20 years and should be evaluated appropriately prior to implementation.

WHERE WE WANT TO GO



2045 GOALS

WHAT ARE GOALS?

From the eight topic areas defined previously (page 34), direct and actionable goals were developed. These eight goals each correspond to a specific topic area, demonstrating the logical flow between area of concern and desired resolution. The goals are the overarching desires of the County as derived from the public engagement and analysis process. In the recommendations section, these goals are shown with detailed recommendations, which are the policies that will guide decision-making and actions or the discrete steps to accomplish the plan and achieve the goals. Here in this graphic, the goals are presented with the icon of the topic area they represent.

RELATIONSHIP TO OUTCOMES

Each goal may correspond to and accomplish multiple outcomes. Land use issues are interconnected and often are reliant upon other decisions to satisfy the goal. In order to fully understand how this plan will affect each issue, all outcome sections should be read to account for the overlap.

OUTCOME 1: INTENTIONAL LAND USE



Coordinate development near existing community anchors.



Protect and conserve rural character and agriculture.



Improve resiliency of the natural and built environments.



OUTCOME 2: CONNECTIVITY



Prioritize multi-modal transportation options and connectivity.



Create a reliable, connected utility and communication network.



OUTCOME 3: OPPORTUNITY



Stimulate innovative economic development initiatives, entrepreneurship, and local businesses.



Diversify housing choices and increase availability.



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



2045 GROWTH FRAMEWORK

WHERE and HOW growth occurs will impact whether housing, transportation, agricultural, and open space goals can be met. The 2045 Growth Framework that was developed as a result of the community vision, situates growth in the most appropriate areas (i.e. connected to utilities & adequate road networks). This can protect rural character and reduce the cost of services. The following graphics compare the “growth as usual” historical development patterns, with the framework laid out through the outcomes, goals, recommendations, and actions in this plan.

GROWTH PATTERN AS USUAL

OVERVIEW

What do we lose when we stick with the current strategy?

- Open space and farmland is likely replaced with low density residential subdivisions
- Demands for services and overall cost of services increases
- Traffic is exacerbated due to widespread strip development along 2 lane road corridors and low density housing
- Housing diversity is limited; including limited long-term rentals, price variety, and housing type options
- Land is not preserved for future employment

OPEN SPACE

Most of Henderson County's vacant land is zoned for moderate densities of development and will absorb much of the future growth.



AGRICULTURAL & OPEN SPACE GOALS WILL BE DIFFICULT TO MEET



HOUSING

Developers continue to build at low densities on remaining vacant land.



HOUSING SUPPLY IS NOT DIVERSE.



TRANSPORTATION

Land uses continue to be largely separated outside of Hendersonville and downtown areas, reflecting suburban-style land use patterns.

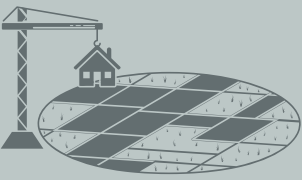



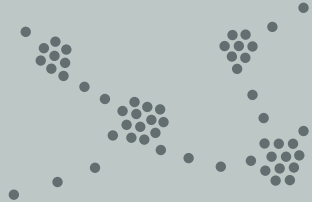



TRANSPORTATION & MOBILITY GOALS CANNOT BE MET



To help explain how this 20 year plan incorporates multifaceted land use concerns and opportunities, visualize this preferred framework when reviewing the *Future Land Use Map* and Character Areas on the following pages.

2045 COMPREHENSIVE PLAN GROWTH FRAMEWORK

OVERVIEW	OPEN SPACE	HOUSING	TRANSPORTATION
<p>What could we gain with a new strategy?</p> <ul style="list-style-type: none"> ■ Infrastructure guides growth and development to areas that are appropriate ■ Farmland and natural resources are conserved ■ Development is focused where utilities and services exist, which reduces demand for services in rural areas where provision is costly ■ Less traffic on inadequate roads ■ Housing options are provided that fit community character ■ Land is preserved for future employment growth which continues to create a diverse tax base and can help keep residential taxes low 	<p>Land use policies carefully steer growth to designated nodes and corridors.</p>  <p>AGRICULTURAL & OPEN SPACE GOALS <i>BECOME POSSIBLE</i></p> 	<p>Developers build at higher densities in nodes and along corridors that are suited for this type of growth.</p>  <p>HOUSING SUPPLY IS <i>ABLE TO DIVERSIFY</i></p> 	<p>A well-integrated system of nodes and corridors allows Henderson County to grow in ways that make significant progress on its priorities possible.</p>  <p>TRANSPORTATION & MOBILITY GOALS <i>BECOME POSSIBLE</i></p> 

FUTURE LAND USE

FUTURE LAND USE MAP

Although the 2045 *Comprehensive Plan* is a holistic document, an important feature is the *Future Land Use Map*. The *Future Land Use Map* helps guide the County on land use decisions, transportation, transit, investments in infrastructure and civic spaces, investments and incentives in housing, neighborhoods, and job centers. The value of the *Future Land Use Map* is its prescriptive nature and clarity in where these resources can be invested in Henderson County. The map recommends land uses for all unincorporated areas of the County based on community input, existing conditions, growth analysis, and the Plan's vision.

The map and associated policies are meant to guide growth and development as well as land use regulations in the County planning jurisdiction (outside of municipal limits and Extra-territorial Jurisdictions).

Each color-coded land use category is described on the following pages and represents Character Areas that have similar allowable uses, design characteristics, and density recommendations. Character areas are not zoning districts. One Character Area can represent more than one zoning district. This will be decided during the implementation of plan recommendations prior to rezoning. Recommendations that will be included in the remainder of the *Comprehensive Plan* will elaborate on strategies to help implement the *Future Land Use Map*.

Highlights

- *Directs future residential development toward areas with existing 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, sensitive habitats, and conservation areas*

**MAP IS UNDER GIS TOPOLOGY CONSTRUCTION.
PLEASE DIRECT ANY QUESTIONS TO THE PLANNING DEPARTMENT.**

FUTURE LAND USE

FUTURE LAND USE CHARACTER AREAS

The *Future Land Use Map* was designed using seven different Character Areas to visualize development and growth. It is important to note that Character Areas, as shown on the *Future Land Use Map*, are not zoning districts. Character Areas share similar allowable uses, design characteristics, and density recommendations. One Character Area may represent or be located within more than one zoning district. For example, the Community Center Character Area and Neighborhood Anchor Character Area can both be found in areas zoned for commercial development. The residential Character Areas include a variety of dwelling types and density ranges. The County Land Development Code defines specific density requirements and other requirements for development. Any new zoning districts resulting from this plan will be based upon the Character Areas but will require in-depth analysis and further public feedback.

MAP IS UNDER GIS TOPOLOGY CONSTRUCTION.

PLEASE DIRECT ANY QUESTIONS TO THE PLANNING DEPARTMENT.

AR AGRICULTURE / RURAL

Agriculture/Rural areas are important for their ability to support diverse agricultural activities. Development in these areas should be uses that do not interfere with agricultural production or drastically change the rural landscape. There are also areas that are significantly constrained due to steep slopes, few road networks, and limited access to infrastructure including broadband and cellular service. Forestry management, agriculture, very low density residential, outdoor recreation, and tourism are expected uses in these areas.

Where: In and around concentrations of working agricultural lands. Also includes areas in and around conservation areas, steep mountain ridges and on the edges of the County

Density: The majority of the areas will have a maximum allowable density of one unit per acre and the environmentally sensitive areas will have a maximum allowable density of one unit per five acres (gross density)

Uses: Forestry, very low density single family residential, outdoor recreation/tourism, and agriculture of all types including row crops, orchards, greenhouses, production and distribution facilities, agritourism operations, and some rural businesses

Utility Access: Varies



FUTURE LAND USE

OSC OPEN SPACE AND CONSERVATION

Open Space and Conservation areas include protected areas like state and federal lands, parks, and properties with conservation easements. This designation aims to protect sensitive ecological areas as well as facilitate compatible uses like outdoor recreation (including camps) and forestry.

Where: Remote area of the County, parks and large conservation easements

Uses: Conservation, outdoor recreation, forestry, agriculture

Utility Access: None



TA TRANSITIONAL AREA

Transitional Area encompasses residential areas of limited density. Conservation subdivisions should be encouraged in these areas to provide and protect open space.

Where: Outside the core of the Utility Service Area and working agricultural lands

Density: The maximum allowable density range is two to four units per acre (gross density)

Uses: Single family residential, potentially some appropriately sized multi-family as part of planned developments, agricultural uses

Utility Access: Varies



IA INFILL AREA

Infill Area consists of residentially focused areas that include a mix of housing types inside subdivisions and planned developments. These areas should have an improved transportation network and accommodate a variety of home options. Universal design that allows aging-in-place should be encouraged where appropriate.

Where: Found near existing municipalities and existing development. Inside the defined Utility Service Area

Density: The maximum allowable density range is four to eight units per acre (gross density)

Uses: A mix of types, including single family, townhomes, and apartments where appropriate

Utility Access: Served by utilities



NA NEIGHBORHOOD ANCHOR

Neighborhood Anchors are small concentrations of commercial, residential, and civic uses in more rural areas centered around structural anchors like schools, churches, and/or crossroads. These areas typically follow a development pattern where commercial uses are clustered directly adjacent to a crossroads, surrounded by residential development and agricultural uses. Developments that accommodate the ability to live, work, and play without commuting, are encouraged here.

Where: Typically found at intersections of State Roads or thoroughfares

Uses: Small services and retail, churches, fuel stations, light industry, mix of residential types including small-scale multi-family

Utility Access: Utilities are typically not necessary due to the small-scale of development, but may be necessary for some development types



FUTURE LAND USE

CC COMMUNITY CENTER

Community Centers are larger commercial nodes that serve broader geographic areas than Neighborhood Anchors. These areas typically have higher concentrations of nonresidential uses and commercial services that contribute to the tax base. However, mixed-use development is also encouraged, especially to offer multi-story units that provide commercial use on the bottom and residential units or office space above.

Where: Typically found at intersections of State Roads or thoroughfares in areas near residential development that can be served by the commercial uses

Uses: Medium to large-scale retail, services, restaurants, some offices, businesses, light industry, and institutional uses. Mix of housing including single-family homes, townhomes, and apartments

Utility Access: Typically served by water and potentially sewer



EI EMPLOYMENT AND INDUSTRY

Employment and Industry areas offer job-generation, site-ready parks, accessible road networks, and utilities. Industries come in many different forms including manufacturing, agriculture, distribution, office, research and development (R&D), etc. The design of development sites in these areas should be tailored to be compatible with other nearby uses.

Where: Strategic areas with highway and utility access, large available parcels

Uses: Agricultural uses including processing facilities and large-scale greenhouses, office and light-to-heavy industrial, as appropriate

Utility Access: The majority of these areas will be served by utilities





View of Main Street in Hendersonville

FUTURE LAND USE

UTILITY SERVICE AREA & URBAN GROWTH BOUNDARY MAP

MAP IS UNDER GIS TOPOLOGY CONSTRUCTION.

PLEASE DIRECT ANY QUESTIONS TO THE PLANNING DEPARTMENT.

GROWTH MANAGEMENT STRATEGIES

UTILITY SERVICE AREA DEFINITION

The *Utility Service Area (USA)* shown on the *Future Land Use Map* represents an area intended to be served by utilities and other urban services by 2045. The original line also accounts for the existing services as well as the relative feasibility of sewer extension from sewer providers (City of Hendersonville, *Metropolitan Sewerage District (MSD)*, Etowah, and proposed Edneyville). During plan adoption, the *USA* boundary was altered to no longer reflect current service areas. Areas with existing utilities have the potential to accommodate the majority of growth within the horizon of this plan. Of note, although the County has representation on the Board of Directors of *MSD* and communicates with other service providers, the County does not have any direct control regarding the extension of any 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. The *Utility Service Area* boundary should be amended

whenever this occurs for plan consistency. The County encourages future development of water and sewer in coordination with the City of Hendersonville within the unincorporated areas.

URBAN GROWTH BOUNDARY DEFINITION

The *Urban Growth Boundary* borders the incorporated municipal boundaries of the towns, cities, and villages within Henderson County. The boundary concept was created by the Board of Commissioners during their review of the draft plan in 2023. The purpose of the boundary is to identify where the municipalities are expected to focus growth accommodation and continue to direct development for the next 20 years.

The urban growth boundary is the priority area where growth should first be directed. Areas with existing services is the second priority for middle housing and economic development due to the feasibility of such development.



Mt. Pisgah communications tower for electric and internet utilities
Photo Credit: Exploring Chatt



Encouraging redevelopment of existing buildings, like in older downtowns, prevents the need to develop farmland
Photo Credit: Wisconsin State Journal

FUTURE LAND USE

SUB-AREA MAPS AND DESCRIPTIONS

EAST

OBJECTIVE: FOCUS DEVELOPMENT WITHIN THE USA & PROTECT AGRICULTURAL LANDS.

MAP IS UNDER GIS TOPOLOGY CONSTRUCTION.

PLEASE DIRECT ANY QUESTIONS TO THE PLANNING DEPARTMENT.

- 1 Policies discourage major subdivisions in agricultural areas.
- 2 Although no longer part of the *USA* boundary, there is planned sewer expansion in the Edneyville/US-64 area, which is a good place to focus commercial activity along the corridor. Sewer enables *conservation subdivisions* that cluster development away from important natural resources and are designed to reduce impacts on existing agriculture.
- 3 Community Centers on US-64 accommodate nonresidential development close to the City of Hendersonville.
- 4 The traditional rural centers of civic and commercial activity are reinforced through the employment areas and Neighborhood Anchors in Edneyville, Dana, and East Flat Rock.
- 5 Transitional Areas around Dana are limited to areas near existing subdivisions.
- 6 Some areas within the Agriculture/Rural Character Area are identified by topographical constraints and lack of public utilities, including broadband and cell service, that would limit development. Lower density would be required.



Grandad's Apples

Photo Credit: Sam Dean Photography

CENTRAL

OBJECTIVE: SUPPORT COMMERCIAL AND EMPLOYMENT CENTERS AROUND I-26.

MAP IS UNDER GIS TOPOLOGY CONSTRUCTION.

PLEASE DIRECT ANY QUESTIONS TO THE PLANNING DEPARTMENT.



- 1** Strategic areas are reserved for commercial and employment areas near US-25 and I-26. These employment centers have the potential to provide local jobs and balance the County tax base in order to keep residential taxes low.
- 2** Commercial and mixed-use areas along Asheville Highway encourage infill and redevelopment to serve this area.
- 3** Infill Areas around Hendersonville are located to take advantage of access to utilities. Encouraging housing here will allow people to live near industry and services, reducing how long residents have to travel to reach destinations.
- 4** Residential development should transition to lower densities farther away from I-26 in more rural areas. Policies like city annexation in exchange for utility access should be limited to the Utility Service Area to better define the edge of suburban growth while preserving farms and rural character.
- 5** Contiguous agricultural lands between Hendersonville, Dana, and Edneyville should remain intact. Within the Recommendations section, policies and programs are prescribed that may help conserve farmland and reduce development pressure here.

FUTURE LAND USE

WEST

OBJECTIVE: FOCUS GROWTH IN UTILITY SERVICE AREA AND ALONG TRANSPORTATION CORRIDORS WHILE PROTECTING RURAL CHARACTER AND STEEP SLOPES NEAR CRAB CREEK ROAD AND JETER MOUNTAIN ROAD.

MAP IS UNDER GIS TOPOLOGY CONSTRUCTION.

PLEASE DIRECT ANY QUESTIONS TO THE PLANNING DEPARTMENT.

- 1 Residential infill planned near US-64 and municipalities.
- 2 Potential for “trail-oriented development” in key locations along the Ecusta Rail Trail.
- 3 The Etowah community vocalized pressure from new residential growth. This area is served by an existing private sewer system and has potential for future expansion, but there are no plans at this time.
- 4 The plan envisions that low density residential should be limited to existing development near Hendersonville so that rural character remains along Crab Creek Road. Steep slopes to the north and public lands, such as Dupont State Forest, to the south, inhibit additional development.
- 5 Agricultural/Rural areas assist in the preservation of natural resources and rural character.



SOUTH

OBJECTIVE: PRESERVE THE UPPER GREEN RIVER WATERSHED, SENSITIVE DEVELOPMENT NEAR OUTDOOR CAMPS, AND MIX OF SMALL-SCALE COMMERCIAL AND RESIDENTIAL NEAR TUXEDO.

MAP IS UNDER GIS TOPOLOGY CONSTRUCTION.

PLEASE DIRECT ANY QUESTIONS TO THE PLANNING DEPARTMENT.



- 1 The Upper Green River Watershed contains a mix of conservation land and Agricultural/Rural areas.
- 2 The rural character of productive agriculture, forestry land, and outdoor camps can be insulated from surrounding growth pressures.
- 3 Low density residential should be limited to areas where appropriate, and include locations near existing residential developments since public utilities are not anticipated in this area.
- 4 Designated Neighborhood Anchors reflect the location of historical businesses and provide future entrepreneurship and local business opportunities.
- 5 Some areas with existing industry and employment centers can be strategically expanded to minimize adverse effects in environmentally sensitive areas.