

## **REQUEST FOR BOARD ACTION**

### **HENDERSON COUNTY BOARD OF COMMISSIONERS**

**MEETING DATE:** October 17, 2012

**SUBJECT:** Update: Community Plan for Green River, Tuxedo & Zirconia

**PRESENTER:** Autumn Radcliff, Senior Planner

**ATTACHMENTS:** 1. PowerPoint

#### **SUMMARY OF REQUEST:**

Staff is providing the Board with an update on the progress of drafting the County's 4th community plan which includes the Green River, Tuxedo and Zirconia (GRTZ) communities. On April 2, 2012, the Board of Commissioners adopted the GRTZ Community Plan Advisory Committee Charter and on May 7, 2012 appointed the Advisory Committee. The Committee met for the first time on July 10, 2012 and has met monthly thereafter.

The Committee received and approved a community survey at its first meeting. On July 13, 2012, the mailed survey went to every listed property owner in the planning area. The County mailed 2,850 surveys and a total of 1,020 surveys were collected and analyzed (36% response rate). On September 11, 2012 the first public input session was held at the Tuxedo Baptist Church. Approximately 80 community residents participated in the meeting by discussing the strengths of, concerns for, and 15-year vision for the community.

The Committee has been reviewing the demographics, history and background of the planning area. At its meeting on October, 9th the committee reviewed the results of the public input and will use this information to draft the plan and make recommendations for the GRTZ community. The Committee is currently working on drafting the recommendations for the natural and cultural resources section of the plan.

#### **BOARD ACTION REQUESTED:**

No Board action requested. Information only.

**Suggested Motion:** No motion suggested.

# Community Plan for Green River, Tuxedo & Zirconia (GRTZ)



Board of Commissioners Meeting  
Wednesday, October 17, 2012



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## Green River-Tuxedo-Zirconia (GRTZ) Community Plan Update

- Charter adopted on April 2, 2012
- Committee appointed on May 7, 2012
- Committee first met on July 10, 2012 (meets monthly)
- Committee has been reviewing:
  - Demographics
  - History and Background
  - Public input results
- Working on recommendations for the natural & cultural resources section

## GRTZ Planning Area History/Background

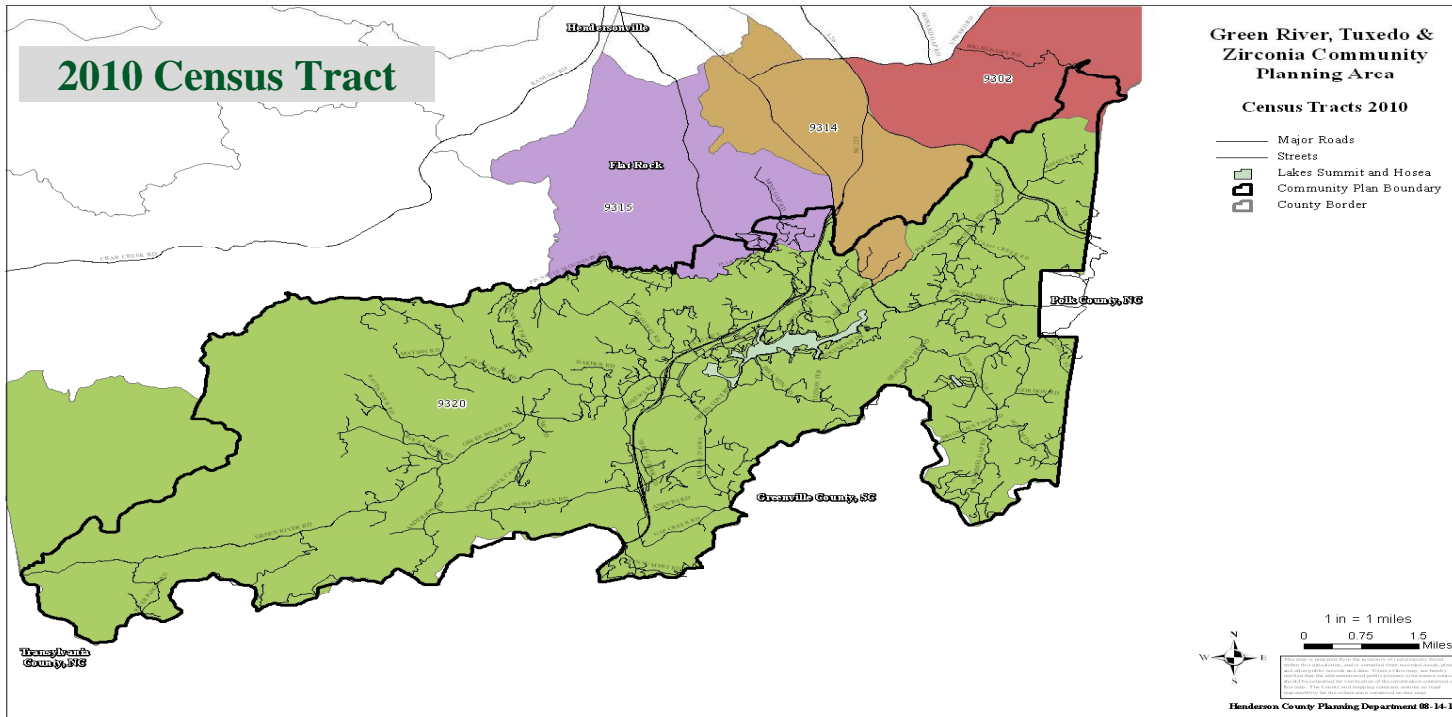
- Traditionally habited by Native Americans
- Early settlers were drawn to the natural resources of the area
- According to legend, John and Elizabeth Corn gave the Green River its name
- Post Offices helped shape the different communities found throughout Henderson County
  - 1853 the Green River Post Office opened
  - 1908 the Tuxedo Post Office opened
    - Traditionally under the name of Lakewoods

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## GRTZ Planning Area History/Background

- **Industries:** Mining, Green River Mills, Agriculture
- **Landmarks and Unique Places:** Camps, Green River, Kingdom of Happy Land, etc.

# GRTZ Planning Area Demographics



Census Data

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## GRTZ Planning Area Demographics

- **Population:**

- GRTZ = 4,730 persons (Henderson County=106,740 persons)
- GRTZ contains 4.4% of the County's population

- **Population Change 2000-2010**

**Planning Area**

Population Growth = 17.2%

Household Increase = 21.5%

Persons per Household (2010) =  
2.4

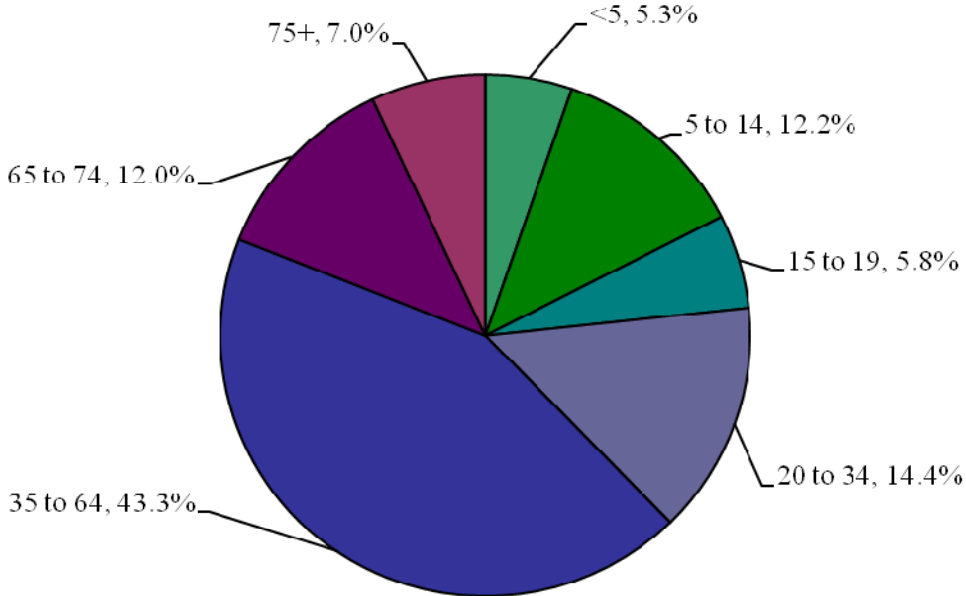
**Henderson County**

Population Growth = 19.7%

Household Increase = 21.5%

Persons per Household (2010) =  
2.3

# 2010 GRTZ Population by Age



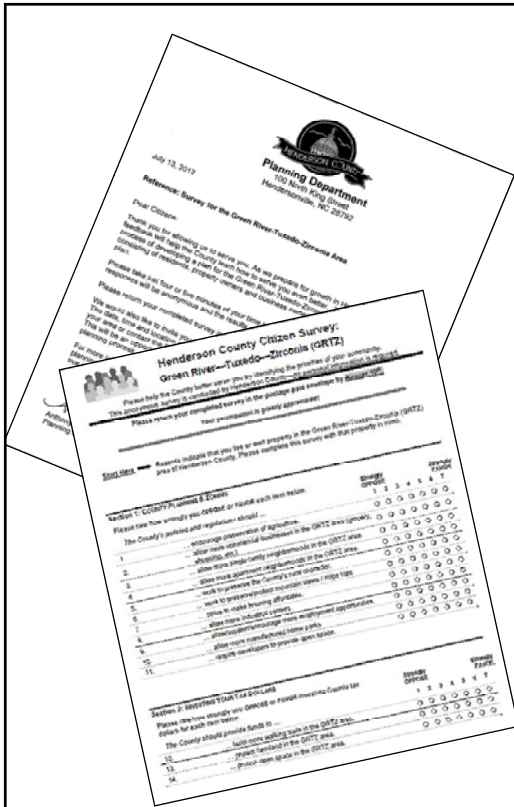
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## GRTZ Planning Area Demographics

- **Race & Ethnicity 2010:** 96.5%=White, 3.3% Hispanic/Latino
- **Income:** Median Household Income \$44,445 (40.1% of the area had a household earning <\$35,000 per year (2010))
- **Poverty Rate (2009):** 15.2% is at or below the poverty rate
- **Projected Population:** GRTZ (2025)=6,168 persons

# GRTZ Planning Area Public Input



## Mailed Survey:

- Mailed to all GRTZ property owners
  - Approximately 4, 900 parcels
  - Approximately 2,850 surveys mailed
  - 1,020 responses collected
- Represents over a 36% return rate

## GRTZ Mailed Survey Results

Mailed Survey Responses Regarding Community Understanding of GRTZ					
Growth, Preservation, and Transportation	Not at All	Not Much	Some	A Lot	No Response
How should your area of Henderson County grow in the Future?	11%	34%	<b>47%</b>	5%	3%
	<b>Not Enough</b>	<b>About Right</b>	<b>Too Much</b>	<b>No Response</b>	
How would you describe the population growth in your area in recent decades?	7%	<b>66%</b>	23%	14%	
	<b>Yes</b>	<b>No</b>	<b>Don't Know</b>	<b>No Response</b>	
Are there any important structures or historic sites in the GRTZ area that you think need to be preserved?	23%	14%	<b>57%</b>	6%	
Are there any important water or land features in the GRTZ area that you think need to be preserved?	<b>51%</b>	6%	35%	8%	

- 51% have lived in the area 20+ years
- 91% plan to stay in this area of Henderson County for the next 10 years.
- 47% feel this area should grow some in the future.
- 66% feel the population growth in this area has been about right in recent decades.

## GRTZ Mailed Survey Responses

- County Policies and Regulations should:
  - Encourage preservation of agriculture (66%)
  - Work to preserve the County's rural character (68%)
  - Work to preserve/protect mountain views/ridge tops (80%)
  - Not Allow more industrial centers (53%)
  - Not Allow more manufactured home parks (67%)
  - Require developers to provide open space (58%)
- The County should provide funds to:
  - Build more walking trails (38%)
  - Protect farmland in the GRTZ area (62%)
  - Protect open space in the GRTZ area (63%)

# GRTZ Mailed Survey Responses

## What makes Green River-Tuxedo-Zirconia unique?

Remote

**Open & Rural**

Plants/Wildlife

**Generational Property Owners**

No Traffic

Private

Low Crime Rate

**Stream/Rivers/Lakes**

Beautiful/Scenic

Close to Cities/Shopping/etc.

Friendly

Camps

Minimum Development

Peaceful/Quiet

## GRTZ 1st Public Input Session

- Held Tuesday, September 11, 2012
- 6:30 PM, Tuxedo First Baptist Church
- Around 80 participants attended
  - Focused on Strengths, Concerns, and 15 Year Vision
  - Citizens voted for the 3 issues of highest importance

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# GRTZ 1st Public Input Session Votes

## Strengths that received the most support

- **Natural & Cultural Resources**
  - Natural Beauty/Forested
- **Agriculture**
  - Farm Land/Agriculture
- **Community Facilities & Public Services**
  - Public Volunteer Services
- **Transportation**
  - Great Accessibility
- **Economic Development**
  - Camp Industry
- **Land Use & Development**
  - Open Space/Low Density
- **Community Character & Design**
  - Rural/Peaceful
- **The Community**
  - Independent People/Honest People

# GRTZ 1st Public Input Session Votes

## Concerns that received the most support

- **Natural & Cultural Resources**
  - Loss of Forests
- **Agriculture**
  - Loss of Farms
- **Housing**
  - No Large Residential Developments
- **Community Facilities & Public Services**
  - Community Park/Library
- **Transportation**
  - Pedestrian Safety/Cyclist
- **Economic Development**
  - Lack of Central/Primary Commercial Area
- **Land Use & Development**
  - Too Many Regulations
- **Community Character & Design**
  - Danger/Noise
- **The Community**
  - Lack of Community Involvement of Young People



# GRTZ 1st Public Input Session Votes

## 15 Year Vision that received the most support

- **Natural & Cultural Resources**
  - Tuxedo Elementary Put to Use
- **Agriculture**
  - Farms/Agriculture Still Present
- **Community Facilities & Public Services**
  - New Park
- **Transportation**
  - Bicycle Lane on 225
- **Economic Development**
  - Medical Facility
- **Land Use & Development**
  - Planned and Controlled Growth
- **Community Character & Design**
  - Attractive Tuxedo Gateway/Architecture that Maintains Character
- **The Community**
  - Programs to Encourage Health



**Questions?**

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