

**Comments to Henderson County Commissioners
At the Public Input Meeting October 19th 2017**

By

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Owner, Clear Creek Cabins, Edneyville

- In May of 2010, you approved the Edneyville Community Plan. It called for sewer service to the recommended local commercial zones, which are located along Highway 64. (Goal CFPS6, page 36)
- In November of 2014 you approved the local commercial rezoning recommended in the plan. While it might seem like this step toward implementing the plan was a long time coming, it should be noted that Henderson County was suffering from the economic downturn during that time period.
- In fact, using occupancy tax collections data (which measures the health of the tourism industry in our county), Henderson County suffered a 6 year period during which it struggled to return to the previous level experienced in August of 2007. It wasn't until July of 2013 that occupancy tax collections reached the August 2007 level.
- Now we have the opportunity to actually implement the infrastructure needed to support the uses envisioned by the 2014 rezoning. Local commercial zoned businesses need restroom facilities to adequately handle visiting tourists. These uses will support agritourism in the Edneyville area by making it easier for large groups to visit our local farm produce stands and self-pick orchards. It will make it easier to hold agritourism events such as weddings, receptions, and other gatherings. Perhaps some new restaurants, with needed facilities, will keep tourists in the area for longer periods. Perhaps we could have a grocery store and a bank in Edneyville – which lessen the need for residents to travel on Highway 64 into Hendersonville for their basic needs.

- There have been some comments made that the sewer system would destroy the agricultural nature of the area and cause rampant development and calls for rezoning contrary to the plan. However, surely the commissioners could honor the plan in their considerations. To not do so would be to say that the plan is inherently self-contradictory and that implementing one part of the plan would destroy the rest of the plan. If this were true surely the commissioners would have pointed it out during the approval process – and they would have rejected the plan. Instead they approved it.
- Mr. Barnwell has presented a sewer system option that would serve the Edneyville Elementary school and the local commercial zoned areas in the Edneyville Community Plan. It would serve the local commercial zones and allow those local commercial businesses to hook in to the needed sewer system. This seems the perfect opportunity to move forward with the Edneyville Community Plan, as written by the community and approved by the commissioners.

CFPS3.2. Conduct community specific assessments to determine warranted parks and recreation facilities and programs in each community. The County should provide additional facilities, programs and support staff/volunteers to meet the needs of each community's population.

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

CFPS4.1. Expand the proposed greenway to connect all Planning Area park and school facilities. The Comprehensive Plan proposed greenway would connect Apple Valley Middle and North Henderson High School and the existing Edneyville Park. The greenway should be modified to provide connections to Edneyville Elementary School and the new Edneyville Community Center.

CFPS4.2. Greenways should include bike trails to facilitate on and off-road movement from NCDOT designated bike routes.

CFPS4.3. Greenways should be designed to increase the safety of users and adjacent property owners. To increase the visibility of the users, greenways should be: (1) generally located near major corridors, and (2) adequately lit.

CFPS4.4. Consider establishing a greenways fund. The County should consider establishing a fund, or create a greenways capital plan, dedicated to providing greenways throughout the County. The fund should be supported by donations/grants from Federal, State, County, municipal, non-profit, and private sources. The County could consider the following alternative funding sources:

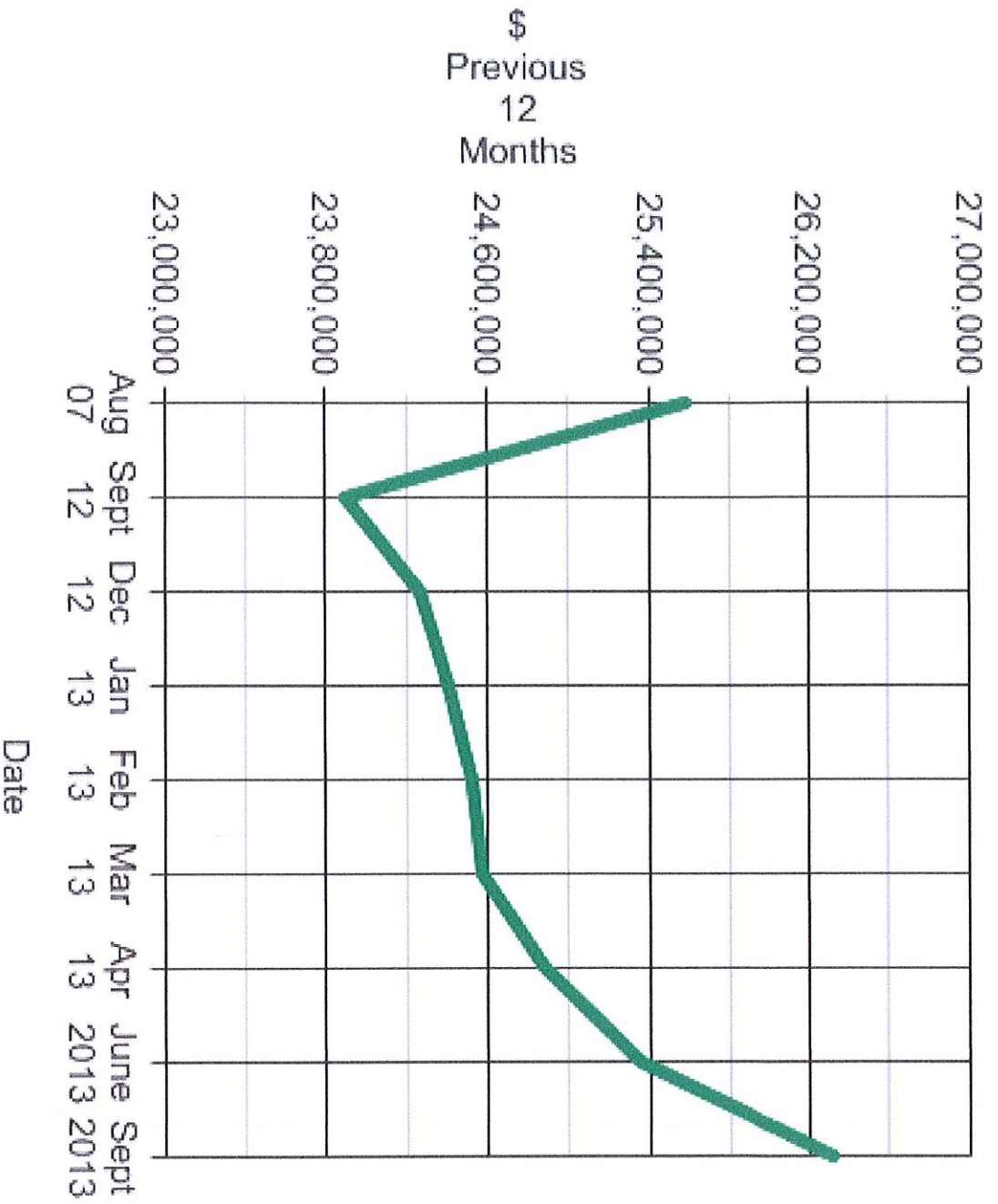
1. Accepting private easement donations,
2. Establishing bonds,
3. Using all or a percentage of recreational facilities fees and concessions, and
4. Using available State programs (including the North Carolina Parks and Recreation Trust Fund, Clean Water Management Trust Fund, and Adopt-A-Trail program).

The County may also consider requiring easements be granted to the County when a property along a proposed greenway applies for new development approvals.

Goal 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.

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

12 Month Total Room Rents



Source: TDA Room Tax Revenues Report