

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: March 1, 2010

SUBJECT: Draft Edneyville Community Plan Overview

ATTACHMENTS:

1. Staff Memorandum Summarizing Significant Goals and Objectives of the Draft Edneyville Community Plan
2. PowerPoint
3. Executive Summary of Draft Edneyville Community Plan

SUMMARY OF REQUEST:

The Edneyville Community Plan Advisory Committee, formed by the Board of Commissioners on April 7, 2008, was responsible for developing and recommending a community-specific comprehensive plan for the Edneyville Community. After meeting monthly for 18 months, holding two public input sessions, and using information provided by Henderson County staff and relevant experts, the committee completed the Draft Edneyville Community Plan. On December 17, 2009, the Planning Board held a joint meeting with the Edneyville Community Plan Advisory Committee and voted unanimously (9-0) to send forth a favorable recommendation on the Edneyville Community Plan.

Staff will present a brief PowerPoint presentation highlighting the sections and recommendations of the Draft Plan. Copies of the Draft Plan were distributed to the Board of Commissioners immediately following the Planning Board meeting.

The Board may wish to continue its discussion, schedule a workshop, schedule a public hearing, or consider approval of the plan. As with any plan, approval does not obligate the County to implement every recommendation. Given that circumstances and needs change over time with any plan, it is expected that the County may not move forward with all action items.

BOARD ACTION REQUESTED:

No action is needed other than to determine the Board's next step (continued discussion, workshop, hearing, or approval).

Suggested Motion: None suggested.

MEMORANDUM

TO: Board of Commissioners
Steve Wyatt, County Manager
Selena Coffey, Assistant County Manager
Russ Burrell, County Attorney

FROM: Anthony Starr, AICP, Planning Director
Matthew Cable, AICP, Planner

DATE: March 1, 2010

SUBJECT: Significant Goals and Objectives of the Draft Edneyville Community Plan

The Draft Edneyville Community Plan includes a number of goals and associated objectives. Included below are those goals and objectives which were of particular concern to the public and which may have significant impacts on land use regulations and policy in the Planning Area.

- H2.1 Prohibit new manufactured home parks within the Edneyville Planning Area.
- H2.2. Consider requiring improvements to existing manufactured home parks within the Edneyville Planning Area (such as paving manufactured home park interior roads and improving landscaping). [Note: Establishing an amortization schedule for existing manufactured home parks is specifically noted in the recommendation.]
- T1.6. Consider implementing more stringent access management standards along all or part of identified corridors in an effort to provide safety and reduce traffic congestion. [Note: Identified corridors include Fruitland Road and US Highway 64 East.]

Note: This recommendation may be more suited countywide considering the Etowah and Horse Shoe Communities Plan identified a similar recommendation.

- E3.2. Support utility scale alternative energy development (i.e. wind turbines) at appropriate locations within the Edneyville Planning Area.

Note: This recommendation may be contingent upon State legislation currently under consideration.

- CCD2.1. Establish design standards for nonresidential uses in the Edneyville Planning Area Overlay District.

Note: This recommendation may be more suited countywide considering the Etowah and Horse Shoe Communities Plan identified a similar recommendation.

Section 3.3, Agriculture, contains the most goals and objectives of any section of the Draft Plan. These goals and objectives are intended to reduce farmland loss, promote development regulations sensitive to agriculture, expand agricultural markets, and expand agricultural enterprise access to economic development and support services.

The Draft Plan also recommends a significant portion of the Planning Area be zoned industrial in the future (See Section 3.7, Land Use and Development). This proposed Industrial (I) zoning district includes approximately 387 acres of land. The Draft Plan recommendations (to increase industrial development and expand employment opportunities in manufacturing) compliment and support this land use recommendation.

Edneyville Community Plan



**Plan Overview for Board of Commissioners
March 1, 2010**

Henderson County Planning Department

The Planning Process

- Feb. 20, 2008:** Community Plan Charter Adopted
- April 7, 2008:** Community Plan Advisory Committee Formed
- May 6, 2008:** Committee holds first of 20 meetings
- May 20, 2008:** 1st Public Input Meeting
- Oct. 27, 2009:** 2nd Public Input Meeting
- Dec. 17, 2009:** Planning Board review



Please Write Back One of the Following:

**Edneyville Community Plan
Public Input Meeting
October 27, 2009**

Your Input is Valuable!

Circle One:

1. Do you live in the Edneyville Planning Area?
Yes No

2. If you answered no to question #1, where do you live?

3. Please check which of the following apply to you:
 I live in the Edneyville Planning Area
 I am currently in the Edneyville Planning Area
 I am an investor or business in the Edneyville Planning Area
None of the above

4. What particular(s) of the Plan did you like?

5. What particular(s) of the Plan did you dislike?

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Edneyville Community Plan Sections

- Natural and Cultural Resources
- Agriculture
- Housing
- Community Facilities and Public Services
- Transportation
- Economic Development
- Land Use and Development
- Community Character and Design

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Section 3.1. Natural and Cultural Resources



- Protect water quality...
 - Consider implementing voluntary stream buffer incentives.
- Protect land quality...
 - Consider permitting only conservation subdivisions in the Planning Area,
 - Limit cutting on ridges and slopes, and
 - Minimize development on designated steep slopes.

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Section 3.2. Agriculture



Agriculture was a significant area of interest to the committee.

- Reduce farmland loss...
 - Consider establishing a farmland protection fund,
 - Consider establishing a local land link program, and
 - Support estate tax waiver/deferment for agricultural lands.*
*Changes to State law may be required to implement a waiver/deferment.
- Promote development regulations sensitive to farming...
 - Require subdivision applicants adjacent to Voluntary Agricultural Districts (VADs) and Enhanced VADs to obtain or review information regarding farm practices, and
 - Consider a Transfer of Development Rights (TDR) program.
*Changes to State law may be required to implement a TDR Program.

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Section 3.2. Agriculture



- Expand and diversify agricultural markets through establishment of an agricultural directional signage program.
- Expand economic development and promotion programs to agriculture.

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Section 3.3. Housing



- Encourage equitable distribution of affordable housing...
 - Establish locational criteria for accessing any County established or supported affordable housing trust fund to avoid over-concentration of lower-income housing.
- Improve development standards for manufactured homes and manufactured home parks in the Planning Area...
 - Prohibit new manufacturing home parks in the Planning Area, &
 - Consider requiring improvements to existing manufactured home parks (pave interior roads, improve landscaping).

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Section 3.4. Community Facilities & Public Services



- Schools should function as focal points and should be more available for community use.
- Improve parks & recreation service levels & facilities...
 - Construct multipurpose fields at the existing Edneyville Community Park, and
 - Conduct community-specific parks needs assessments
- Form a community and regional greenway network...
 - Expand the proposed greenway to connect Planning Area parks and schools,
 - Consider establishing a greenways fund.
- Public water and sewer should be extended to areas identified as commercial, industrial and office institutional.

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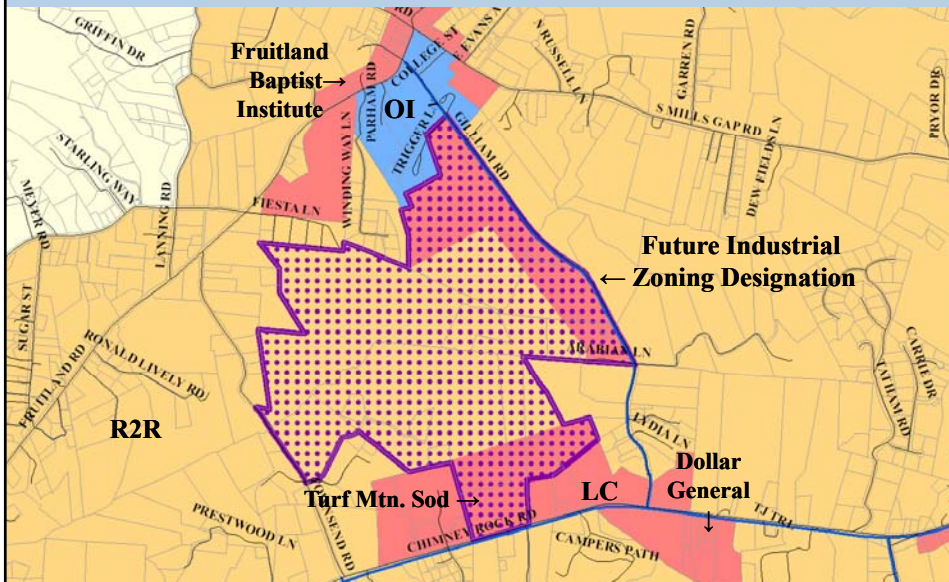
Section 3.5 Transportation



- Improve the transportation network...
 - Increase public information related to NCDOT projects,
 - Prioritize projects in accordance with plan goals,
 - Improve identified intersections,
 - Consider implementing more stringent access management,
 - Facilitate safer movement on Fruitland Road and US Hwy 64 E at school peak hour traffic,
 - Improve the bike trail network and paving,
 - Promote tourism along the NC Scenic Byway, and
 - Support public transit expansions in the Planning Area.

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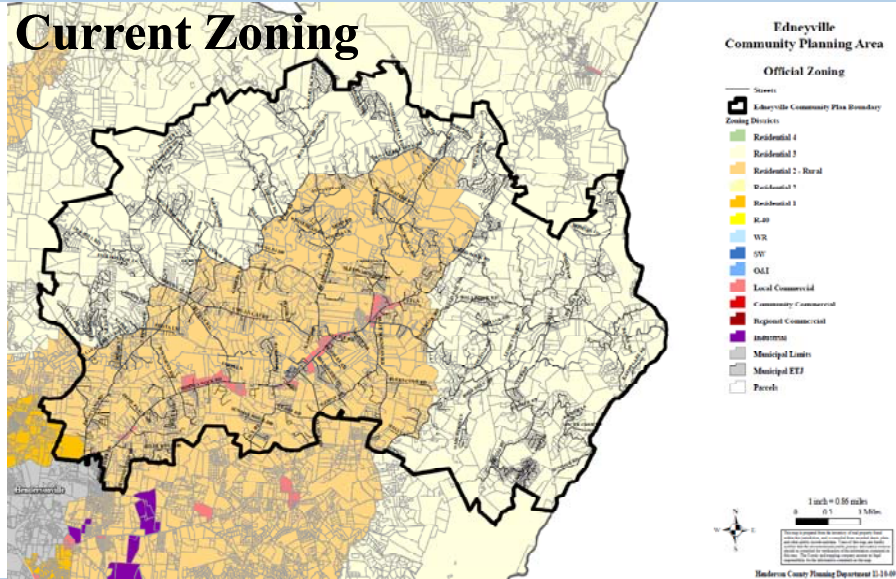
Section 3.6. Economic Development



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Section 3.7. Land Use & Development

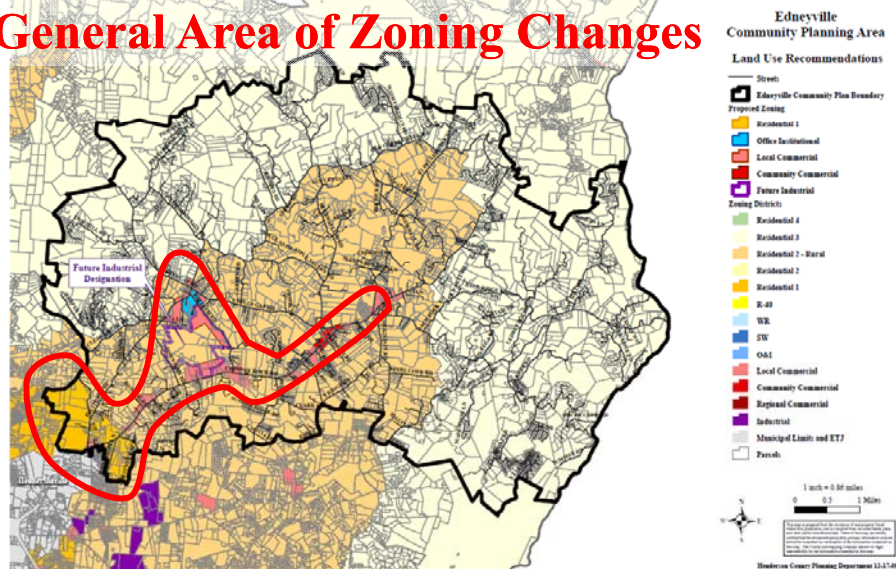
Current Zoning



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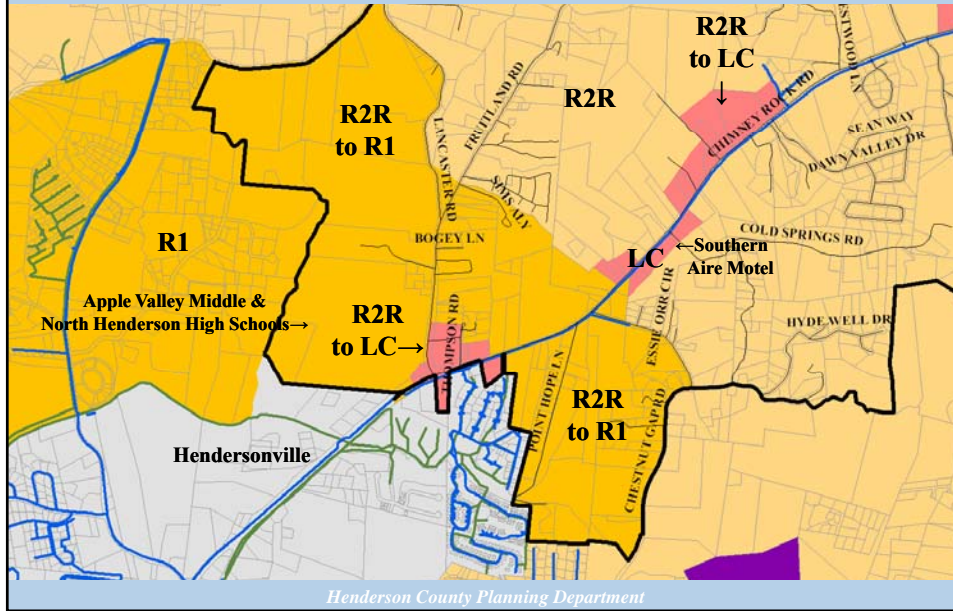
Recommended Zoning Map

General Area of Zoning Changes

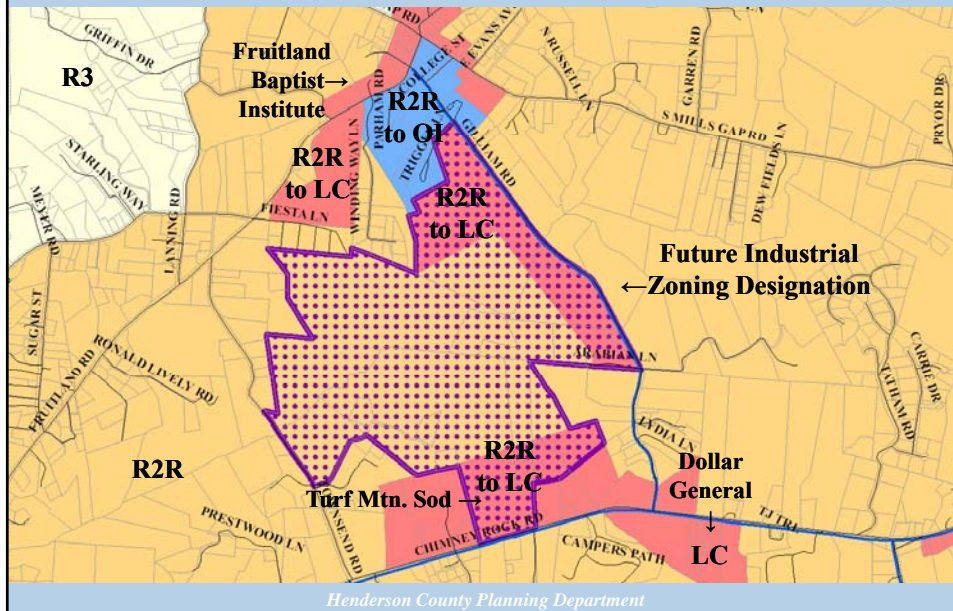


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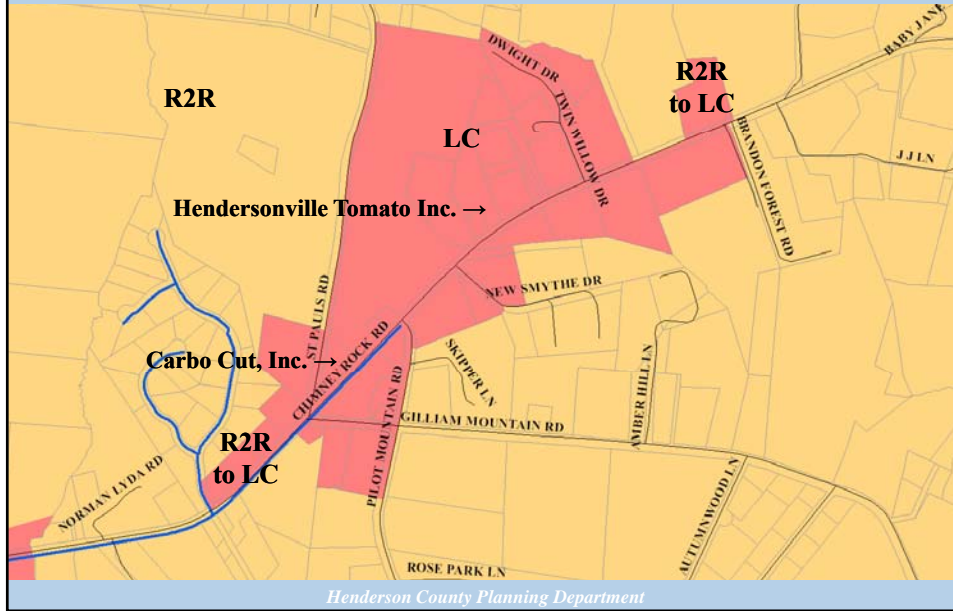
Recommended Zoning and Land Use Map



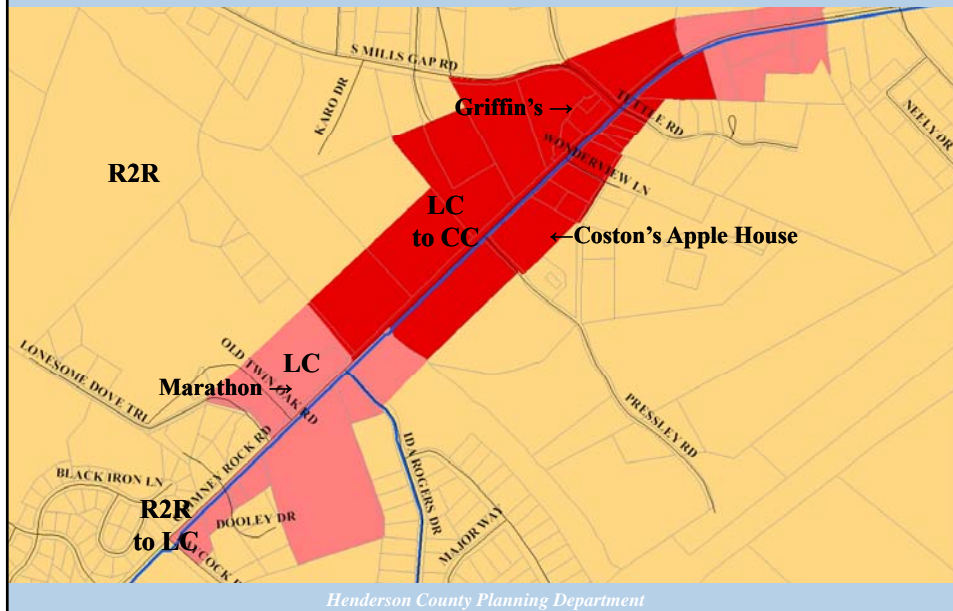
Recommended Zoning and Land Use Map



Recommended Zoning and Land Use Map



Recommended Zoning and Land Use Map



Section 3.8. Community Character & Design



- Promote development compatible with rural character...
 - Identify community character features and promote their protection and preservation, and
 - Adopt lighting regulations for Planning Area nonresidential uses.
- Establish a Planning Area Overlay District with design standards for nonresidential development.



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Questions and Discussion



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EXECUTIVE SUMMARY

The Henderson County Board of Commissioners adopted the Henderson County 2020 Comprehensive Plan on July 6, 2004. The Comprehensive Plan identified the need to plan for individual communities within the County.

The Edneyville Community Plan is a community-specific comprehensive plan outlining future goals related to:

- Natural and Cultural Resources,
- Agriculture,
- Housing,
- Community Facilities and Public Services,
- Transportation,
- Economic Development,
- Land Use and Development, and
- Community Character and Design.

The process for developing the Edneyville Community Plan began with the adoption of a Community Plan Charter by the Board of Commissioners on February 20, 2008. On April 7, 2008, the Board of Commissioners appointed the Community Planning Committee. The Committee consisted of nine (9) community residents (including one (1) liaison from the Henderson County Planning Board) and an ex-officio member representing the City of Hendersonville. The Committee held meetings from May 2007 through September 2009 resulting in an estimated 36 meeting hours. During this period the Committee also gathered public input through two (2) public input sessions and an online survey.

The purpose of the Edneyville Community Plan Advisory Committee was to serve in an advisory role to the Board of Commissioners whereby it would recommend policies specific to Edneyville. The Committee formed goals and objectives for each element of the Plan based on input solicited from the public, and information provided by County staff and relevant experts. The following is a summary of the Plan's goals and objectives. More details and information may be found within the plan.

3.1. Natural and Cultural Resources (p. 9-16)

N1. Protect Water Quality within the Edneyville Planning Area.

- Restore impaired streams (303d list) and support water quality protection and restoration programs. Public and private groups should work together to restore and protect the water quality of Clear Creek. Landowner consent would be necessary for projects.
- Consider implementing stream buffer incentives. Allow incentives (including density bonuses) where new developments voluntarily provide undisturbed stream buffers of significant width.
- Consider identifying and incorporating stormwater management standards and requirements. Note: It may be appropriate to implement stormwater standards on a countywide basis rather than within one or several communities.
- Adopt an open space plan. The plan should identify areas preferred to be left as open space and encourage voluntary protection of those land (including National Heritage Areas).

N2. Protect Land Quality within the Edneyville Planning Area.

- Consider only permitting conservation subdivisions within the Edneyville Planning Area.
- Limit cutting on ridges and slopes. The County should minimize development on designated steep slopes and limit cuttings on ridges and slopes related to development. Any limits should allow cutting associated with proper forestry management.

- Consider providing incentives for reforesting cleared areas of land, especially those on ridges and slopes.
- Minimize development on designated steep slopes.
- Promote ecotourism. National Heritage Areas and proposed open space plan allow for ecotourism promotion.

N3. Create incentives/opportunities for preservation of historic and cultural sites within the Edneyville Planning Area.

3.2. Agricultural (p.17-22)

A1. Reduce farmland loss within the Edneyville Planning Area.

- Consider establishing a farmland protection fund.
- Consider establishing and supporting a local land link program.
- Support an estate tax waiver or deferment for agricultural lands intended to remain in agriculture. The County should support any necessary changes in State law to permit waiver.

A2. Promote development regulations sensitive to agriculture in the Edneyville Planning Area.

- Require subdivision applicants adjacent to voluntary agricultural districts obtain or review information regarding farming practices.
- Consider implementing a Transfer of Development Rights (TDR) Program. A TDR program allows a farmer to voluntarily be compensated for his ability to develop without having to develop the farmland itself. The County should support any necessary changes in State law to permit this program.

A3. Expand and diversify agricultural markets within the Edneyville Planning Area.

- Create an agritourism plan and increase the promotion of agritourism in the Edneyville Planning Area.
- Establish an agricultural directional signage program.
- Consider establishing a local tailgate market or markets in the Edneyville Planning Area provided area farmers are interested.
- Promote local food campaigns.
- Consider establishing or supporting the establishment of an agricultural heritage museum.
- Continue working with local farmers to identify high value crops and educate them on crop diversification.
- Support existing or proposed agricultural research operation centers.

A4. Link local farms to schools.

- Encourage agriculture/horticulture curriculums and programs in local schools.
- Support educational opportunities at Blue Ridge Community College (BRCC).

A5. Expand agricultural enterprises' access to economic development and promotion programs and support services.

3.3. Housing (p. 23-28)

H1. The County should lead affordable housing efforts, and encourage the equitable distribution of affordable housing throughout the County and its municipalities.

- Establish locational criteria for accessing any County established or supported affordable housing trust fund. Criteria should be provided to consider the location of the proposed affordable housing in relation to existing affordable housing.
- Encourage incorporating energy efficiency standards in new residential development.

H2. Improve development standards for manufactured homes and existing manufactured home parks within the Edneyville Planning Area.

- Prohibit new manufactured home parks within the Edneyville Planning Area.

- Consider requiring improvements to existing manufactured home parks within the Edneyville Planning Area.
- Consider establishing a County-funded voluntary removal program for abandoned or dilapidated manufactured homes.

H3. Expand and diversify housing options.

- Zone property with appropriate infrastructure (water and/or sewer) to allow “age in place” residential development.
- Preserve housing stock and increase housing opportunities at major intersections and transit centers.

3.4. Community Facilities and Public Services (p.29-36)

CFPS1. Community facilities and public services should be strategically located in areas identified as local commercial, industrial and office institutional.

CFPS2. Schools should function as a focal point for the community.

- Integrate public school, recreation, transportation, and public transit planning.
- Schools should be available for community use.
- Consider establishing site selection and design criteria for new schools.

CFPS3. Improve the level of service provided by existing and proposed parks and recreation facilities and programs within the Edneyville Planning Area.

- Construct multi-purpose fields at the existing Edneyville Community Park in addition to the proposed fields at the new Edneyville Community Center.
- Conduct community specific assessments to determine warranted parks and recreation facilities and programs in each community.

CFPS4. Form a community and regional greenway network connecting public recreational facilities within the Edneyville Planning Area.

- Expand the proposed greenway to connect all Planning Area park and school facilities.
- Greenways should include bike trails to facilitate on and off-road movement from NCDOT designated bike routes.
- Greenways should be designed to increase the safety of users and adjacent property owners.
- Consider establishing a greenways fund.

CFPS5. Consider providing a Satellite Sheriff’s Office in the Edneyville Planning Area at the main Edneyville Fire Station or another location determined to be appropriate by the County.

CFPS6. Public water and public sewer should be extended into areas identified as local commercial, industrial and office institutional.

3.5. Transportation (p. 37-42)

T1. Improve the transportation network in the Edneyville Planning Area.

- Improve and increase public information related to NCDOT projects, plans, and processes to engage the public.
- The County, through its involvement in the French Broad River MPO, should prioritize projects within the Edneyville Planning Area in accordance with Plan goals.
- Improve identified intersections based on recommended studies and identify new roads or improve existing roads that would provide a bypass of key intersections along US Highway 64 East.
- Consider implementing more stringent access management standards along all or part of identified corridors in an effort to provide safety and reduce traffic congestion.
- Facilitate safer automobile movement on Fruitland Road and US Highway 64 East during school peak hour traffic.
- Improve bike trail network throughout the Edneyville Planning Area and paving along identified corridors.

- Promote tourism along the US Highway 64 East North Carolina Scenic Byway or “Black Mountain Rag.”
- Support public transit expansions in the Edneyville Planning Area when feasible.

3.6. Economic Development (p. 43-48)

E1. Direct commercial and industrial growth to areas where community facilities and public services are present or anticipated.

E2. Support the development of the industrial sector of the economy within the Edneyville Planning Area.

- Work with the Henderson County Partnership for Economic Development and others to promote Industrial/Business Park Development in the Edneyville Planning Area.
- Promote manufacturing, research and development, and clean/“green” industries within Industrial zoning districts in the Edneyville Planning Area.
- Expand manufacturing training opportunities available at Blue Ridge Community College to provide a more competitive workforce.

E3. Address economic development in the Edneyville Planning Area.

- Continue to develop County economic plans focused on job creation.
- Support utility scale alternative energy development (wind turbine/wind mill/solar panel farms) at appropriate locations within the Edneyville Planning Area.

3.7. Land Use and Development (p. 49-56)

LUD1. Residential Zoning District Map Amendments

- **Residential District One (R1).** R1 should replace R2R zoning in the western portions of the Edneyville Planning Area. Future R1 zoning may be appropriate if facilities and services become available.
- Prohibit additional manufactured home parks within the Edneyville Planning Area.

LUD2. Commercial, Office Institutional and Industrial Zoning District Map Amendments

- **Local Commercial (LC).** R2R zoning should replace LC zoning between Townsend and Gilliam Roads. LC zoning should be applied at: US Highway 64 East/Fruitland Road intersection; US Highway 64 East/Home Place Drive intersection; Fruitland/Terry’s Gap/South Mills Gap/Old Clear Creek Roads intersection; along US Highway 64 East, within portions of the Edneyville Inn Subdivision and on property across from Centipede Lane; and along US Highway 64 East, along property east of Lancaster Road.
- **Community Commercial (CC).** CC zoning should be applied along US Highway 64 East from east of Ida Rogers Drive to the US Highway 64 East/South Mills Gap Road intersection. CC zoning should not extend further east or west on US Highway 64 East in this vicinity.
- Office Institutional (OI).
- **Industrial (I).** I zoning should be applied between Townsend and Gilliam Roads and should be implemented at the request of the property owner(s).
- Mixed-use development should be encouraged in identified commercial zoning districts in the Edneyville Planning Area.

3.8. Community Character and Design (p. 57- 60)

CCD1. Promote development compatible with the rural character and natural setting of the Edneyville Planning Area.

- Identify community character features and involve community organizations in the promotion of their preservation or enhancement.
- Adopt lighting regulations for nonresidential uses in the Edneyville Planning Area.

CCD2. Establish an Edneyville Planning Area Overlay District.

- Establish design standards for nonresidential uses in the Edneyville Planning Area Overlay District. Design standards should be established to ensure nonresidential development is unified and cohesive, consistent with the rural character and natural setting of the Edneyville Planning Area. These standards should apply to all nonresidential uses/developments.

CCD3. Promote redevelopment and adaptive reuse of existing abandoned nonresidential structures.

DRAFT