

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: September 16, 2009

SUBJECT: Administrative Amendments to the Henderson County 2020 Comprehensive Plan
Economic Development Element

ATTACHMENTS: 1. Proposed Administrative Amendments

SUMMARY OF REQUEST:

The 2020 County Comprehensive Plan (CCP) reflects County Policy, guides growth and development within Henderson County, and outlines specific recommendations and goals and objectives through the year 2020.

At its meeting on August 20, 2009, the Planning Board voted unanimously (7-0) to initiate an administrative amendment to the Economic Development Element of the Henderson County 2020 Comprehensive Plan and recommend that the Board of Commissioners adopt the proposed amendments and updates to recommendation E-04, Pursue innovative approaches to regional economic development initiatives. Attached for the Board's review and recommendation is the draft amendments to the 2020 CCP Economic Development Element Recommendation E-04 (See Attachment 1).

Due to the nature of the content and proposed amendments, the Economic Development Element is considered an administrative amendment. Administrative amendments are reviewed as needed and adopted by the Board of Commissioners. According to the Land Development Code, these amendments do not require a public hearing or public notification because they do not change the meaning or intent of the CCP, but instead make corrections that are technical or clerical and may involve additional explanatory materials and graphics.

BOARD ACTION REQUESTED:

If the Board is prepared to approve the proposed amendments to the Economic Development Element, Staff has provided the following motion.

Suggested Motion:

I move that the Board approve the administrative amendment to the Economic Development Element of the Henderson County 2020 Comprehensive Plan under §200A-313 (Comprehensive Amendments) of the Land Development Code with any changes discussed by the Board.

ECONOMIC DEVELOPMENT ELEMENT EXCERPT

Recommendation E-04: Pursue innovative approaches to regional economic development initiatives.

Henderson County's economy does not operate in isolation. It is inextricably integrated with the regional, statewide, and national economies. Economic development activities must recognize and take into account this reality. Furthermore, certain efficiencies may be achieved by pursuing some economic development efforts in cooperation with the county's municipalities and neighboring jurisdictions. Regional collaboration allows Henderson County to leverage limited resources with like-minded organizations.

A. Identify and act upon opportunities for joint economic development projects with municipalities, neighboring jurisdictions, and area economic development entities.

Henderson County should continue to be an active participant and leader in CarolinaWest, a six county sub-regional marketing group; AdvantageWest, the Western NC Regional Economic Development Partnership; and the North Carolina Department of Commerce.

B. Take a leadership role in ~~developing~~ the development of the transportation and industrial corridor, proximate to the Asheville Regional Airport and northern Mills River area, and its vicinity as a regional center of economic activity.

Henderson County has a direct stake in the future of this transportation and industrial corridor ~~the Airport and its vicinity~~. The County will benefit from job growth, tax revenues, and overall economic expansion. As such, the County has an interest in ensuring that area development occurs in a manner that does not waste land resources or the opportunities provided by the presence of transportation and industrial infrastructure ~~the airport~~. Henderson County ~~has no longer has~~ direct land use control in this transportation corridor ~~the area directly adjacent to the Airport~~ and a stake in ~~maintains considerable influence over~~ the future of the area through its ability to engage in economic development activities and its influence over transportation and infrastructure ~~sewer/water~~ development.

This transportation and industrial corridor ~~The Airport~~ is a logical focal point for ~~joint~~ economic development activities involving Henderson County, municipal governments and the Henderson County Partnership for Economic Development ~~local governments and economic development agencies in the region.~~ However, development pressures and the mix of jurisdictional interests in this corridor ~~around the airport~~ will pose challenges for inter-jurisdictional cooperation, particularly in land use management. The County will take a proactive leadership role in the management and development of this transportation and industrial corridor ~~the Airport~~ and its vicinity by working with all parties, including landowners. ~~to do the following:~~

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| <ul style="list-style-type: none"> a) Establish a multi-jurisdictional economic development and planning area around the Airport. b) Develop an economic development master plan for that area. c) Develop a land use and zoning plan for that area. d) Explore the benefits of establishing a regional technology training facility and business / industry incubator in | <ul style="list-style-type: none"> cooperation with area educational institutions, economic development agencies, and others. e) Consider establishing an airport overlay district to protect the airports from development that may restrict airport operations and/or expansion, and address public health, safety, and general welfare issues associated with developments near airports. |
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Other Action Strategies

The following Action Strategies are intended to implement any number of the aforementioned Recommendations.

C. Identify any economically distressed areas of the county and explore revitalization measures.

Certain Federal and State economic development funds, such as the Community Development Block Grant program, exist for the purpose of revitalizing economically distressed areas. As part of the Community Planning Process envisioned in Section 04 of this Comprehensive Plan, qualifying areas that currently exist, or that emerge during the operational timeframe of this Comprehensive Plan, will be identified, and steps will be taken to apply available funds to the revitalization of those areas.

D. Pursue legislation and solicit regional and statewide support to further economic development initiatives.

E. Continue to budget funds annually for economic development initiatives.