Henderson County 2045

Steering Committee 1

July 15, 2021

2045 Henderson County COMPREHENSIVE PLAN

Agenda

Introduction & Welcome

Schedule & Process

Community Profile

Discussion

Introduction

KEY STAFF

Autumn Radcliff

Planning Director

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Janna Bianculli

Senior Planner

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Meet the Consulting Team

STEWART

Chad Sary, AICP

Principle in Charge

Jake Petrosky, AICP

Project Manager

Allison Evans, AICP

Planner

Jaquasha Colón, AICP

Planner

Stephen Faber, PLA

Landscape Architect

MEET THE CONSULTING TEAM

TRANSPORTATION & INFRASTRUCTURE

J.M. TEAGUE Engineering & Planning

Kenny Armstrong

Anna Sexton

RESILIENCY

FERNLEAF INTERACTIVE

Sealy Chipley

Matt Hutchins

ECONOMICS

SYNEVA ECONOMICS

Tom Tveidt

STEERING COMMITTEE ROLE

Meet regularly during the project

Listen and contribute ideas and opinions

Get others involved

Be an ambassador for the Plan

STEERING COMMITTEE INTRODUCTIONS

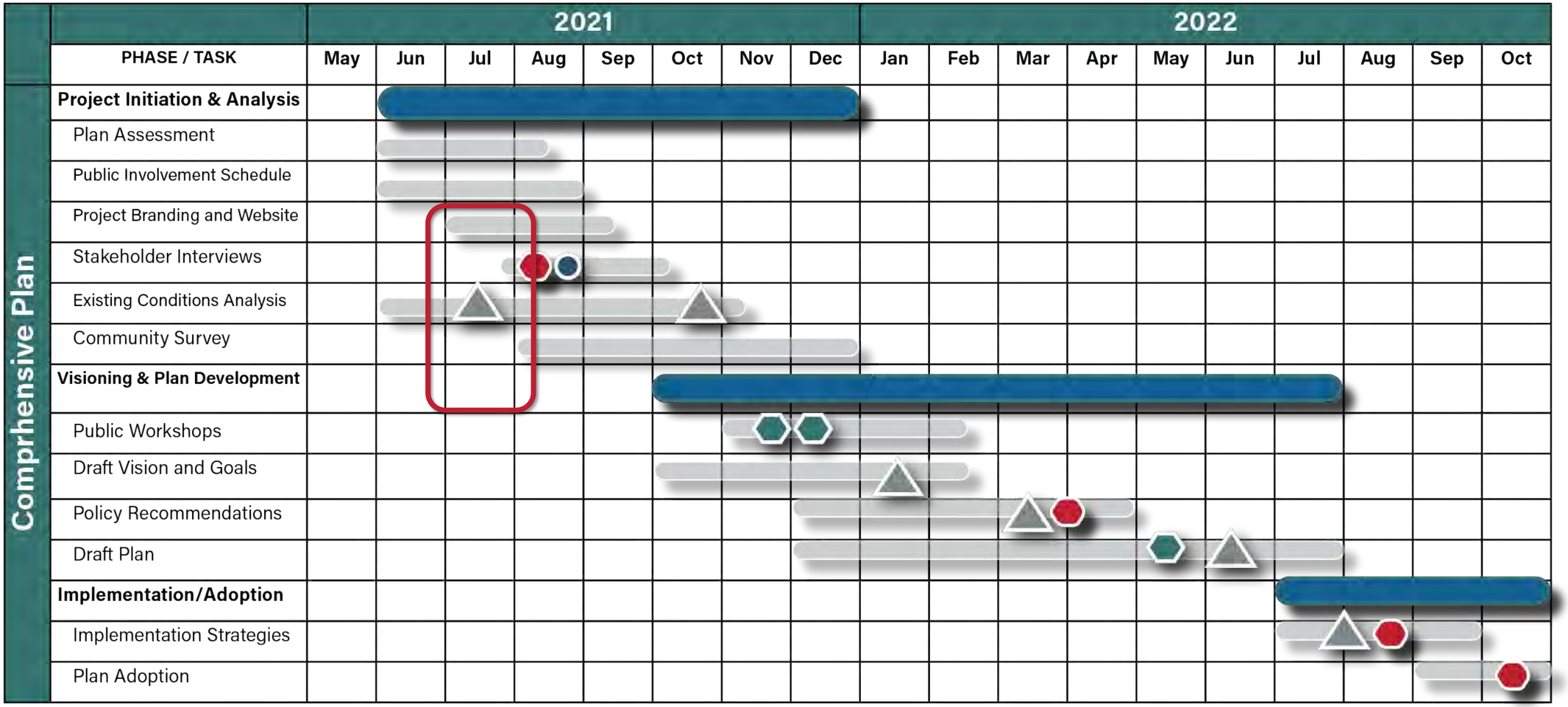
Give a brief introduction to the group

Answer one of these:

- How long have you lived in Henderson County?
- Where do you live or work?
- Are you a member of any public civic groups (besides PB)?

Schedule & Process

DETAILED SCHEDULE



A COMPREHENSIVE PLAN IS...

Long-range

- Makes forecasts based on past trends and data
- 10-20 year time frame

Guidance

- Land uses, intensity, design
- Staff, programs and infrastructure investment

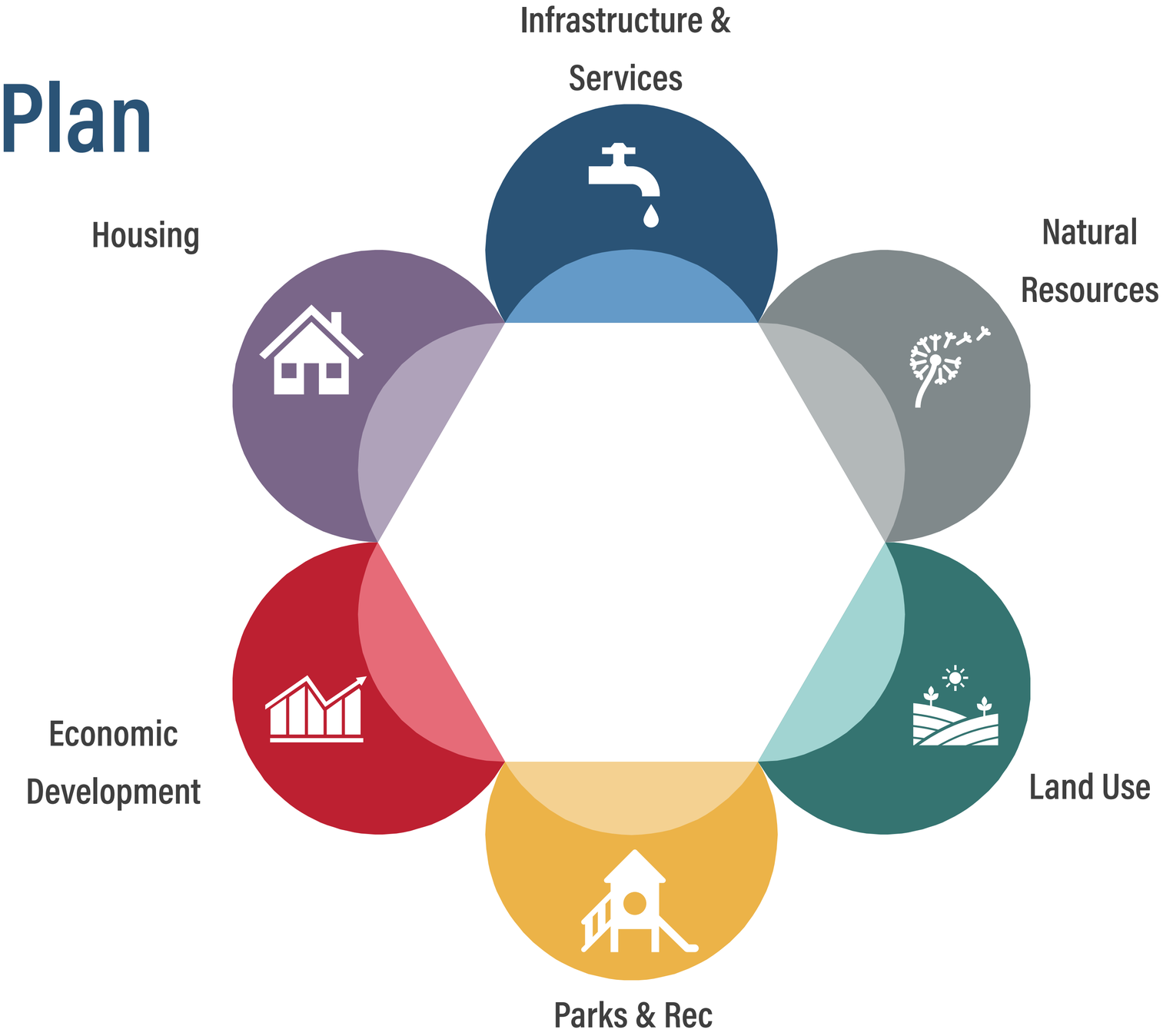
Collaborative

- Documents a community conversation

Policy, not regulatory

- Lays the groundwork for current and future regulations

A Comprehensive Plan addresses...



Public Engagement

Stakeholder Interviews

Community Survey

Steering Committee

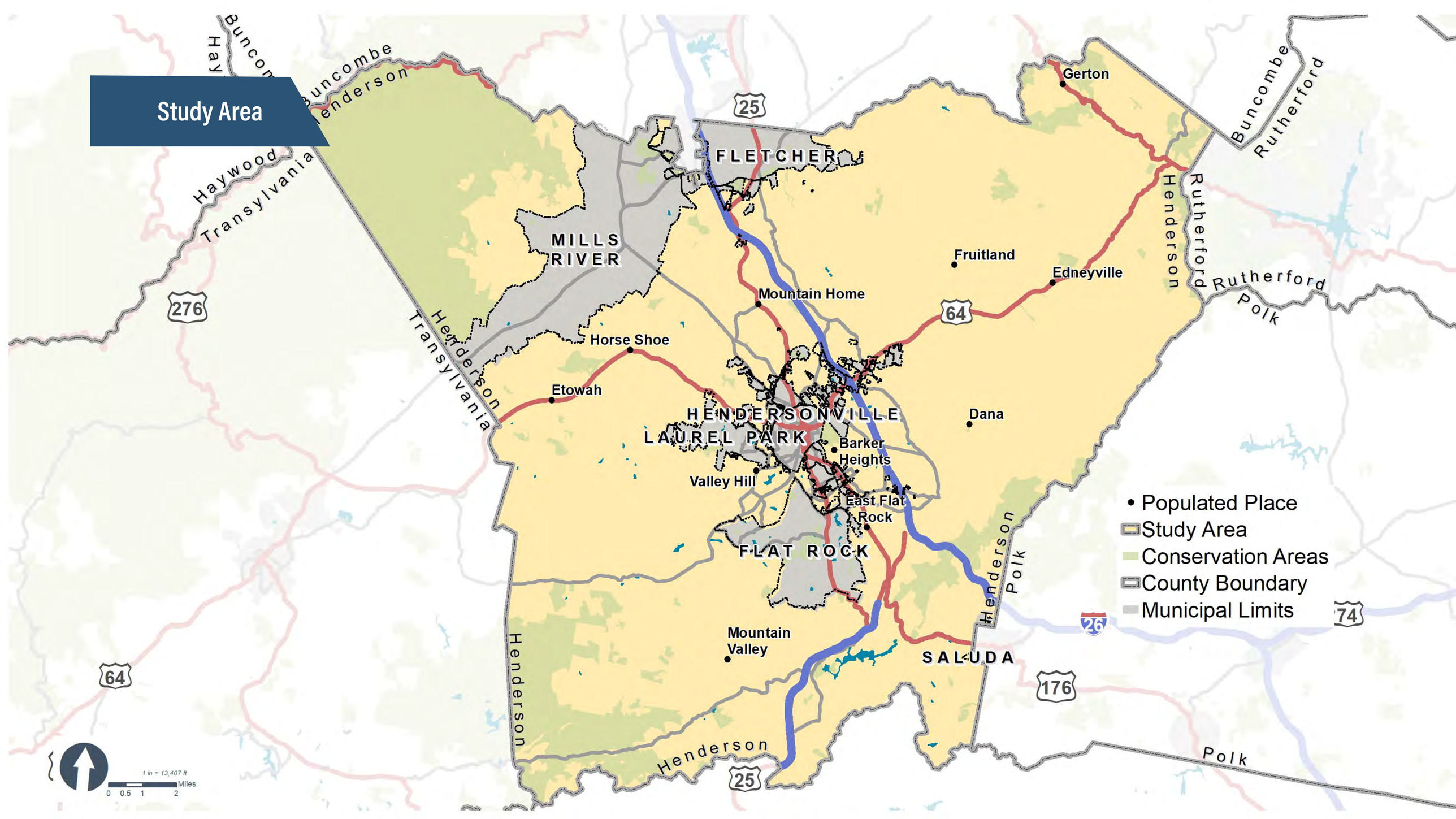
Public Meetings

Website

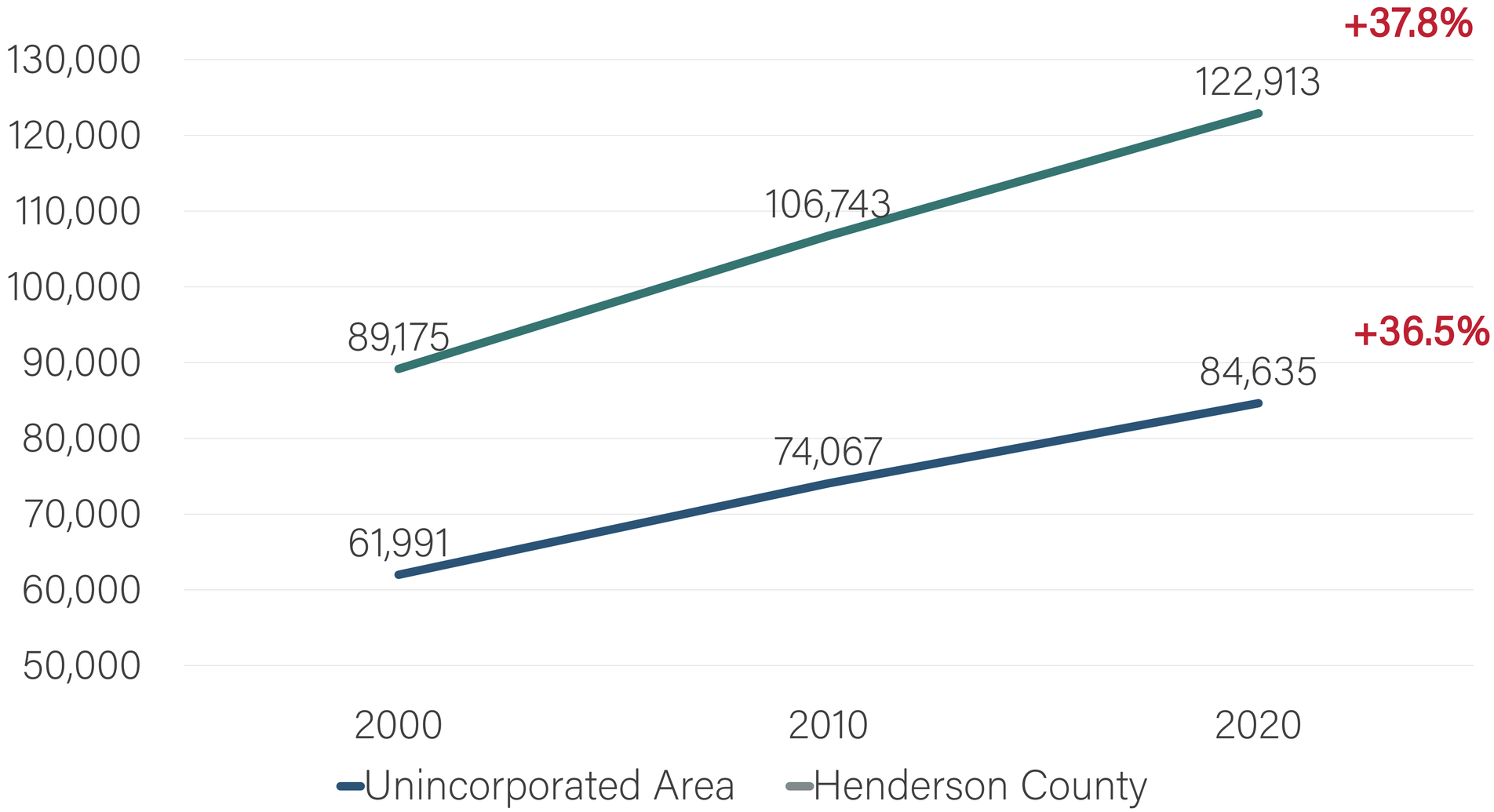
SURVEY

- Addresses land use, recreation, housing, vision
- Included with August 1st tax bill
- Online option

Existing Conditions


Study Area
Buncombe
Henderson
Haywood
Transylvania
Rutherford
Polk
25
276
64
74
26
176
FLETCHER
MILLS RIVER
HENDERSONVILLE
LAUREL PARK
FLAT ROCK
SALUDA
Gerton
Fruitland
Edneyville
Mountain Home
Horse Shoe
Etowah
Dana
Barker Heights
Valley Hill
East Flat Rock
Mountain Valley
• Populated Place
Study Area
Conservation Areas
County Boundary
Municipal Limits
1 in = 13,407 ft
Miles
0 0.5 1 2

POPULATION



Source: US Census, ESRI

BIG TOPICS

Agriculture

Economic Development

Housing

Natural Resources

The Comprehensive Plan will address these and other topics such as recreation, transportation, and resiliency

Agriculture

AGRICULTURE

2012-2017

MORE FARMS

Land in farms: 41,099 acres

Up 15% from 2012!

MORE FARMERS

36% “New or beginning” farmers

MORE $$

35% Increase in per-farm net income

Economic Development

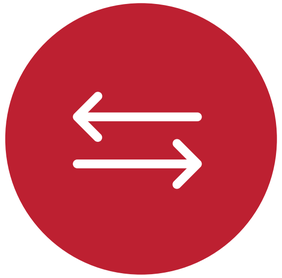
EMPLOYMENT

Top Industries

Growing Sectors

Manufacturing

Construction



Wholesale Trade

Top Sectors

Manufacturing

Agriculture

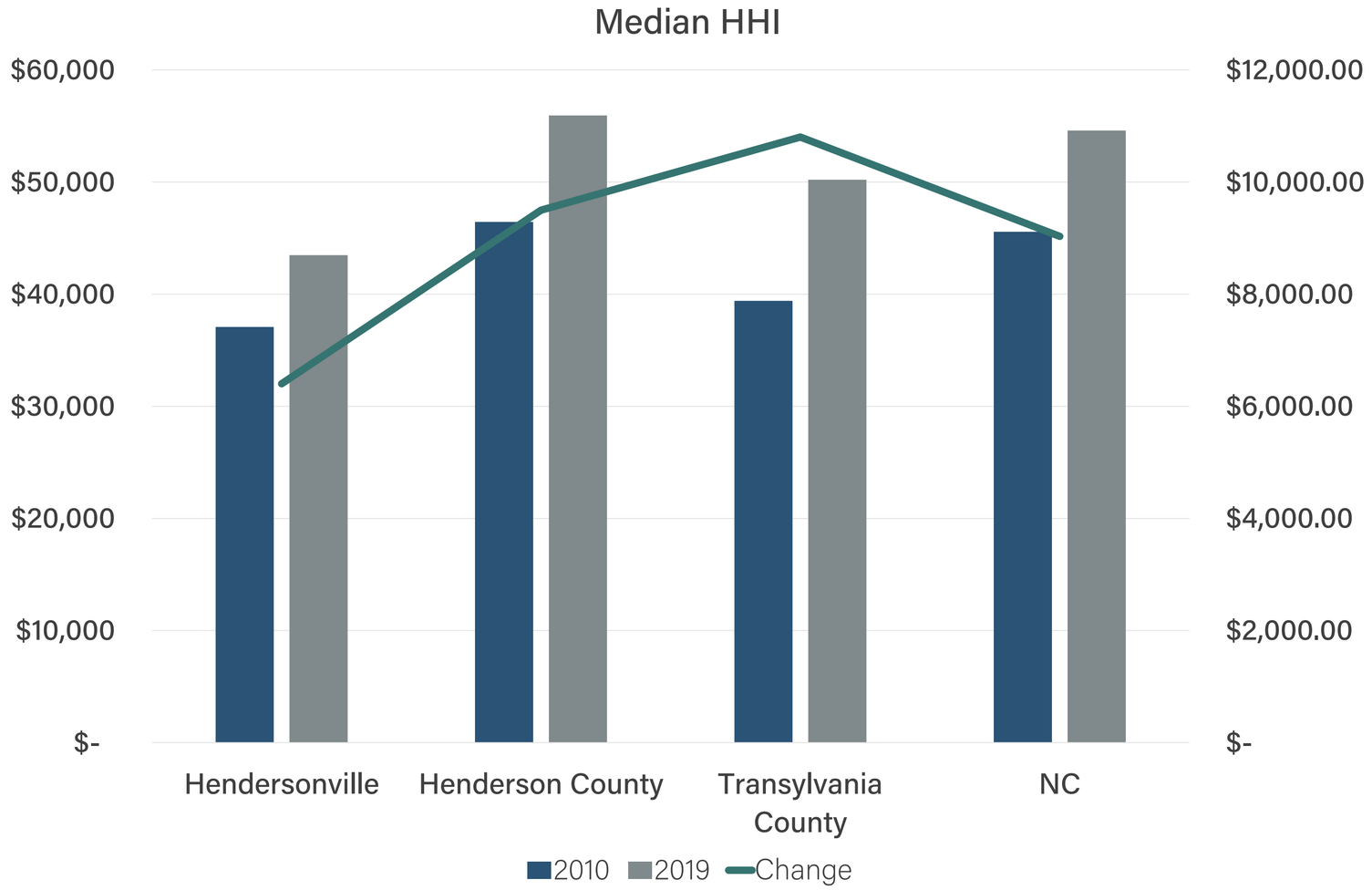
Professional services

(Engineering, Financial, Tech)

Source: Henderson County Relocation Guide and US census

INCOME AND POVERTY

- 2019 Median Household income in Henderson County (all areas): **$55,945**
- Estimated income for unincorporated area: **$54,123**
- **Poverty has dropped 36% since 2010, from 16.6% to 10.5%**



Source: 2000 Decennial Census, 2010, 2019 ACS 5-year estimates

TRANSPORTATION

Average
Commute Time

21.8
Minutes
(24.8 in NC)

90.7% drove to work
(90.1% for NC)

1.6% walked/biked/bused
(3.0% for NC)

6.5% worked from home
(5.8% for NC)

Source: US Census Bureau & Henderson County

Housing

CarolinaMLS 2017

HOUSING

58,811
Housing Units

$853/month
Median Gross Rent
($907 for NC)

$290,850
Median Home
Sale Price (2020)

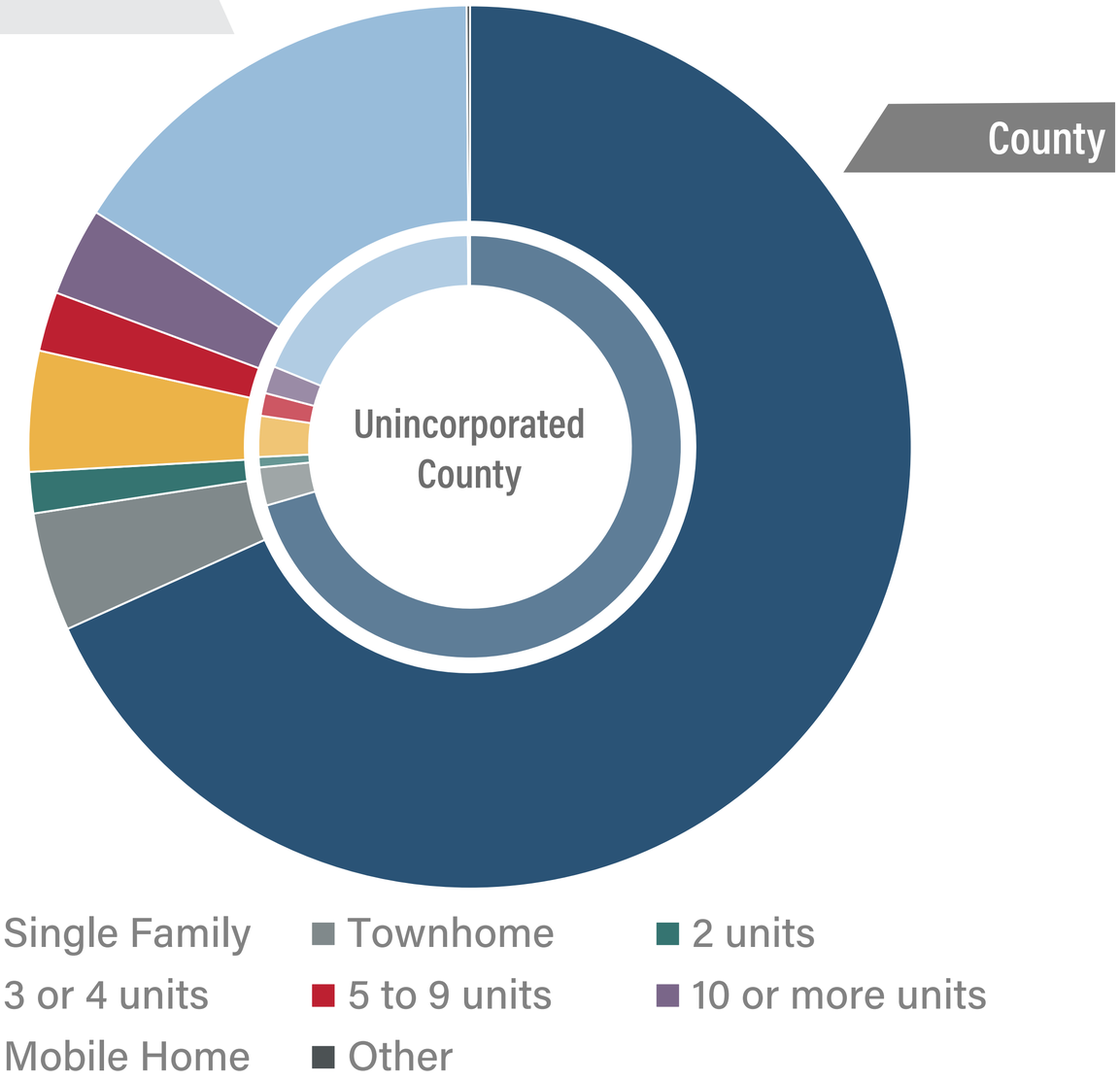
572
Building Permits

Developments in Henderson County are set to add more than 2,600 HOUSING UNITS in the county over the next several years. Source: BlueRidgeNow.com

Source: US Census Bureau , Henderson County

HOUSING

- 68% *(71%)* single family homes
- 45% of homes built 1990 or after
- Ownership:
  - 71% *(74%)* Owner
  - 29% *(26%)* Renter



Natural Resources

Discussion & Next Steps

NEXT STEPS

- Survey going live - August 1
- BOC Meeting
- Stakeholder meetings
- SC #2 - October
- Public meetings - November/December

DISCUSSION

What are the biggest issues and opportunities facing the Henderson County over the next 5 to 10 years?

What should this Plan accomplish?

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