

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

- MEETING DATE:** February 19, 2014
- SUBJECT:** Draft Green River-Tuxedo-Zirconia (GRTZ) Community Plan Overview
- PRESENTER:** Autumn Radcliff, Senior Planner
- ATTACHMENTS:**
1. Executive Summary of Draft GRTZ Community Plan
 2. PowerPoint

SUMMARY OF REQUEST:

The Green River-Tuxedo-Zirconia (Hereinafter GRTZ) Community Plan Advisory Committee, formed by the Board of Commissioners on May 7, 2012, was responsible for developing and recommending a community-specific comprehensive plan for the GRTZ Planning Area. After over a year of monthly meetings, holding two public input sessions (including a mailed survey), and receiving information from County staff and relevant experts, the Committee completed the Draft GRTZ Community Plan.

On October 17, 2013, the Planning Board held a joint meeting with the GRTZ Community Plan Advisory Committee. On November 21, 2013 the Planning Board voted unanimously to send forth a favorable recommendation of the GRTZ Community Plan.

Staff will present a brief PowerPoint presentation highlighting the sections and recommendations of the Draft Plan. Copies of the Draft Plan will be distributed to the Board of Commissioners prior to the February 19th meeting. The Board may wish to schedule more detailed discussions, including a workshop, or adopt the plan. A public hearing is not required to adopt the plan. As with any plan, adoption does not obligate the County to implement every recommendation. Given that circumstances and needs change, 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, or adoption). Two possible motions are provided

Suggested Motion: I move the Board adopt the GRTZ Community Plan as presented. I further move that the goals and objectives be reviewed by Board appointed committees and boards for their implementation if deemed appropriate. Committees and boards should report back to this Board any items where it recommends an alternate approach or does not recommend implementation.

Alternative Motion: I move that the Board continue its discussion by scheduling a workshop regarding the Draft GRTZ Community Plan.

EXECUTIVE SUMMARY

The Henderson County 2020 Comprehensive Plan (hereinafter “Comprehensive Plan”) was adopted on July 6, 2004 (as amended through September 16, 2009). The Comprehensive Plan identified the need to plan for individual communities within the County. The community planning areas were prioritized based on anticipated growth and relation to the Growth Management Strategy (established by the Comprehensive Plan).

The Green River-Tuxedo-Zirconia Community Plan (hereinafter “GRTZ Plan”) is a community-specific comprehensive plan outlining 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 GRTZ Community Plan began with the adoption of a Community Plan Charter by the Board of Commissioners on April 2, 2012. On May 7, 2012, the Board of Commissioners appointed the Community Planning Committee. The Committee consisted of nine (9) community residents and two (2) ex-officio members representing the Henderson County Planning Board (serving as its liaison) and the Village of Flat Rock. The Committee held meetings from July 2012 through September 2013 resulting in an estimated 30 meeting hours. During this period the Committee also gathered public input through two (2) public input sessions and a mailed survey to all property owners in the planning area.

The purposes of the GRTZ Community Plan Advisory Committee, as outlined by the charter, were to serve as an advisory role to the Board of Commissioners whereby it would recommend Planning Area specific policies. The Committee formed recommendations and action strategies for each element of the Plan based on input solicited from the public, County staff, and relevant experts. The following is a summary of the Plan’s recommendations and action strategies:

3.1: Natural and Cultural Resources (p. 20)

- 1. Monitor water quality within the GRTZ Planning Area.**
- 2. Protect land quality within the GRTZ Planning Area.**
- 3. Create incentives/opportunities for preservation of historic and cultural sites within the GRTZ Planning Area.**

3.2: Agricultural (p. 24-25)

- 1. Expand and diversify agricultural markets within the GRTZ Planning Area.**
- 2. Provide public education as a means of supporting farmers and protecting farmland.**
- 3. Reduce farmland loss within the GRTZ Planning Area**

3.3: Housing (p. 31)

- 1. Expand and diversify housing options within the GRTZ Planning Area.**
- 2. County should support the expansion of utility services such as cell, internet, and cable television throughout the GRTZ Planning Area to accommodate existing and future homes.**

3.4: Community Facilities and Public Services (p. 39)

1. Support the development of the Tuxedo Park as depicted on the master plan approved by the Henderson County Board of Commissioners.
2. Encourage and support the relocation of the Green River Library to the Tuxedo Park if funding is available.

3.5: Transportation (p. 42)

1. Work with NCDOT to identify opportunities to create bike lanes when existing roads are widened or improved.
2. The County should support and encourage road and intersection improvements in the GRTZ Planning Area.

3.6: Economic Development (p. 48)

1. Support existing businesses in the GRTZ Planning Area.
2. Promote small business and cottage industry growth in the GRTZ Planning Area.
3. Encourage and support the expansion and growth of the camp industry.
4. Work with the Henderson County Partnership for Economic Development to promote the natural assets of the Planning Area, small businesses and cottage industries that do not require public utilities.
5. Work with the Henderson County Agribusiness to promote the economic development of agriculture and agribusiness in the GRTZ Planning Area.

3.7: Land Use and Development (p. 55-56)

Residential District Two (2) Rural. Replace Estate Residential (R-40) zoning with Residential Two Rural (R2R) zoning between Hattie Osteen Road and the existing western boundary of the Residential Two Rural (R2R) zoning district. The northern boundary of this zoning change will follow the Planning Area boundary, which runs along Pinnacle Mountain Road. Replace Estate Residential (R-40) zoning district north of Pinnacle Mountain Road to the Planning Area boundary with Residential Two Rural (R2R) zoning. Additionally, replace existing Estate Residential (R-40) zoning district on parcel 9935958 with Residential Two Rural (R2R) (See Map 7).

Residential District Four (4). Replace Residential Three (R3) zoning in the western portions of the Planning Area with Residential Four (R4) zoning. This zoning district should encompass all of the Green River Preserve and the adjoining parcels at the Western most edge of the planning area. This district should only be extended to meet existing Residential Four (R4) zoning on DuPont State Forest or to prevent split zoning. Additional, the County should consider extending the existing Residential Four (R4) zoning located immediately outside the Planning Area to the southwest to connect DuPont State Forest and the Green River Preserve (See Map 7).

Residential District Two (2) Rural. Replace the remaining Residential Three (R3) zoning district with Residential Two Rural (R2R) zoning district. Leaving the current existing zoning districts of Waterfront Residential (WR), Surface Water (SW), Community Commercial (CC), Residential Four (R4) and Industrial (I) zoning districts (See Map 7).

Local Commercial (LC). To preserve small local businesses, local scale commercial development should be the Planning Area's principal type of commercial development. Local Commercial (LC) zoning should be applied in the following areas:

- Along Greenville Highway from the former Day Care Facility parcel south to Zion Hill Baptist Church. On the adjacent side of the Greenville Highway from parcel 9975443 to Zirconia Road (See Inset 3 on Map 7);

- From the intersection of Old U.S. 25 and North Lake Summit Drive to the intersection of Old Greenville Hwy and Old U.S. 25. The northern boundary of this zoning change along the U.S. 25 right-of-way and the southern boundary adjacent to the Waterfront Residential (WR) zoning district around Lake Summit (See Inset 2 on Map 7);
- From the intersection of Old U.S. 25 and Icey Hill Road to the intersection of Old U.S. 25 and Cranmore Lane. The boundary of this zoning change will abut U.S. 25 right-of-way and the parcels along Old U.S. 25 (See Inset 2 on Map 7).

Amend the Land Development Code (LDC) to promote rural and local businesses. The County should consider allowing the small scaled retail sales and services use in the Residential Two Rural (R2R) zoning district.

3.8: Community Character and Design (p. 60)

Promote development compatible with the rural character and natural setting of the GRTZ Planning Area. The community does not recommend specific design standards or support regulations or requirements for design standards. Although, the GRTZ area encourages new non residential uses to design developments that reflect the values and unique characteristics of the Planning Area.

Promote redevelopment and adaptive reuse of existing abandoned nonresidential structures. Existing abandoned nonresidential structures like the Old Tuxedo School site should be reused and adapted for new nonresidential or residential development where possible.



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

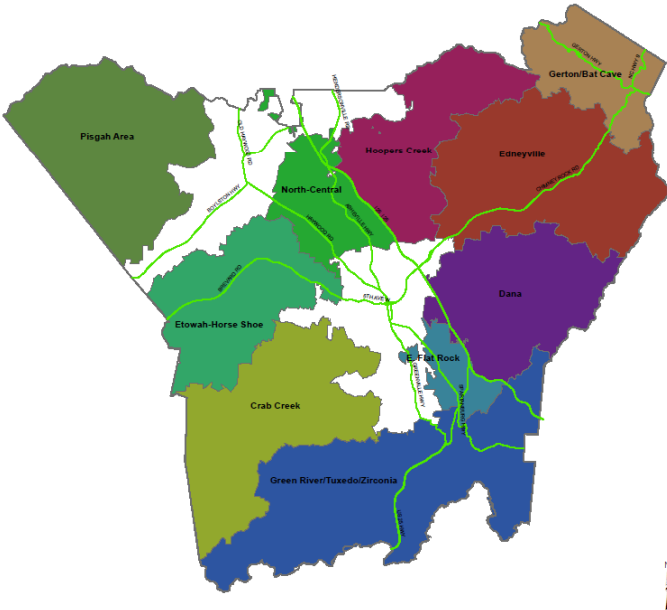


Presented by: Autumn Radcliff, Senior Planner
February 19, 2014



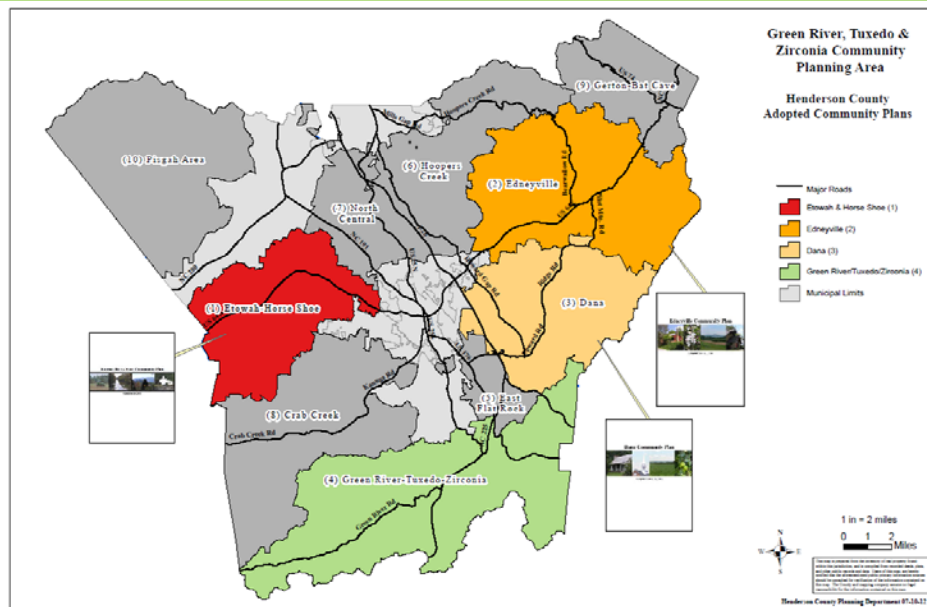
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Community Planning Areas



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Completed Community Plans



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Community Planning Benefits

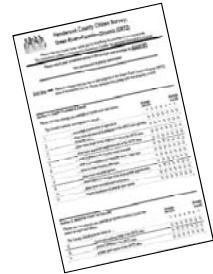
Community Plans...

1. Actively engage citizens in the governing process
2. Solicit community input and feedback
3. Result in cost avoidance by prioritizing community needs
4. Employ changes for the betterment of communities

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The Planning Process

- April 2, 2012:** Community Plan Charter Adopted
- May 7, 2012:** Community Plan Advisory Committee Formed
- July 10, 2012:** Committee holds first of 14 meetings
- Sept. 11, 2012:** 1st Public Input Meeting
- Aug. 13, 2013:** 2nd Public Input Meeting to obtain feedback on Draft Plan
- Sept. 10, 2012:** Committee Review of Additional Public Input
- Oct. 17, 2013:** Joint Meeting with Planning Board
- Nov. 21, 2013** Planning Board Recommends Approval



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Advisory Committee

Terry Maybin, Co-Chairman

James Miller, Co-Chairman

Linda Lamphier

David Hill

Patricia MacDuff

Theron Maybin

Ann Pouch

Steve Waggoner

Lillian Lilly

Mike Cooper, Henderson County Planning Board Liaison

Anne Coletta, Village of Flat Rock Representative

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Community Plan Organization

Section 1: Introduction to the Planning Area

Section 2: Demographics of the Planning Area

Section 3: Community Plan

3.1. Natural and Cultural Resources

3.2. Agriculture

3.3. Housing

3.4. Community Facilities and Public Services

3.5. Transportation

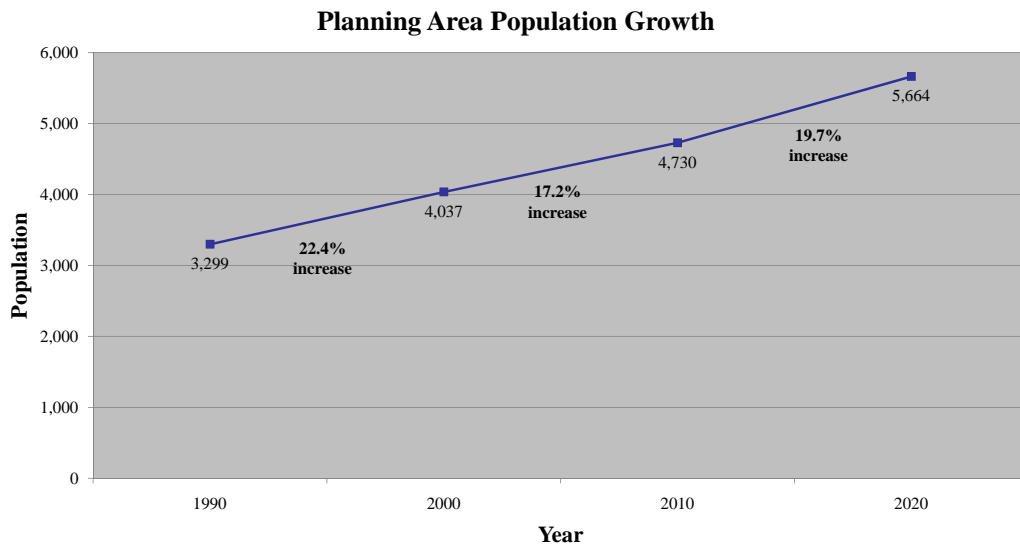
3.6. Economic Development

3.7. Land Use and Development

3.8. Community Character and Design

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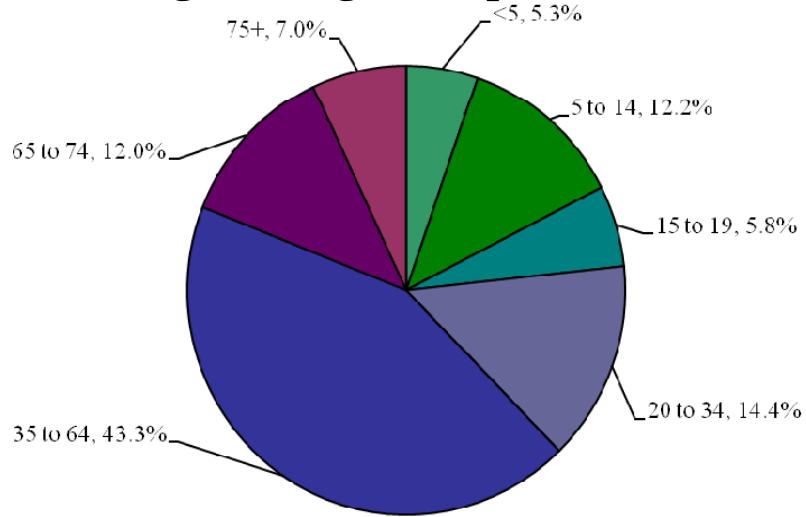
Planning Area Demographics



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Planning Area Demographics

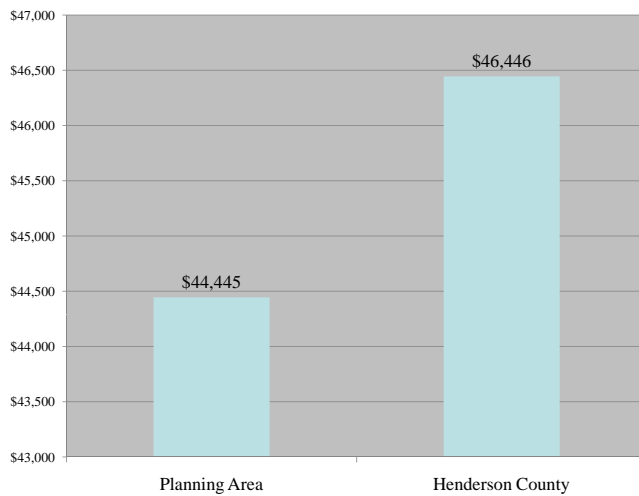
Planning Area Age of Population 2010



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Planning Area Demographics

Planning Area Median Household Income & Poverty



- 15.2% of population below poverty in Planning Area
- 12.7% of population below poverty in Henderson County
- Planning Area contains 5.3% of County's population below poverty

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Section 3: GRTZ Community Plan

Section 3.1. Natural and Cultural Resources

Section 3.2. Agriculture

Section 3.3. Housing

Section 3.4. Community Facilities and Public Services

Section 3.5. Transportation

Section 3.6. Economic Development

Section 3.7. Land Use and Development

Section 3.8. Community Character and Design

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Section 3.1. Natural and Cultural Resources



- Sensitive Water Resources
- Sensitive Land Resources and Protected Species
- Cultural and Historical Resources

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Section 3.1. Key Goals and Objectives

- Monitor water quality within the GRTZ Planning Area...
 - Do not support creating an official water supply watershed designation for Lake Adger that includes the entire Green River Watershed, and
 - Develop or use existing educational materials for future development of property along water resources
- Protect land quality...
 - Provide educational material and encourage mountain views and ridge tops to be preserved/protected,
 - Encourage limited cutting on ridges and slopes for development and forestry management, and
 - Encourage open space through voluntary conservation.
- Create incentives/opportunities for preservation of historic and cultural sites.

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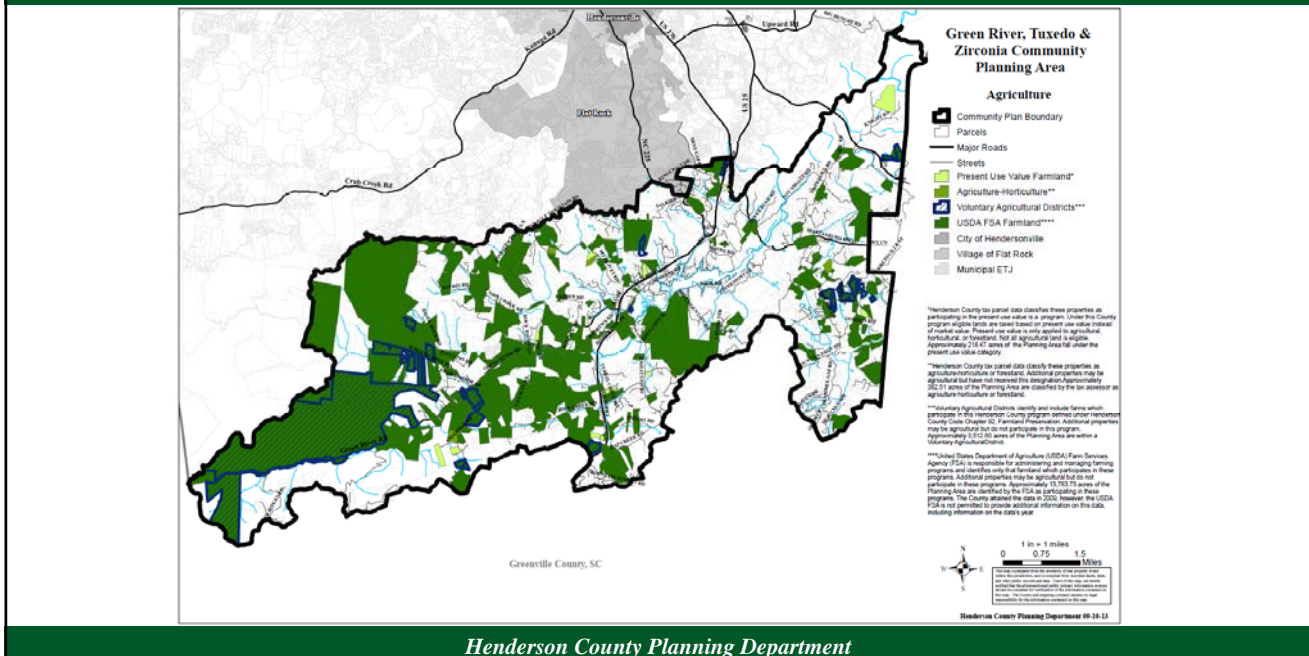
Section 3.2. Agriculture



- 15.39% of the County's land is in the Planning Area
- 42.39% of the Planning Area is agricultural land

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Agriculture



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Section 3.2. Key Goals and Objectives

- Expand and diversify agriculture markets within the GRTZ Planning Area.
 - Support local participation in tailgate market at Tuxedo Community Store.
 - Work with Henderson County Partnership for Economic Development and Henderson County AgriBusiness Director to market local farms.
 - Promote agritourism in the Planning Area.
 - Support small scaled local farms and encourage a range of diversity.
- Provide public education as a means of supporting farmers and protecting farmland.
 - Encourage local farms to work with Henderson County Soil and Water Conservation District.
 - Connect local producers with educational opportunities at BRCC.
- Reduce farmland loss within the GRTZ Planning Area.
 - Support estate tax waiver or deferment for agricultural lands intended to remain in agriculture.
 - Promote rural character in prime agricultural areas.

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Section 3.3. Housing

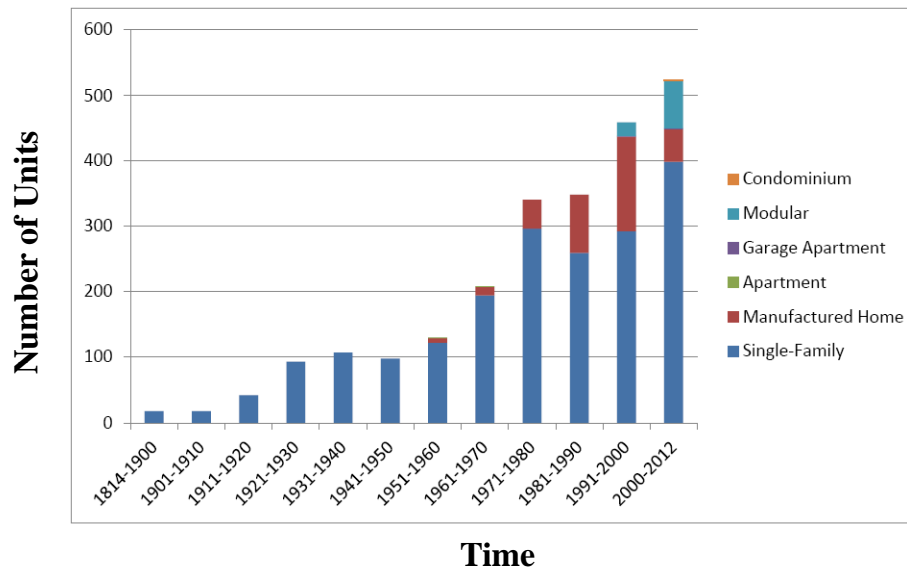


- **Single-family residence share of housing mix:**
 - County: 93.63%
 - Planning Area: 99.74%
- **Manufactured housing share of housing mix:**
 - County: 17.62%
 - Planning Area: 12.54%
- **\$140,013 = Planning Area average assessed housing value**

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Section 3.3. Housing

Planning Area Housing Year Built by Type, 1814-2012



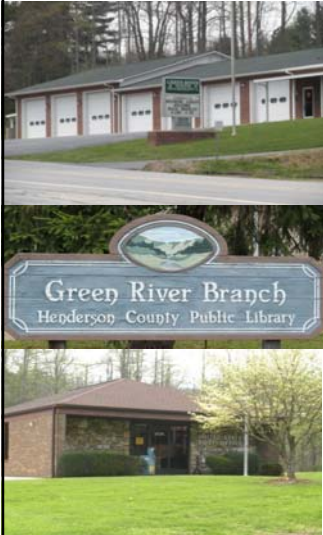
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Section 3.3. Key Goals and Objectives

- Expand and diversify housing options within the GRTZ Planning Area.
 - Encourage a mix of housing options that accommodate a range of income levels.
- Support the expansion of utility services such as cell, internet/broadband, and cable television throughout the Planning Area to accommodate existing and future development.

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Section 3.4. Community Facilities & Public Services



- The Planning Area fall entirely within the Flat Rock Middle and East Henderson High School District
- The Planning Area is also served by:
 - Dana, Hillandale, and Upward Elementary

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Section 3.4. Key Goals and Objectives

- Support the development of the Tuxedo Park as depicted on the master plan.
 - Encourage the County to provide a designated area within the Park that provides historical information about the GRTZ area and the Old Mill site.
 - Support the relocation of the veteran monument from the Tuxedo Community Store to the Park.
- Encourage and support the relocation of the Green River Library to the Tuxedo Park if funding is available.

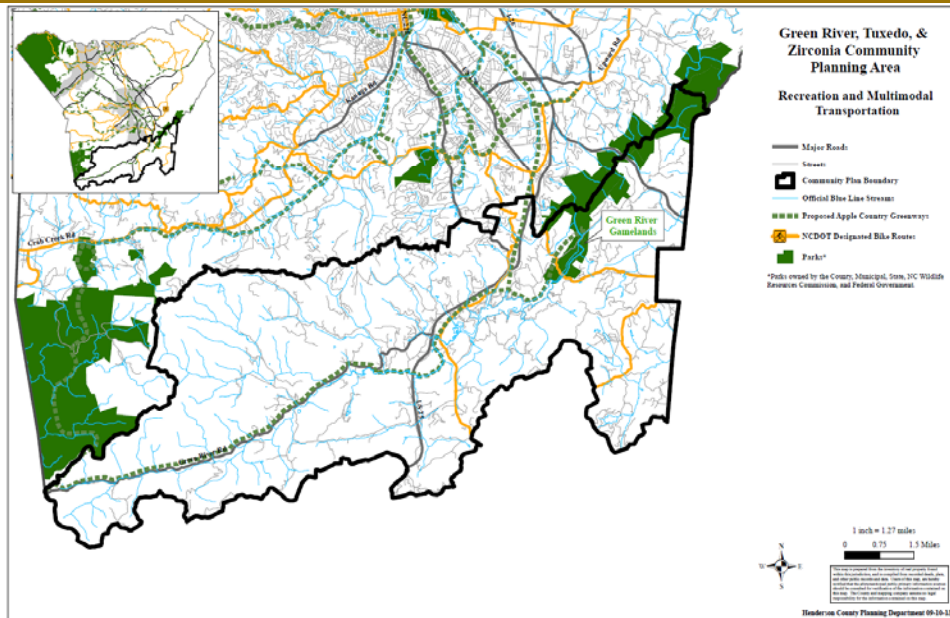
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Tuxedo Park Master Plan



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Section 3.5. Transportation



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Section 3.5. Key Goals and Objectives

- Work with NCDOT to identify opportunities to create bike lanes when existing roads are widened or improved.
- The County should support and encourage road and intersection improvements within the GRTZ Planning Area

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Section 3.6. Economic Development

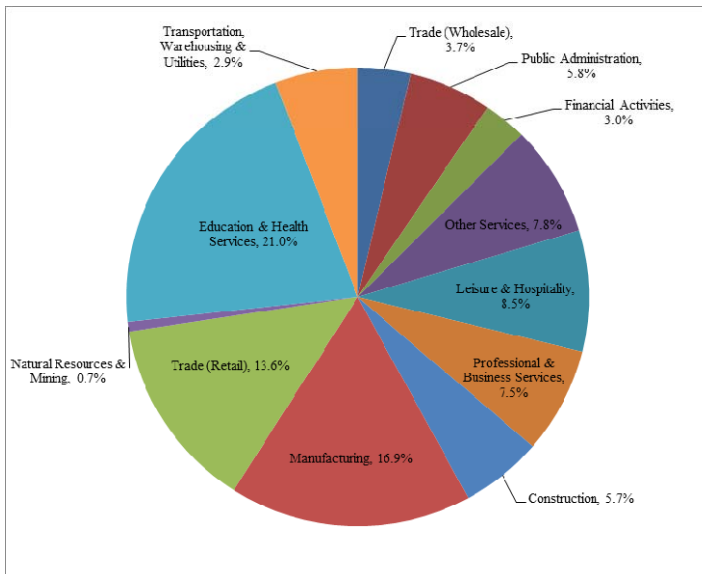


- The Planning Area workforce makes up 4.2% of the County's total workforce

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Section 3.6. Economic Development

Planning Area Population Aged 16+ within Workforce by Census Major Industry Group 2011



Note: Information Services are not represented on this chart. Planning Area workforce has no employees in this industry.

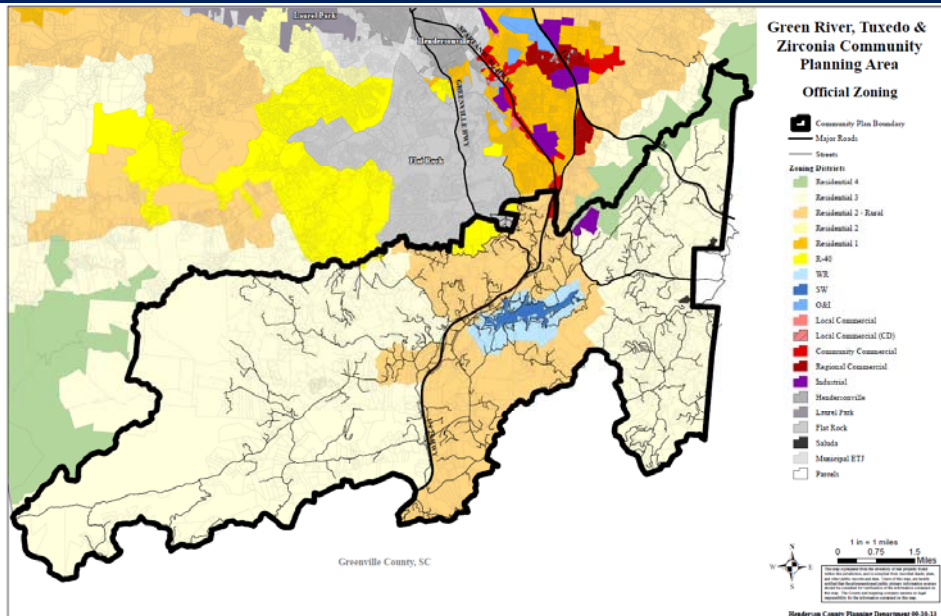
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Section 3.6. Economic Development

- Support existing businesses in the GRTZ Planning Area.
- Promote small business and cottage industry growth in the Planning Area.
 - Support the development of electronic network to connect existing businesses and cottage industries.
- Encourage and support the expansion and growth of the camp industry.
- Work with Henderson County Partnership for Economic Development to promote the Planning Area's natural assets, small business and cottage industries.
- Work with Henderson County Agribusiness to promote economic opportunities related to agriculture in the Planning Area.

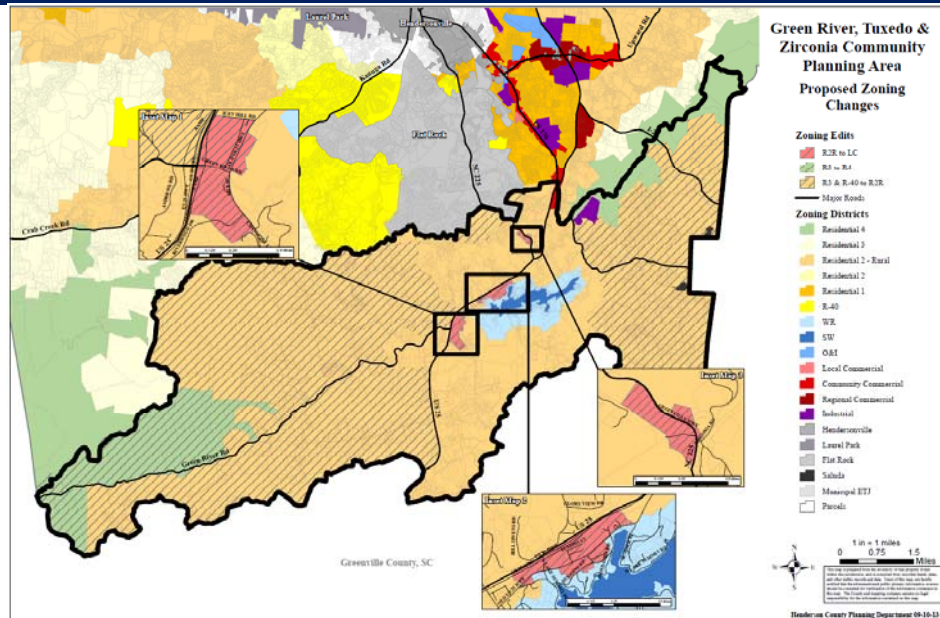
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Section 3.7. Land Use & Development



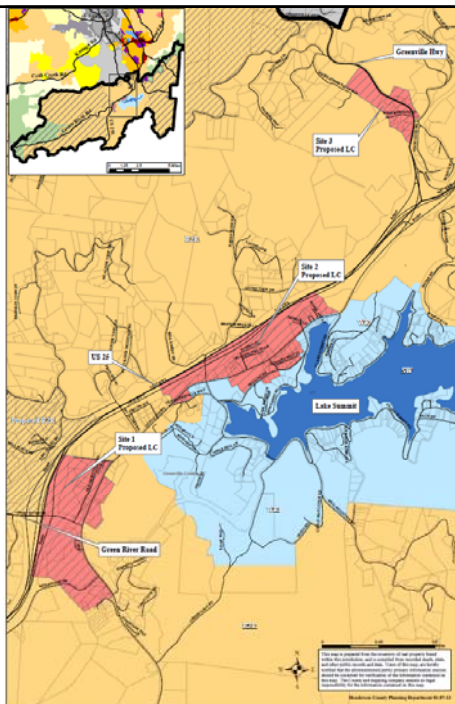
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Recommended Zoning Map



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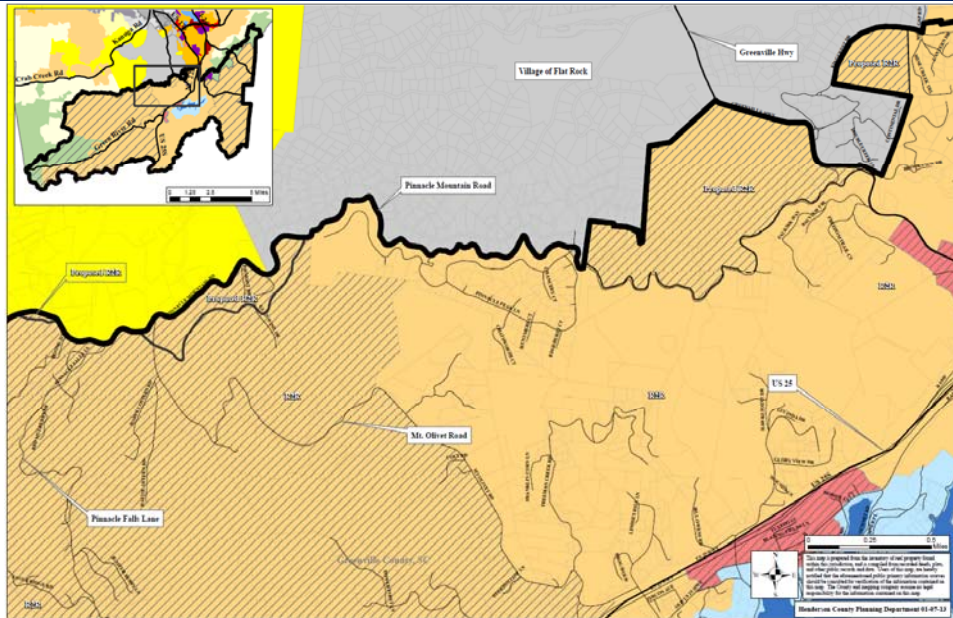
Recommended Zoning and Land Use Map



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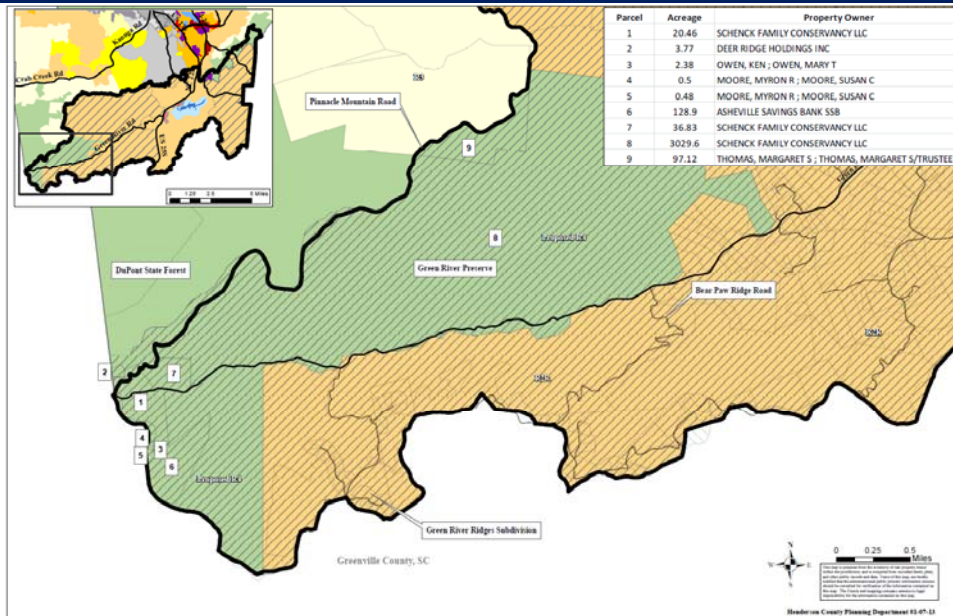
- Residential Two Rural (R2R) to a Local Commercial (LC) zoning district.
- Three (3) distinct LC zoning locations that were identified as Urban Services Area from the 2020 CCP.

Recommended Zoning and Land Use Map



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Recommended Zoning and Land Use Map



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Existing: US 225 Across from Planned Tuxedo Park



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Possible Future Development: US 225 Across from Planned Tuxedo Park



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Existing: US 225 Across from Lake Summit



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Possible Future Development: US 225 Across from Lake Summit



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Section 3.8. Key Goals and Objectives



- Promote development compatible with the rural character and natural setting of the Planning Area.
 - The community does not recommend specific design standards, but encourages new non-residential development to reflect the area's unique characteristics.
- Promote redevelopment and adaptive reuse of existing abandoned nonresidential structures.
 - Reuse and repurpose old abandoned structures like the Tuxedo Extended Day School.

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Questions and Discussion



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