

## REQUEST FOR BOARD ACTION

### HENDERSON COUNTY PLANNING BOARD

**Meeting Date:** October 17, 2013

**Subject:** Draft Green River, Tuxedo, and Zirconia Community Plan

**Attachments:** 1. GRTZ Community Plan PowerPoint Presentation Handouts

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

The Green River-Tuxedo-Zirconia (Hereinafter “GRTZ”) Community Advisory Committee, formed by the Board of Commissioners on May 7, 2012, is to serve in an advisory role responsible for developing and recommending a community-specific comprehensive plan for the GRTZ Planning Area. After well over a year of monthly meetings, holding two public input sessions, and receiving information from County staff and relevant experts, the Committee has completed the Draft GRTZ Community Plan. The Planning Board received a copy of the Draft GRTZ Community Plan prior to its meeting on October 17, 2013.

The October 17, 2013 Planning Board meeting will be a joint meeting with the GRTZ Community Plan Advisory Committee. Henderson County Planning Department Staff will present a PowerPoint highlighting each section and recommendation of the Draft Plan. The GRTZ Committee members will also be available to answer any questions the Board may have.

Please review the Draft Plan and bring your copy to the October 17, 2013 meeting. If the Board has any questions or comments about the Plan that they would like to submit ahead of time, Staff will try to prepare the information to be distributed prior to the meeting.

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

Staff is requesting the Planning Board make a recommendation on the Draft GRTZ Community Plan to the Board of Commissioners. The following motion has been provided if the Planning Board agrees with the Draft GRTZ Community Plan. A recommendation by the Planning Board at this meeting is acceptable but not expected.

#### **Suggested Motion:**

I move that the Planning Board recommend the Board of Commissioners approve and adopt the Draft Green River-Tuxedo-Zirconia Community Plan.

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



**Presented by: Planning Department Staff &  
GRTZ Community Plan Advisory Committee  
October 17, 2013**

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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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## Section 1. Introduction

Comprehensive Plan recommends detailed study of individual communities within the County

GRTZ Community Plan addresses:

- 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 1. The Planning Process

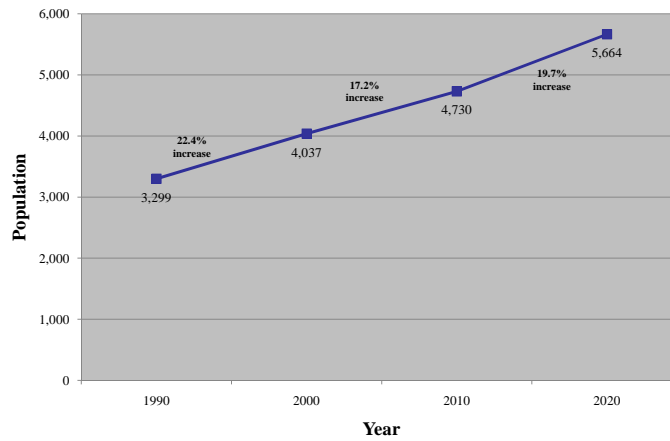
- April 2, 2012:** Community Plan Charter Adopted
- May 7, 2012:** Community Plan Advisory Committee Formed (9 members)
- July 10, 2012:** Committee holds first of 14 meetings
- Sept. 11, 2012:** 1<sup>st</sup> Public Input Meeting
- Aug. 13, 2013:** 2<sup>nd</sup> Public Input Meeting to obtain feedback on Draft Plan
- Oct. 17, 2013:** Planning Board review
- Thereafter:** Board of Commissioner review, public hearing and approval



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## Section 2. Demographics

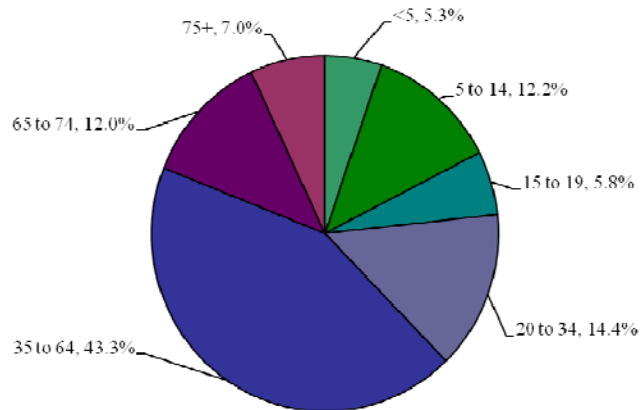
### Planning Area Population Growth



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## Section 2. Demographics

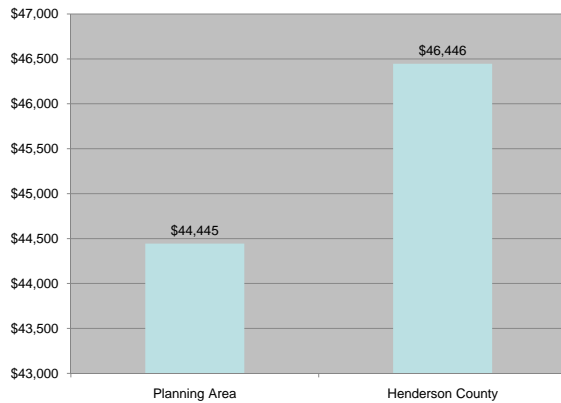
### Planning Area Age of Population 2010



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## Section 2. 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

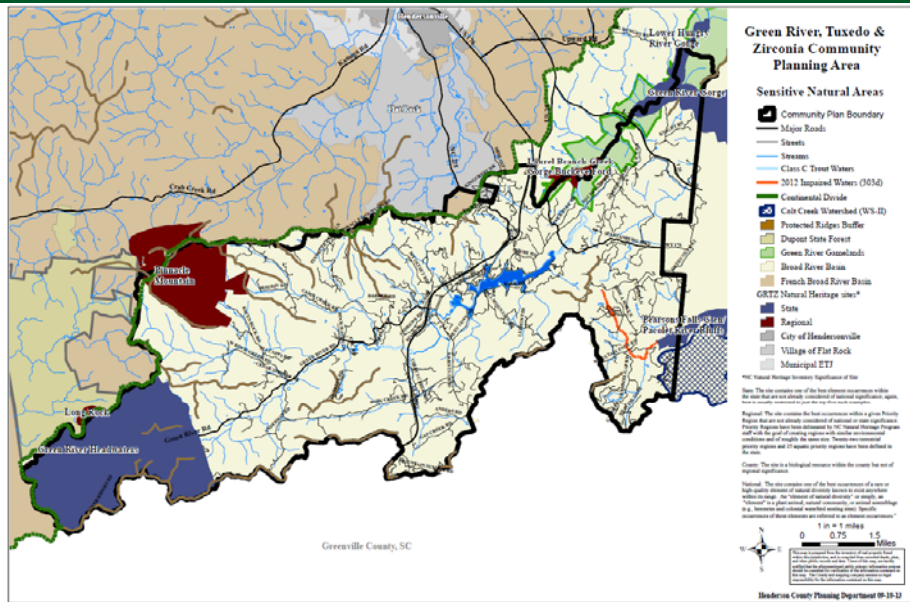
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## Section 3.1. Natural and Cultural Resources



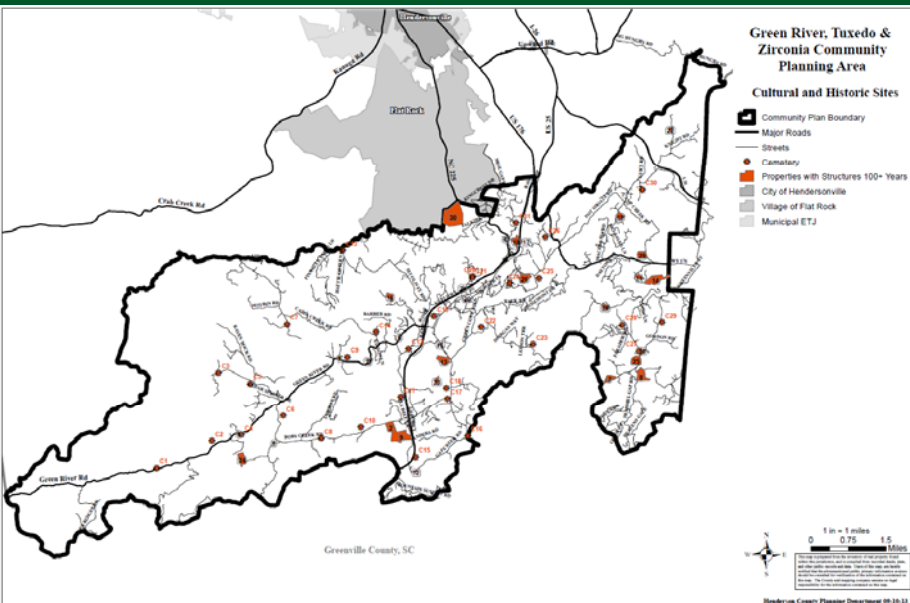
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# Sensitive Natural Areas



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# Cultural and Historic Sites



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## Section 3.1. Key Goals and Objectives

- Monitor water quality...
  - Do not consider creating an official water supply watershed designation for Lake Adger, 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

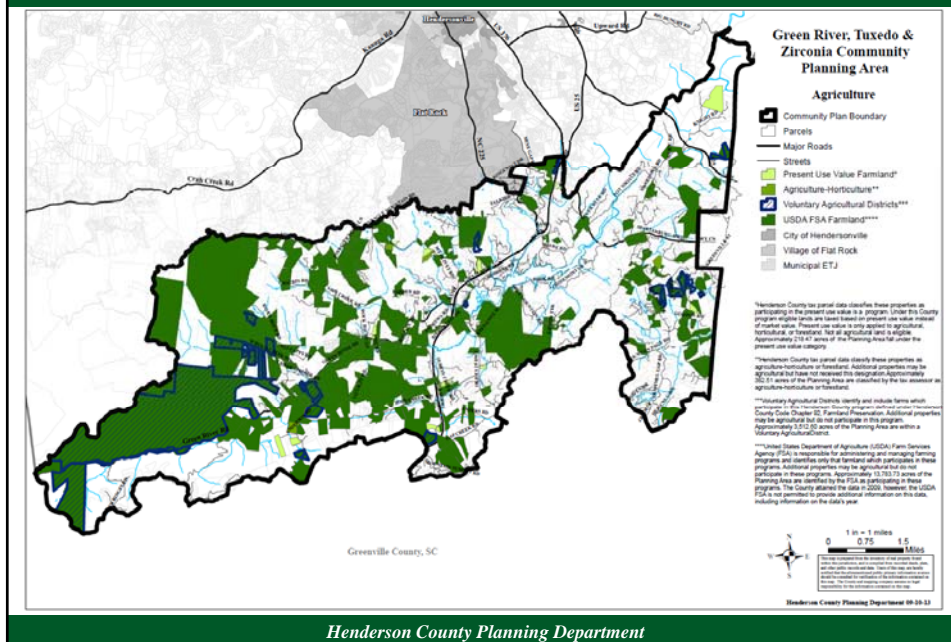
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## Section 3.2. Agriculture



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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
  - Promote rural character in prime agricultural areas
  - Support estate tax waiver or deferment for agricultural lands

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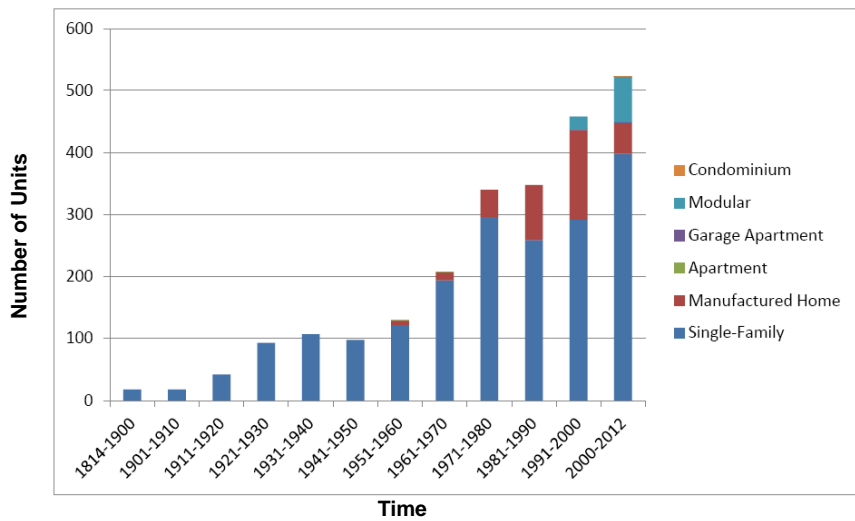
## Section 3.3. Housing



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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 Planning Area
  - Encourage a mix of housing options that accommodate a range of income levels
  - Enforce current regulations and standards for manufactured homes and manufactured home parks
- Support the expansion of utility services such as cell, internet, and cable television throughout the Planning area to accommodate existing and future development

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## Section 3.4. Community Facilities & Public Services



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## Tuxedo Park Master Plan



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### Section 3.4. Key Goals and Objectives

- Continue to support the development of the Tuxedo Park
  - Encourage the County to provide a designated area within the Park that provides historical information about the Planning Area
  - 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

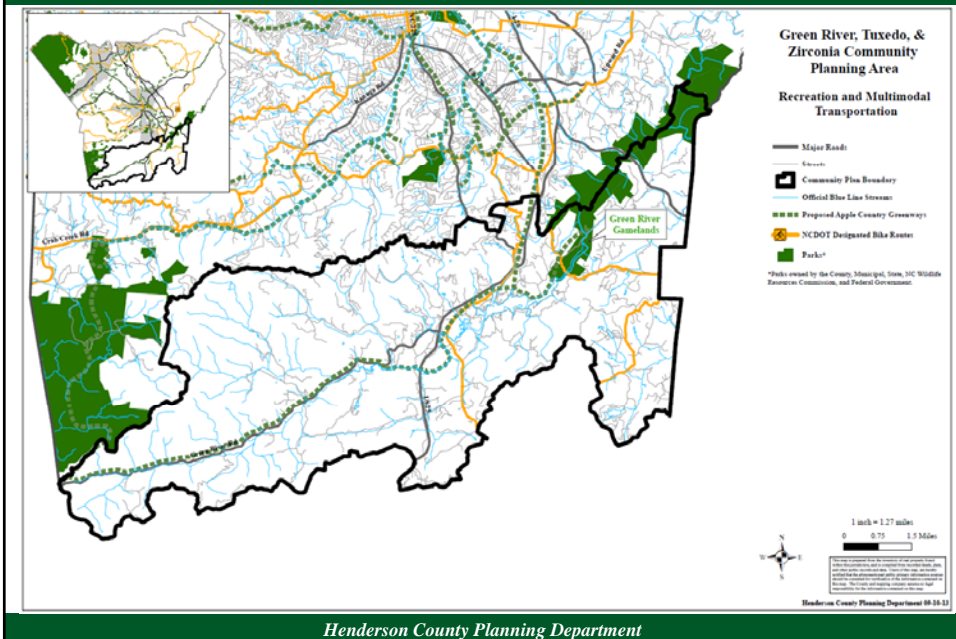
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## Section 3.5. Transportation



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## Recreational and Multimodal 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
- Support and encourage road and intersection improvements within the Planning Area

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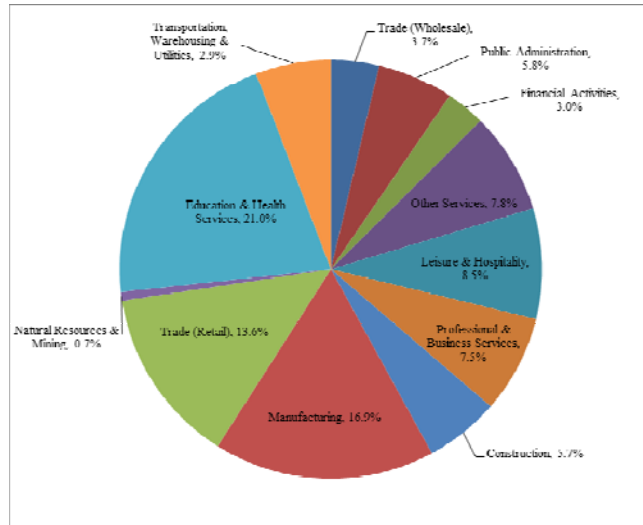
## Section 3.6. Economic Development



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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.

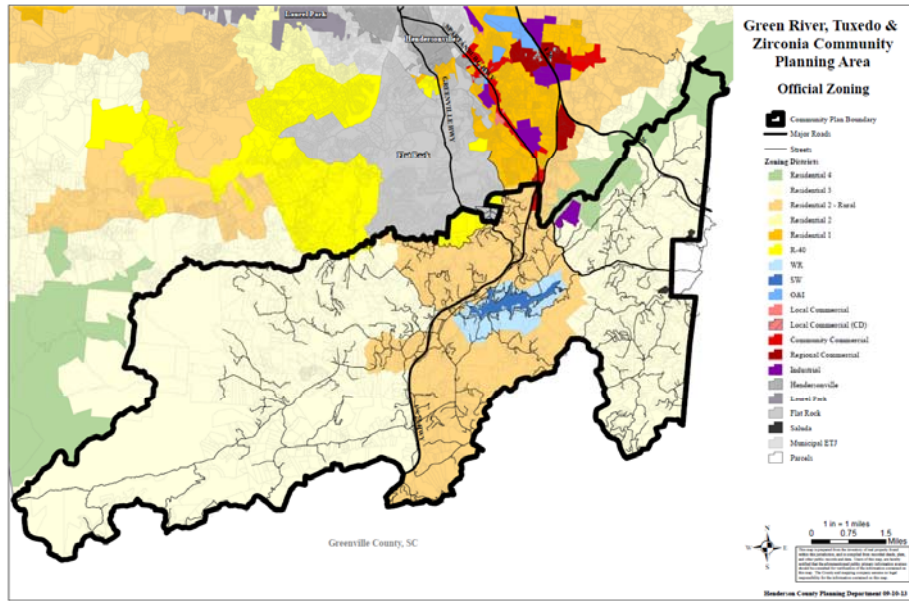
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## Section 3.6. Economic Development

- Support existing businesses in the 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

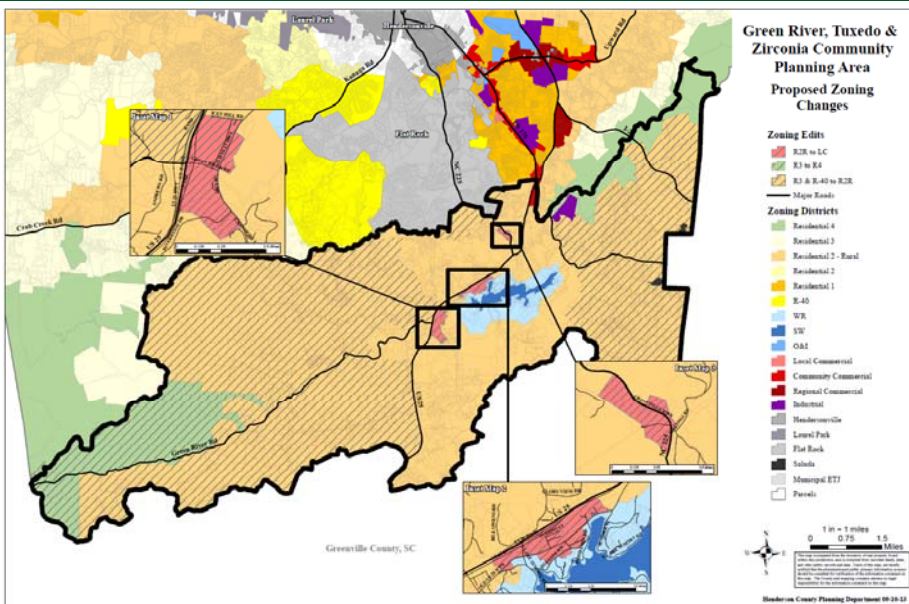
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## Section 3.7. Land Use & Development

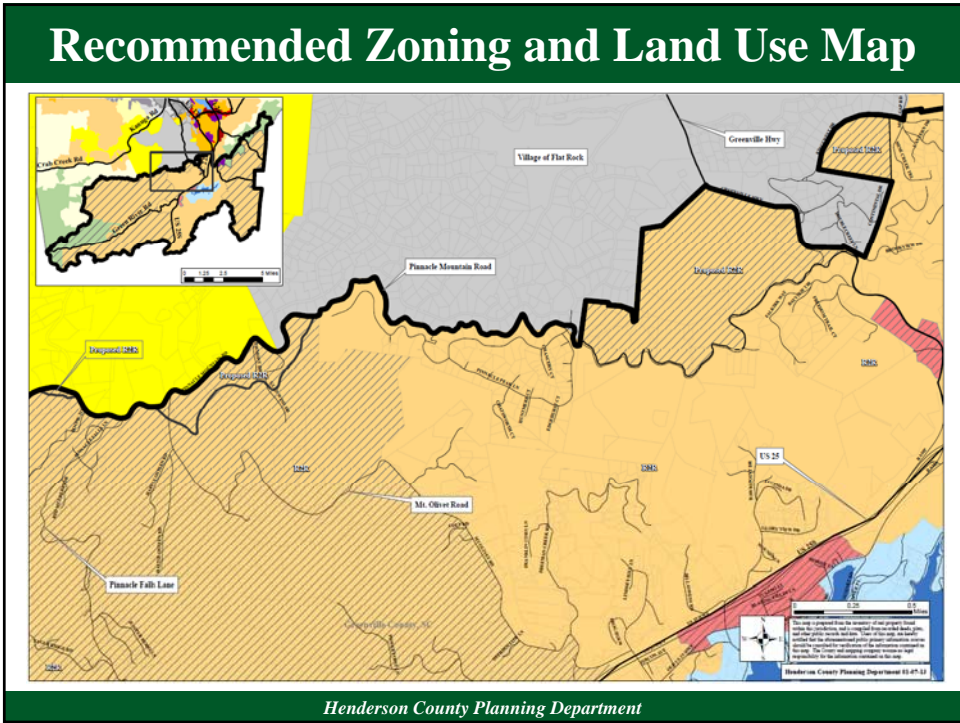
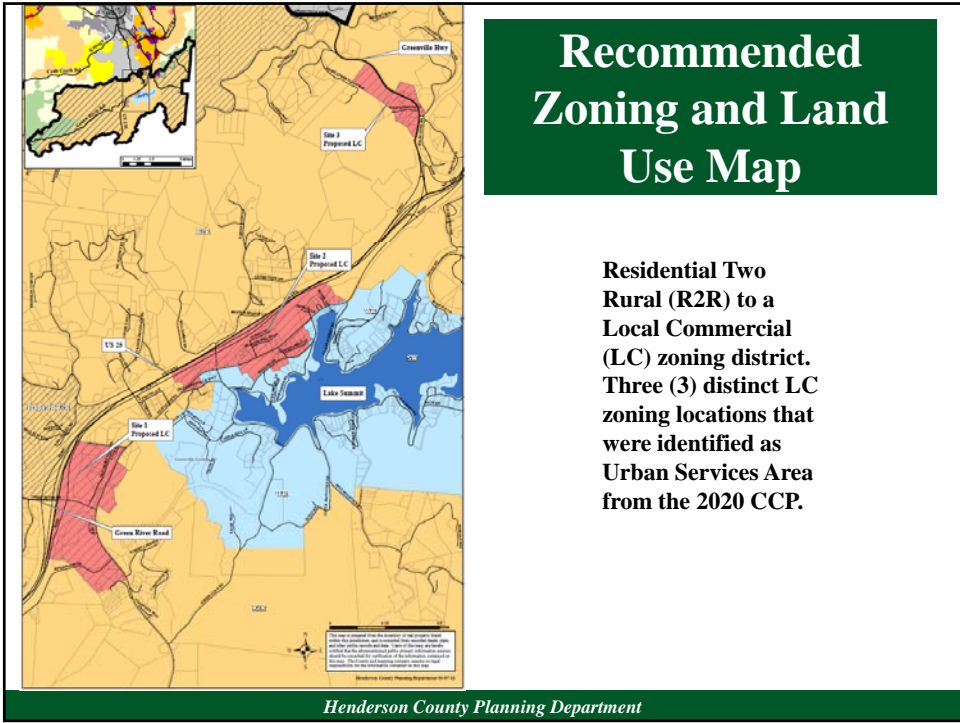


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## Recommended Zoning Map

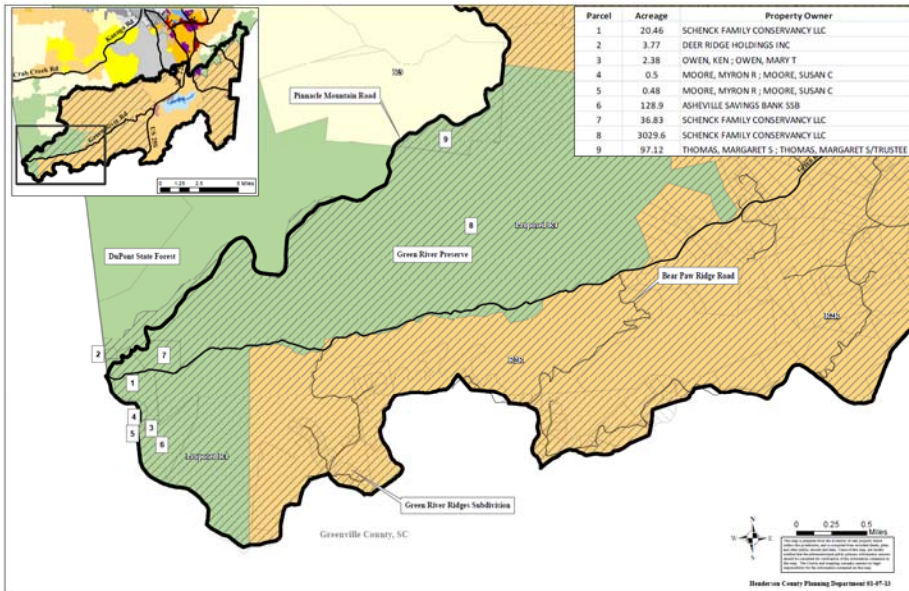


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# Recommended Zoning and Land Use Map



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# Section 3.8. Community Character & Design



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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
  - Planning Area 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 non-residential structures
  - Reuse and repurpose old abandoned structures like the Tuxedo Extended Day School

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## Existing: U.S. 225 Across from Planned Tuxedo Park



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**Possible Future Development: U.S. 225 Across from Planned Tuxedo Park**



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**Existing: U.S. 225 Across from Lake Summit**



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**Possible Future Development: U.S. 225 Across from Lake Summit**



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**Questions and Discussion**



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