

HENDERSON COUNTY
Planning Department

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MEMORANDUM

TO: Edneyville Community Plan Advisory Committee
FROM: Matthew Cable, Planner
DATE: April 30, 2009
SUBJECT: Recommendations and Action Strategies for Sections 3.3-3.8

The committee, at its last meeting, reviewed the recommendations and action strategies for Draft Edneyville Community Plan Sections 3.1, Natural and Cultural Resources and 3.2, Agriculture. The modifications to these recommendations are reflected in the Draft April 14, 2009 minutes. The Committee requested that Staff revise the recommendations and action strategies of the remaining Sections of the Draft Plan (Sections 3.3 through 3.8) to shorten, simplify and clarify the language of the recommendations. Staff has provided these revised recommendations and action strategies for consideration by the Committee at its April 30, 2009 meeting (See Attached).

Housing Recommendations and Action Strategies

Recommendation H-01: The County should lead affordable housing efforts, working toward intergovernmental cooperation to maintain and increase the supply of affordable housing for the County and its municipalities.

A. Establish an affordable housing trust fund. The County, with its municipalities, should establish an affordable housing trust fund dedicated to promoting and supporting affordable housing ventures in the County (including its municipalities). The fund should require equitable distribution of affordable housing in each of the County's communities to prevent the clustering of affordable housing in specific limited areas. The fund should be used to :

1. Creating and maintaining affordable housing,
2. Providing financial or other types of support to nonprofit affordable housing developers,
3. Providing financial education, loans, or other types of support to assist homebuyers, and
4. Subsidizing rental housing.

The fund should be supported by donations/grants from Federal, State, County, municipal, non-profit, and private sources. The County should seek alternative funding sources to establish and maintain the fund.

B. Consider establishing an affordable housing subdivision option. The County should consider offering incentives (including density bonuses) where new developments consist of a certain percentage of affordable housing units. These incentives should be in addition to incentives achieved by applying as a conservation subdivision. The County should also consider establishing aesthetic standards (buffers, screens, architectural guidelines, etc.) for the affordable housing subdivision option to ensure quality development.

C. Revise policy (County and municipal) to reduce or waive permit and plan approval fees associated with affordable housing developments/units. Reducing or waiving fees reduces the incurred plan/permit approval costs normally passed on to the buyer.

D. Consider incorporating energy efficiency and green building standards in new residential development. Standards (building orientation, appliance efficiencies (water and energy), landscaping location, etc.) increase long term affordability by reducing operation, maintenance, and sustainability costs.

E. Property with appropriate infrastructure (water and/or sewer) should be zoned to allow for affordable high-density residential development. Affordable housing developers nonresidential developers compete for lands necessary infrastructure (water and/or sewer). Applying high-density residential zoning to lands with necessary infrastructure should increase the opportunity for affordable housing development (See Recommendation LUD-01, Action Strategies A and B).

F. Preserve existing affordable housing stock and increase affordable housing opportunities near principal employers. The Planning Area's existing and potential employers are concerned that: (1) jobs match labor force skills, and (2) proposed wages meet cost of living needs. Potential employers may perform studies to determine if the surrounding area contains housing affordable to its employees. Zoning that allows for affordable (including high density) residential development should be applied adjacent to nonresidential zoning to attract and retain potential employers.

- G. Encourage employer-assisted housing programs.** These programs allow employees to own or rent in areas adjacent to the employer.

Recommendation H-02: Maintain an adequate supply of land zoned for manufactured homes and improve the standards for manufactured homes and manufactured home parks.

- H. Improve the appearance, quality, design and maintenance of manufactured homes and the individual lots or parks on which they are located.** The County should apply additional appearance, quality, design (including landscaping) and maintenance requirements (including covenants and restrictions) to manufactured homes and manufactured home parks.

Recommendation H-03: Expand and diversify housing options.

- I. Zone property with appropriate infrastructure (water and/or sewer) to allow “age in place” residential development.** The Planning Area’s sense of community is the result of individual citizen’s lifelong investments in the community. Extended care facilities (nursing home, assisted living hospice residential care, etc.), when located within a community, provide individuals an opportunity to “age in place”. This benefits the community and citizen because invested residents can stay in their community and receive necessary services.

Office Institutional (OI) zoning should be applied in the Planning Area because special use permits are not required for extended care facilities in this district (See Recommendation LUD-02, Action Strategies G and I). The County should consider developing additional design standards for these developments to allow them to blend in with the surrounding less dense community (See Recommendation CCD-02, Action Strategy B).

- J. Preserve housing stock and increase housing opportunities at major intersections and transit centers.** The County should preserve the existing housing stock and increase housing opportunities near transit centers (transit-oriented development) and major intersections to increase public transportation options that are both convenient and affordable.

Community Facilities and Public Services Recommendations and Action Strategies

Recommendation CFPS-01: Community facilities and public services should be strategically located in “target areas”. Community facilities and public services should be provided and/or extended to “target areas” identified by the Plan. Nonresidential zoning designations, as proposed by this Plan (See Recommendation LUD-02, Action Strategies D-J), occur at these “target areas”. Providing facilities and services at centralized target areas preserves the rural character of the broader Planning Area.

Recommendation CFPS-02: Schools should function as a focal point for the community.

- A. Integrate public school, recreation, transportation, and public transit planning.** Schools should be incorporated in pedestrian system (greenways, trails and sidewalks), recreation, transportation, and public transit plans (See Recommendation T-01, Action Strategy A).
- B. Schools should function as focal points for communities.** Edneyville Elementary, Apple Valley Middle, and North Henderson High Schools should serve as focal points for the Planning Area community. Current school policy permits:
 - 1. General public access to outdoor school facilities when not otherwise occupied by school functions.
 - 2. Limited use of indoor facilities, with main office approval and associated fees.

The County should reevaluate its indoor facilities use policy and should:

- 1. Simplify the use approval process, and
- 2. Reduce or eliminate use fees.

Making school facilities more accessible to the community would generate more community support of schools.

- C. Consider establishing site selection and design criteria for new schools.** Schools serving the Planning Area currently or will soon exceed capacity. New schools will need to be established to serve the growing community. Site selection and design criteria should be established to ensure the best possible location and design for future schools.
- D. Inventory public lands/facilities in the Planning Area to determine potential use now, or in the future, for public school purposes.** The Planning Area currently contains the North Carolina Justice Academy West Campus. The County should consider the possibility of utilizing campus facilities and properties for public school purposes should the land become available to the County in the future.

Recommendation CFPS-03: Improve the level of service provided by existing and proposed parks and recreation facilities and programs.

- E. 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.
- F. Participate in the identification of land appropriate for State Park designation/acquisition in and around the Bearwallow Mountain area.**

Recommendation CFPS-04: Form a community and regional greenway network connecting public recreational facilities.

G. 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 (see Recommendation CFPS-02, Action Strategy A).

H. Greenways should include bike trails to facilitate on and off-road movement from NCDOT designated bike routes. (See Recommendation T-01, Action Strategy I).

I. 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.

J. Establish a greenways fund. The County should establish a greenways fund 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 should 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 (See Recommendation LUD-04, Action Strategy M).

Recommendation CFPS-05: Expand operational hours of the Edneyville Branch Library.

Recommendation CFPS-06: Expand emergency services.

K. Support the expansion of the Edneyville Volunteer Fire and Rescue Department and associated fire service tax district. The existing fire service district should expand to include all Planning Area properties not within a fire service tax district. EMS staff should also be added at the existing Department to increase the level of service by reducing response time.

L. Provide a Satellite Sheriff's Office within, at, or in the immediate vicinity of the new Community Center to establish a visible police presence in the area.

Recommendation CFPS-07: Public water and public sewer recommendations.

M. The County and its municipalities should regularly update the Septic Concern and Failure Map.

N. Public water and public sewer should be extended into specified "target areas". The County should not approve extensions of exclusive public water lines in the County (See Recommendation CFPS-01).

Recommendation CFPS-08: Expand recycling opportunities. The County should consider the costs and practicality of establishing a recycling center within the Planning Area. The recycling center should be placed between the Edneyville Volunteer Fire and Rescue Department Main Station and existing Edneyville Park. Screening should be provided. The County should pursue other means of providing recycling services if more cost effective.

Transportation Recommendations and Action Strategies

Recommendation T-01: Improve the transportation network in the Planning Area.

- A. Integrate transportation, public transit, recreation and school planning.**
- B. Improve and increase public information related to NCDOT projects, plans, and processes to engage the public.**
- C. The County, through its involvement in the French Broad River MPO, should prioritize projects within the Planning Area in accordance with Plan recommendations.** The Comprehensive Transportation Plan recommends the following improvements to US Highway 64 East: C15 (improvements to US Highway 64 East – Fruitland Road to Gilliam Road) and C8 (improvements to US Highway 64 East – Howard Gap Road to Fruitland Road). Improvement C15 should be prioritized over C8. Improvement C8 is not supported.
- D. Improve identified intersections based on recommended studies.** The conditions of the following intersections pose automobile, bicycle, and pedestrian safety concerns and should be studied and improved:
1. Fruitland Road/US Highway 64 East (improvements to capacity and access (See Recommendation T-01, Action Strategies E and F));
 2. Pace Road/US Highway 64 East (the addition of signalization and turn lanes);
 3. South Mills Gap Road/US Highway 64 East (improvements);
 4. Gilliam Mountain Road/St. Paul’s Road/US Highway 64 East (improvements to visibility);
 5. South Mills Gap Road/Terry’s Gap Road/Fruitland Road/Old Clear Creek Road (improvements to the existing three-way stop servicing a four-way intersection).
- E. Implement more stringent access management standards along all or part of identified corridors.** On identified corridors, the County should apply driveway cut regulations above NCDOT standards. These regulations would preserve or improve level of service. County regulations should:
1. Increase driveway cut spacing requirements,
 2. Increase sight visibility requirements for driveway cuts, and
 3. Limit driveway cuts within vertical and horizontal curves.
- Identified Planning Area corridors include: Fruitland Road (near its intersection with US Highway 64 East) and US Highway 64 East.
- F. Facilitate safer automobile movement on Fruitland Road and US Highway 64 East during school peak hour traffic.** The County should consider changing existing school entrances/exits to provide safer automobile movement at the Fruitland Road/US Highway 64 East intersection. The County should also consider providing a traffic control officer during effective “school zone” hours. Peak hour traffic information should be included in the proposed Fruitland Road/US Highway 64 East intersection study (See Recommendation T-01, Action Strategy D).
- G. Improve paving.** US Highway 64 East should be resurfaced and have lanes widened through the Planning Area (See also Recommendation T-01, Action Strategy I). Townsend Road should also be paved to:

1. Provide a convenient Fruitland Road/US Highway 64 East intersection bypass (See Recommendation T-01, Action Strategies D-F), and
2. Accommodate increased traffic volumes should the immediate vicinity be rezoned as recommended (See Recommendation LUD-02, Action Strategies D, G and H).

H. Improve bike trail network throughout the Planning Area. The County should work to expand the bike trail network and connect it to proposed greenways.

I. Add bike lanes the entire length of US Highway 64 East. The County should work with NCDOT to add bike lanes along the entire length of US Highway 64 East to connect Hendersonville, Edneyville and Bat Cave. Bike lanes should be added during any US Highway 64 East resurfacing or widening project.

J. Improve facilities on NCDOT designating bike routes. Planning Area corridors with NCDOT designated bike routes need to be improved to facilitate safer bike and automobile travel. The County should work with NCDOT to provide bike lanes on roads with NCDOT bike route designations. Where bike lanes cannot be provided:

1. Speed limits should be reduced,
2. Shoulders should be widened, and
3. Short (100 yard) “bike lane segments” should be added (to allow vehicles safely pass cyclists) especially on uphill road segments.

K. Promote tourism along the “Black Mountain Rag” North Carolina Scenic Byway. The County should work with NCDOT to move existing State provided byway signage (increasing the visibility of existing signage) and should request additional byway signage to increase awareness of the “Black Mountain Rag” designation. The County Travel and Tourism Department should actively promote scenic byways located within the County.

L. Support public transit expansions in the Planning Area. The Planning Area is currently serviced by the Green Transit Route and this service should be expanded.

Economic Development Recommendations and Action Strategies

Recommendation E-01: Direct commercial and industrial growth to areas where community facilities and public services are present or anticipated. Nonresidential zoning designations, as proposed by this Plan (See Recommendation LUD-02, Action Strategies D-J), occur at community facilities and public services “target areas” (See Recommendation CFPS-01). Nonresidential development should be located in nodes along US Highway 64 East and primary intersections along Fruitland Road.

Recommendation E-02: Support the development of the industrial sector of the economy within the Planning Area.

- A. Work with the Chamber of Commerce and others to promote Industrial/Business Park Development in the Planning Area.** The Henderson County Partnership for Economic Development of the Greater Hendersonville Chamber of Commerce developed an Industrial/Business Park Study in 2006. Industrial (I) zoning is supported at an alternative location from that recommended by the study (See Recommendation LUD-02, Action Strategy H). The Chamber of Commerce should promote this zoned area for industrial/business park development. Industrial (I) zoning is not recommended at the site proposed by the study.
- B. Promote manufacturing, research and development, and clean/“green” industries within the Planning Area.** The manufacturing industry is a principal employer of Planning Area residents. Projections for the region indicate manufacturing employment will decline in the future. The County should strive to maintain a stable manufacturing workforce given the projected decline. The County should promote industrial development (with an emphasis on manufacturing, research and development, and clean/“green” industries) within industrial zoned areas (See Recommendation LUD-02, Action Strategy H).
- C. Expand manufacturing training opportunities available at Blue Ridge Community College to provide a more competitive workforce.**

Recommendation E-03: Address economic development in the Planning Area.

- D. Develop County economic plans focused on job creation.** Economic plans should include strategies to provide jobs for today’s workforce and the workforce in the future. These plans should include recommendations to promote jobs the existing population is qualified to fill.
- E. Support the development of extended care facilities.** These facilities create jobs in the education and health services industry and provide individuals the opportunity to “age in place” (See Recommendation H-03, Action Strategy H and Recommendation LUD-02, Action Strategies G and I).
- F. Support utility scale alternative energy development (wind turbine/wind mill/solar panel farms) within the Planning Area.**

Land Use and Development Recommendations and Action Strategies

Recommendation LUD-01: Residential Zoning District Map Amendments

- A. Residential District One (1).** Replace R2R zoning in the western portions of the Planning Area with R1 zoning. This zoning district should follow the Urban Services Area boundary as identified by the Comprehensive Plan. This district should be extended beyond this boundary only to: meet Lancaster Road, meet existing LC zoning along US Highway 64 East, or prevent split zoning. To prevent spot zoning small portions of R2R zoning, located immediately outside the Planning Area and to the west should also be rezoned (See Map 8A).
- B. Future Residential District One (R1) zoning application.** R1 zoning district designation may be appropriate elsewhere in the Planning Area if facilities and services (public water and sewer) are available and topography is not a concern. R1 zoning may be appropriate in areas immediately surrounding:
1. Schools (to increase the ease of access and use of school facilities (See Recommendation CFPS-02, Action Strategy B));
 2. Nonresidential zoning and development (to provide housing near principal employers (See Recommendation H-02, Action Strategy F)); and
 3. Recreation/transportation infrastructure including transit system routes, trails, greenways, and parks (See Recommendation CFPS-02, Action Strategies A and B; CFPS-04, Action Strategy G; and Recommendation T-01, Action Strategies H, I and K).
- C. Limit manufactured home parks within the Planning Area.** The Planning Area has a large number of manufactured home parks and spaces. The County should not permit additional manufactured home parks within the Planning Area.

Recommendation LUD-02: Commercial, Office Institutional and Industrial Zoning District Map Amendments

- D. Local Commercial (LC).** Local scale commercial development should be the principal type of commercial development permitted in the Planning Area to facilitate small local business preservation. LC zoning should be applied in the following areas:
1. US Highway 64 East/Fruitland Road intersection (See Map 8A);
 2. Fruitland/Terry's Gap/South Mills Gap/Old Clear Creek Roads intersection (See Map 8B);
 3. East of the US Highway 64 East/Townsend Road intersection (See Map 8B); and
 4. Along US Highway 64 East, within portions of the Edneyville Inn Subdivision and on property across from Centipede Lane (See Map 8C).
- E. Community Commercial (CC).** CC zoning should be applied along US Highway 64 East from Lonesome Dove Trail to the US Highway 64 East/South Mills Gap Road intersection (See Map 8D). Applying CC zoning to this area will concentrate community-scale commercial development and provide service to the broadest community. CC zoning should not extend further east or west on US Highway 64 East in this vicinity. CC zoning should not be applied elsewhere unless recommended by a revised or subsequent Edneyville Community Plan.
- F. Regional Commercial (RC).** Regional commercial development is not supported in the Planning Area. RC zoning should not be applied in the Planning Area.

- G. **Office Institutional (OI).** OI zoning should be applied in the vicinity of the Gilliam Road/Fruitland Road intersection (See Map 8B).
- H. **Industrial (I).** I zoning should be applied between Townsend and Gilliam Roads (See Map 8B). The recommendations of the Industrial/Business Park Study are not supported by the Plan, and I zoning should not be applied to these properties at this time. I zoning may be appropriate elsewhere in the Planning Area, however, the provision of the identified acreage should sustain immediate industrial needs in the Planning Area. Future I zoning should be applied where the visual impact on the surrounding area will be mitigated first and foremost by topography.
- I. **Future Local Commercial (LC) and Office Institutional (OI) zoning application.** LC and OI zoning district designation may be appropriate elsewhere in the Planning Area if facilities and services (public water and sewer) are available and topography is not a concern. LC and OI zoning should occur at identified Community Service Center nodes noted in the Growth Management Strategy of the Comprehensive Plan.
- J. **Mixed-use development should be encouraged in identified commercial zoning districts in the Planning Area.**

Recommendation LUD-03: Protect rural character through zoning regulations.

- K. **Develop a Conservation Overlay District.** An overlay district should be developed to protect lands identified in the open space plan (See Recommendation N-01, Action Strategy D). The overlay district should specifically address development on ridges and clear cutting/tree removal on ridges, slopes and valleys.

Community Character and Design Recommendations and Action Strategies

Recommendation CCD-01: Promote development compatible with the rural character and natural setting of the Planning Area.

- A. Identify community character features and involve community organizations in the promotion of their preservation or enhancement.** Publish and distribute to interest groups (developers, neighborhood associations, community action groups, land conservation agencies, etc.) maps of community features that should be preserved or enhanced, including any areas preferred for acquisition. Community organizations should publicize and seek support for preservation and enhancement of identified community character features.
- B. Adopt lighting regulations for residential and nonresidential uses in the Planning Area.** The County should adopt lighting regulations to mitigate the negative impacts of lighting and preserve the rural character and natural setting of the Planning Area. Lighting mitigation standards should be enforced to prevent light on one property from shining onto another.

Recommendation CCD-02: Establish a Planning Area Overlay District.

- C. Establish design standards for nonresidential uses in the Planning Area Overlay District.** Design standards should be established to ensure nonresidential development is unified and cohesive, consistent with the rural character and natural setting of the Planning Area.

The following standards should apply to all nonresidential uses/developments:

1. **Roofs.** Parapet walls and decorative (3-dimensional) cornices shall be provided to screen flat roofs and any associated roof top equipment.
2. **Loading, Trash Collection and Mechanical Equipment.** Loading (including service entrances for shipping and receiving), trash collection, and mechanical equipment shall be incorporated into structure design and enclosed/screened from public view. Loading areas shall be oriented away from the public street. Structural screens/enclosures shall coordinate with other onsite structures for a unified appearance.
3. **Landscaping and Screening.** Self-Storage Warehousing shall be screened on all sides visible from a public street (with the exception of the point of vehicular access) with a Screen Class Four (4) (See §200A-150).
4. **Parking Lot Lighting.** Adequate parking lot lighting shall be provided to increase public safety in the parking lot. Parking lot lighting structures shall be no taller than height of the shortest structure serviced by the parking lot. Full cutoff or cutoff lighting fixtures shall be used.

The following standards shall apply to nonresidential uses/developments (excluding industrial uses/developments) containing more than 15,000 square feet of floor area:

1. **Rural Design.** Structures should be designed to reflect the rural character of the area.
2. **Façade Materials.** No unfinished cement block or plywood shall be permitted on any façade facing a public street. Decorative cement block is permitted on a façade facing a public street. Natural materials (brick, stone (native and manufactured), wood (clapboard/shingles), stucco, etc.) are preferred on façades. Materials which are not preferred for façades include: light gauge vinyl siding, unpainted aluminum siding,

wood composition board, and asphalt shingles. Fluorescent/neon finishes should be avoided.

- a. *Articulation.* Vertical and horizontal articulation (bump ins/outs) shall be required where any façade facing a public street exceeds a specified length (50 feet). Blank walls (those without windows and doors) should be avoided by using windows/doors, trellises, arcades, material changes, awnings or other similar features.
- b. *Roofs.* Roof lines running in continuous planes of more than a specified length (50 feet) shall be prohibited. Flat roofs are discouraged. Variation in roof elements, forms, heights, and planes should be used. Roofs should contribute to the unified appearance of a development and should be designed as if viewed from higher areas, ground level, other buildings, and public streets.

Recommendation CCD-03: Address existing development patterns to provide opportunities for increased compliance.

- D. Remove nonconforming signs.** The County should consider requiring nonconforming signs be removed or brought into conformance as a condition of site plan approval, development plan approval, or use change.
- E. Develop programs and incentives for enhancement of existing development.** The County should offer incentives for preexisting nonconforming nonresidential development that comes into compliance with existing land development regulations (landscaping, signage, planning area overlay requirements, etc.).
- F. Promote redevelopment and adaptive reuse of existing abandoned nonresidential structures.** Existing abandoned nonresidential structures should be reused and adapted for new nonresidential or residential development where possible.

Edneyville Community Plan Advisory Committee
Minutes
April 14, 2009

The Edneyville Community Plan Advisory Committee met on March 10, 2009 at 6:00 PM. Present committee members included Ms. June Barnwell, Ms. Kay Dalton, Ms. Leca Harris, Mr. Harvey Nix III, and Mr. Fred Pittillo. Mr. Gary Griffin, Chair, Ms. Susan Anderson, Ms. Elizabeth Enloe, Mr. Jeff Nix, and Mr. Stacy Rhodes were absent. Planning Staff included Planning Director, Mr. Anthony Starr; Senior Planner, Ms. Autumn Radcliff; and Planners Mr. Matthew Cable and Mr. Parker Sloan.

Mr. Cable began presenting an overview of the Draft Edneyville Community Plan. He provided an overview of the plan development process. He reviewed where the committee was in the process as well. Mr. Cable then proceeded to explain the contents of each of the four sections of the plan.

Mr. Cable spent the remainder of the meeting presenting a review of the recommendations and action strategies contained within Sections 3.1, Natural and Cultural Resources, and 3.2, Agriculture. Mr. Starr explained that the Plan's recommendations and action strategies were collected from the committee, through group and full committee work, over the previous months. He explained that this and the following meeting would give the committee the opportunity to refine the recommendations and action strategies. The committee spent the remainder of the meeting reviewing each recommendation and action strategy of Sections 3.1 and 3.2.

The committee removed a number of recommendations that were duplicative of recommendations made elsewhere in the plan including:

- **Recommendation N-02, Action Strategy I. Promote proper forestry management.**
- **Recommendation N-02, Action Strategy L. Increase cooperation between local government and private conservation networks to protect sensitive lands.**
- **Recommendation A-03, Action Strategy P. Promote community-supported agriculture.**
- **Recommendation A-04, Action Strategy S. Promote the participation of County Schools in community-supported agriculture.**
- **Recommendation A-05, Action Strategy W. Adopt an agricultural economic development plan.**

The committee removed two recommendations because the action was already underway:

- **Recommendation N-01, Action Strategy F. Establish collection locations for household pollutants.**
- **Recommendation A-01, Action Strategy A. Adopt a farmland preservation plan.**

The following recommendations were removed for specific reasons as noted below:

- **Recommendation N-01, Action Strategy E. Develop plans to protect and maintain sources of potable water supply:** Removed because it is not a Planning Area specific concern.
- **Recommendation N-03, Action Strategy N. Conduct further architectural surveys through the State Historic Preservation Office with attention to the Planning Area:** Removed by the Committee because it is not a perceived need.

- **Recommendation A-02, Action Strategy E. Consider requiring agricultural preservation under the conservation subdivision option:** Removed by the Committee because it seems unnecessarily restrictive.
- **Recommendation A-02, Action Strategy H. Consider providing agricultural supplements to local farmers to encourage continued participation in the industry:** Removed by the Committee because of various implications supplements create.
- **Recommendation A-03, Action Strategy K. Establish a permanent farmers' market:** Removed by the Committee because this was not a perceived need given the existing produce stands in the area and the existing farmers' market in Asheville.
- **Recommendation A-03, Action Strategy O. Encourage the establishment of farmer owned agricultural cooperatives:** Removed by the Committee because of past experiences with cooperatives and uncertainty about endorsing these entities.
- **Recommendation A-05, Action Strategy U. Identify an agricultural proponent or facilitator with specified duties:** Removed by the Committee because other individuals in County government were already providing many of these services.
- **Recommendation A-05, Action Strategy V. Develop or support an existing agriculture information center.** Removed by the Committee because this was largely contingent on Recommendation A-05, U which was removed.

The committee also modified existing recommendations. The following are the Section 3.1 recommendations and action strategies as modified by the committee:

Recommendation N-01: Protect Water Quality within Planning Area.

A. Restore impaired 303d waters and support water quality protection and restoration programs. Public and private groups should work together to restore and protect the water quality of Clear Creek, an impaired stream according to the 2006 North Carolina 303(d) list. The County should consider:

1. Applying additional restrictions on floodplain development,
2. Using wetlands and bioretention areas to address non-point source water quality problems, and
3. Educating developers and landowners about on-site stormwater management techniques.

The County should continue to work with the NCDWQ to achieve the recommendations of the Broad Basin and French Broad Basin Water Quality Plans.

B. Implement riparian buffer incentives. The County should consider requiring vegetated buffers of significant width for new developments. The County may also consider offering significant incentives (including density bonuses) where new developments voluntarily provide undisturbed stream buffers of significant width.

C. Identify and incorporate stormwater management standards and requirements. The County should consider:

1. Requiring low impact development (LID) techniques or offering incentives for voluntary use thereof;
2. Tailoring regulations for stormwater management based on percent slope;
3. Establishing specific principles and practices for managing Stormwater runoff associated with open uses of land; and
4. Requiring stormwater management plans for new developments and uses of land at a scale determined to be appropriate by the County.

- D. Adopt an open space plan.** The Comprehensive Plan sets forth a Future Land Use Map that should be the starting point for developing an open space plan. The plan should identify areas preferred be left as open space and encourage voluntary protection of those lands. To encourage voluntary protection the County should:
1. Establish a fiscally sustainable land conservation fund and purchasing this property through fee simple or bargain sale acquisition,
 2. Encourage dedicating identified lands to conservation agencies or the County, and
 3. Seek development agreements for new developments on lands identified by the plan.

Recommendation N-02: Protect Land Quality within Planning Area.

- E. Consider requiring conservation subdivisions.** The County should consider only permitting conservation subdivisions within the Planning Area. At minimum, the County should consider requiring any development containing lands with designated steep slopes develop as a conservation subdivision.
- F. Promote ecotourism.** Ecotourism focuses on the natural environment as a means of attracting tourists. The Planning Area's designated National Heritage Areas and proposed open space plan (Recommendation N-01, Action Strategy D) will allow for ecotourism promotion.
- G. Limit cutting on ridges and slopes.** The County should discourage cutting on ridges and slopes to prevent destabilization and preserve the scenic natural beauty of these lands. The County should consider limiting cutting on lots containing ridges and slopes by applying building envelope regulations. Any limits to cutting on ridges and slopes should provide allowances for cutting associated with proper forestry management.
- H. Minimize steep slope development.** The County should minimize development on designated steep slopes. In addition to restricting density on an overall tract, the County should consider requiring these lands remain undeveloped.

Recommendation N-03: Protect Historic and Cultural Sites/Resources within Planning Area.

- I. Update and maintain a local inventory of historic sites.** A number of the Planning Area's historical and cultural resources are identified in Appendix 3. Certainly, more of these resources exist in the Planning Area. The County, together with public and private entities (including the Henderson County Historic Resources Commission, Henderson County Cemetery Advisory Committee, Henderson County Historical and Genealogical Society and the North Carolina State Historic Preservation Office), should compile a local register of historic places. The Cemetery Advisory Committee and local surveyors should work together to identify additional cemeteries/gravesites found when surveying. Where possible, national historic site designation should be sought to protect sites.
- J. Create incentives/opportunities for preservation of historic and cultural sites.** Incentives and opportunities should be made available to owners of historic and cultural sites willing to participate in preservation efforts. The County should support preservation efforts by: helping secure public or private funding, identifying incentives for the protection of properties and structures, educating property/structure owners about these incentives, and encouraging, whenever possible, the use of these historic and cultural sites for educational purposes.

The following are the Section 3.2 recommendations and action strategies as modified by the committee:

Recommendation A-01: Reduce farmland loss.

- A. Establish a farmland protection fund.** The County should establish a farmland protection fund dedicated to protecting agricultural land in the County (including its municipalities). The fund should be used to acquire farmland and easements from property owners on a voluntary basis. This fund should be supported by donations/grants from Federal, State, County, municipal, non-profit, and private sources. The County should consider the following alternative funding sources:
1. Supporting a statewide document stamp tax (on documents recorded at county courthouses) whose revenues would be directed into the fund,
 2. Levying a hotel/motel tax on hotel/motel patrons or, alternatively developing a hotel-motel patron donation program, whose revenues would be directed into the fund, and
 3. Using available State programs targeted at conservation easement acquisition (including the Agricultural Development and Farmland Preservation Trust Fund, Clean Water Management Trust Fund, and Tobacco Trust Fund, among others) to be directed into the fund.
- B. Establish and support a local land link program.** Land link programs function to match retiring farmers without heirs to beginning farmers without land. Beginning farmers often lack financial resources to farm because they cannot afford to purchase farmland. A land link program would identify farmland available for lease-to-own or identify farmers willing to turn farmland over to a beginning farmer in order to avoid capital gains tax.
- C. Consider supporting an estate tax waiver for agricultural lands intended to remain in agriculture.** The County should support any necessary changes in State law to permit this waiver.

Recommendation A-02: Promote development regulations sensitive to agriculture.

- D. Consider requiring that subdivision applicants adjacent to voluntary agricultural districts obtain or review information regarding farming practices.** This requirement may increase dialogue and cooperation between farmers and developers. This information gathered should be conveyed to subsequent landowners to increase their understanding of the potential impacts of ownership adjacent to a farm.
- E. Encourage the County to adopt a Transfer of Development Rights (TDR) Program.** This program allows a farmer in a “sending area” to sell development rights to a developer who uses them in a “receiving area”. The sending and receiving areas are designated by the County. For example, a developer in a receiving area may purchase the number of lots a farmer in a sending area could develop under applicable zoning. In this way a farmer is compensated for his ability to develop without having to develop the farmland itself. The County should support any necessary changes in State law to permit this program.

Recommendation A-03: Expand and diversify agricultural markets.

- F. Create an agritourism plan and increase the promotion of agritourism in the Planning Area.** Agritourism focuses on agriculture as a way to attract tourists. Agritourism includes, but is not limited to, seasonal agricultural events (festivals, petting zoos, community fairs), self-guided tours (farm tours, barn tours), and “u-pick” farms.

The County Travel and Tourism Department should:

1. Increase its promotion of agriculture/agritourism, and
2. Devote a significant portion of its funding to this promotion.

The County should encourage farmers participating in agritourism to participate in NCDOT's agritourism signage program. This program allows for the advertisement of agritourism farms (as defined by NCGS and that meet North Carolina Department of Agriculture and Consumer Services (NCDA and CS) requirements) along interstates and other roads provided the farm falls within 15 road miles of the exit/interchange.

G. Establish an agricultural directional signage program. The County should seek NCDOT approval for the establishment of an agricultural directional signage program. This program would provide additional signage opportunities beyond those available through NCDOT for agritourism signage (See Recommendation A-03, Action Strategy F). Permitted signs should:

1. Promote local agriculture only;
2. Include information only on the farm name(s), product(s) direction(s), and distance(s);
3. Be installed in the right-of-way provided NCDOT approval of the program; and
4. Be installed at the farmer's expense.

The County may consider requiring program participants also participants in the voluntary agricultural district program.

H. Establish a local tailgate market or markets. The County should support the establishment of a tailgate market in the Planning Area provided Planning Area farmers are interested.

I. Promote local food campaigns. Local food campaigns promote local food products through restaurants, local grocery and other stores, and farmers markets.

J. Establish or support the establishment of an agricultural heritage museum in the Planning Area.

K. Promote crop diversification. The County should work with local farmers to identify and educate them on high value crops (organic produce, lesser-known varieties of vegetables, lettuce, herbs, flowers, and game animals).

L. Support existing or proposed agricultural research operation centers. The County should support the expansion of the existing Mountain Horticultural Crops Research and Extension Center and encourage the development of additional research operation. Studying additional crops is recommended.

Recommendation A-04: Link local farms to schools.

M. Encourage agriculture/horticulture curriculums and programs in local schools. The County should promote programs that build relationships between local farms and schools. The County and School Board should:

1. Maintain or expand agriculture/horticulture curriculums in middle and high schools;
2. Maintain or increase support for organizations like Future Farmers of America (FFA) and FFA's Career Development Events or Supervised Agricultural Experience Programs;
3. Work with the Appalachian Sustainable Agriculture Project (ASAP) and other organizations to encourage farm to school programs;
4. Structure curriculums to permit farm internships for academic credit;
5. Expand nutritional education and school garden programs;
6. Increase agricultural field trips,
7. Require schools serve local food; and

N. Support educational opportunities. Blue Ridge Community College should create programs/classes/training sessions for farmers. Program/class/training session topics may

include, among others, business planning, tax law, local law, computer skills training. These programs should be properly advertised.

Recommendation A-05: Expand agricultural enterprises' access to economic development and promotion programs and support services.

Based on Committee comments on Sections 3.1 and 3.2, Mr. Starr suggested that Staff simplify the language in the remaining Sections' recommendations to be considered at the next meeting. The committee agreed.

The committee considered the March 10, 2009 meeting minutes. Ms. Harris made a motion to approve the minutes, Ms. Barnwell seconded the motion and the committee approved the minutes unanimously.

The meeting was adjourned.

Gary Griffin, Chairman