



GEN III

HENDERSONVILLE COMPREHENSIVE PLAN

Draft May 31, 2024

Acknowledgments

The Gen H Comprehensive Plan was prepared with the great people of Hendersonville, for use as their guiding document towards a prosperous future.

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Chapter I. About the Plan

INTRODUCTION

DEVELOPING GEN H

ORGANIZING THE PLAN

PLANNING JURISDICTION

POLICY ANALYSIS

PREVIOUS PLANS AND STUDIES

PLAN CONSISTENCY

ORDINANCES, BOARDS, AND
COMMITTEES



Introduction

We are having a conversation across Hendersonville about change, where we are, and where we want to be twenty years from now... and beyond.

This plan is the result of an extended process by the City of Hendersonville to develop a 2045 Comprehensive Plan to establish an updated long-term vision for sustainable growth and conservation. The Comprehensive Plan, referred to as Gen H, is designed to encourage the community to think generationally about the future of Hendersonville. This plan builds on the foundation of the existing 2030 plan while updating and expanding the policy framework for a 20-year planning horizon.

Gen H articulates a vision of what Hendersonville wants to become over the next two decades and describes how to achieve that vision.

While long-term and broad in its focus, the plan also includes short-term actions that the City can begin immediately or within the next five years, in furtherance of the long-term vision.

Gen H is a visionary, strategic blueprint that is designed to provide guidance to City leaders, aid in the facilitation of informed decisions that will steer future development, growth, and conservation in alignment with the community's goals and intentions. Aligned with existing and prospective plans, policies, and ordinances, Gen H offers the direction to partnering government agencies involved in projects within Hendersonville's planning jurisdiction.

Aerial view of downtown | City of Hendersonville

Developing Gen H

The City of Hendersonville hired consultant firm Bolton and Menk, Inc., to aid in the development of the Comprehensive Plan. Working alongside City staff, the Gen H project team reviewed previous plans and studies, analyzed existing conditions, met with community members to establish plan visions and goals, and to ultimately develop a plan for adoption and implementation. The Gen H Plan was developed over the course of four phases that included the following steps:

Phase I - Issues & Opportunities

- Review of background information (planning documents, mapping data, previous studies, housing statistics, etc.)
- Forecasts of how Hendersonville may evolve over time
- Public engagement plan to reach as many Hendersonville residents as possible

Phase II - Vision & Goals, Growth & Conservation Framework

- Convene a Community Advisory Committee for input and guidance throughout the project
- Launch public survey, public engagement meetings, and engagement tools
- Gather input from a diverse group of stakeholders including City Council, staff, and community members
- Development of vision statements and growth framework based on community input
- Development of growth alternatives

Phase III - Implementation Strategy

- Development of strategies and actions to achieve the goals of the community
- Continuation of the public engagement process
- Draft of the Gen H document

Phase IV - Adoption

- Engagement with community, advisory boards and stakeholders groups
- Finalization of the plan
- Final review, Public Hearing and Adoption by City Council

WHAT IS IN THE GEN H PLAN?

The Gen H Plan provides guidance and recommendations for the following topics:

- Land Use and Growth
- Public Infrastructure
- Community Character, Cultural and Historic Resources

- Natural Resources, Sustainability, and Resiliency
- Parks, Recreation, and Public Spaces
- Downtown and other community-identified focus areas
- Community and Economic Development



Students from Bruce Drysdale Elementary participate in Gen H activities at City Hall | City of Hendersonville

Organizing the Plan

THE GEN H COMPREHENSIVE PLAN IS DIVIDED INTO 6 CHAPTERS

- 1** “About the Plan” is the intro that notes what the plan is, the purpose, what the study area is, how to use the plan, the plans that were reviewed as part of the process and served as input.
- 2** “The Planning Process” contains the timeline and provides the highlights of the community engagement program.
- 3** “Hendersonville Today” features the major issues/opportunities and refers the reader to the appendices for the Policy Analysis, Existing Conditions Report, and the Market Analysis.
- 4** “The Vision for the Future” chapter describes big ideas, general concepts, and best practices that should be considered throughout the community.
- 5** “Downtown Master Plan” serves as a guiding framework for making decisions about future growth, conservation, and development within the downtown. The chapter is designed to align with Gen H, but it can also be treated as a stand-alone document.
- 6** “Realizing the Vision: The Action Plan” will help the City make a smooth transition from planning to implementation. This chapter identifies an implementation strategy and outlines a portfolio of implementation projects.

The document also includes Appendices that provide supplemental information about the City and the process.

Planning Jurisdiction

PLANNING & DEVELOPMENT REGULATION IN NORTH CAROLINA

In North Carolina, the State grants the powers to cities and counties to plan and administer zoning within their planning jurisdictions. The City of Hendersonville may plan within its corporate limits and within its extraterritorial jurisdiction (ETJ) area pursuant to G.S. 160D-202.

LEGAL BASIS

A Comprehensive Plan is also a valuable legal instrument in supporting efforts to manage growth and increase community quality of life. The General Statutes require the Planning Board and City Council to issue statements determining whether proposed zoning amendments are consistent with an adopted comprehensive plan. Based on this statute, it is in a community’s best interest to have an updated plan that accurately reflects the community’s vision and goals.

GEN H STUDY AREA

The study area for Gen H includes the City’s corporate limits, its ETJ, and the proposed ETJ expansion area identified in the 2030 Comprehensive Plan. Gen H also takes into account Henderson County’s Comprehensive Plan 2045 Future Land Use Map (FLUM) that was adopted during the Gen H project timeline.

DOWNTOWN HENDERSONVILLE

The downtown Hendersonville study area includes the Main Street Historic District, Main Street Municipal Service District (MSD), 7th Avenue Historic District, 7th Avenue MSD, downtown adjacent neighborhoods, areas along the future Ecusta Trail, and the geography south of downtown. More detailed recommendations and strategies for downtown are provided in the Downtown Master Plan.

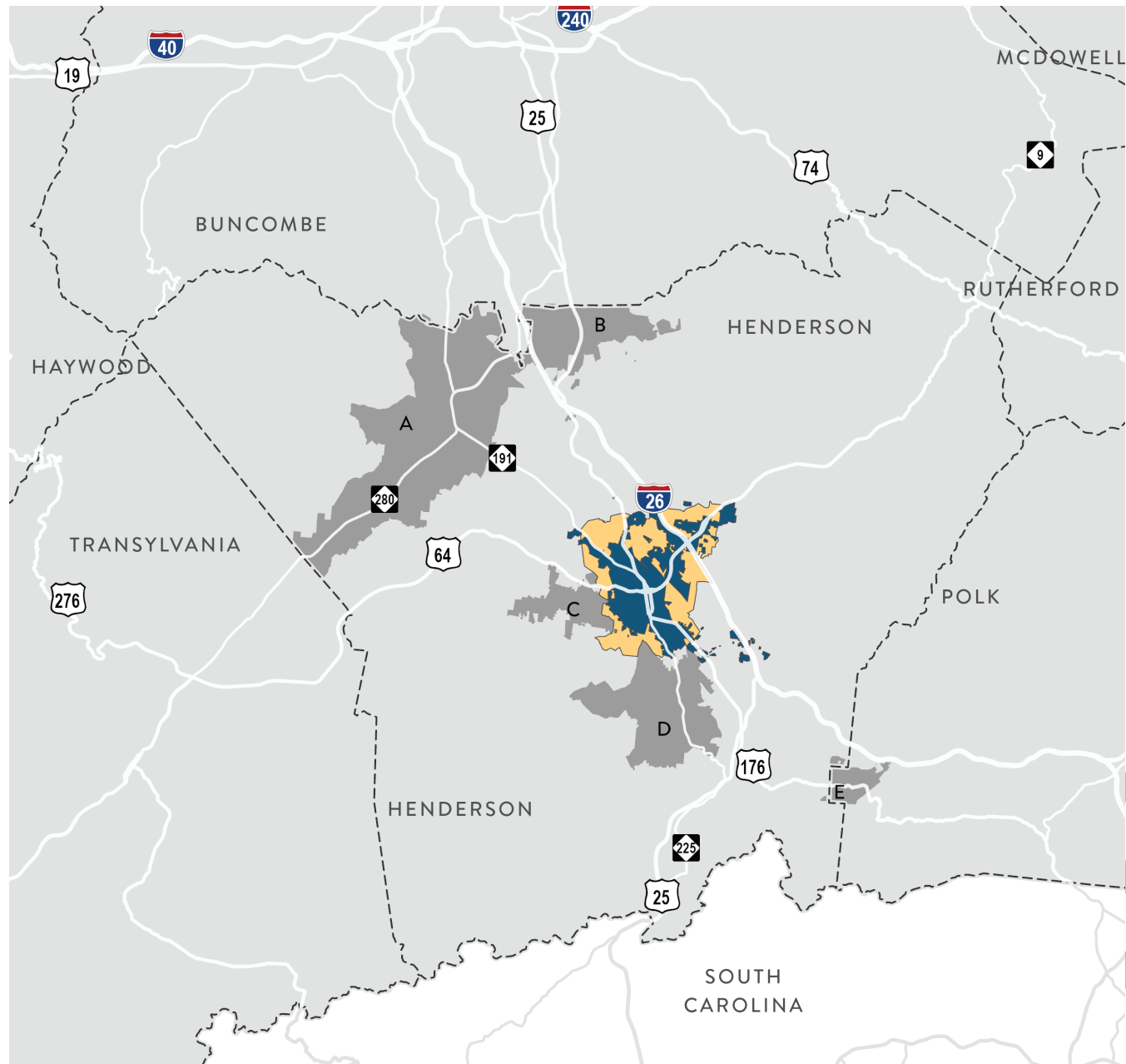
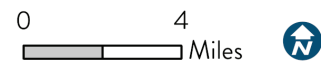


Figure 1.1 Study Area Context



- Hendersonville City Limits
- Hendersonville ETJ
- Nearby Municipalities
- Counties
- A - Mills River
- B - Fletcher
- C - Laurel Park
- D - Flat Rock
- E - Saluda

Source: Henderson County, NCDOT, State of North Carolina

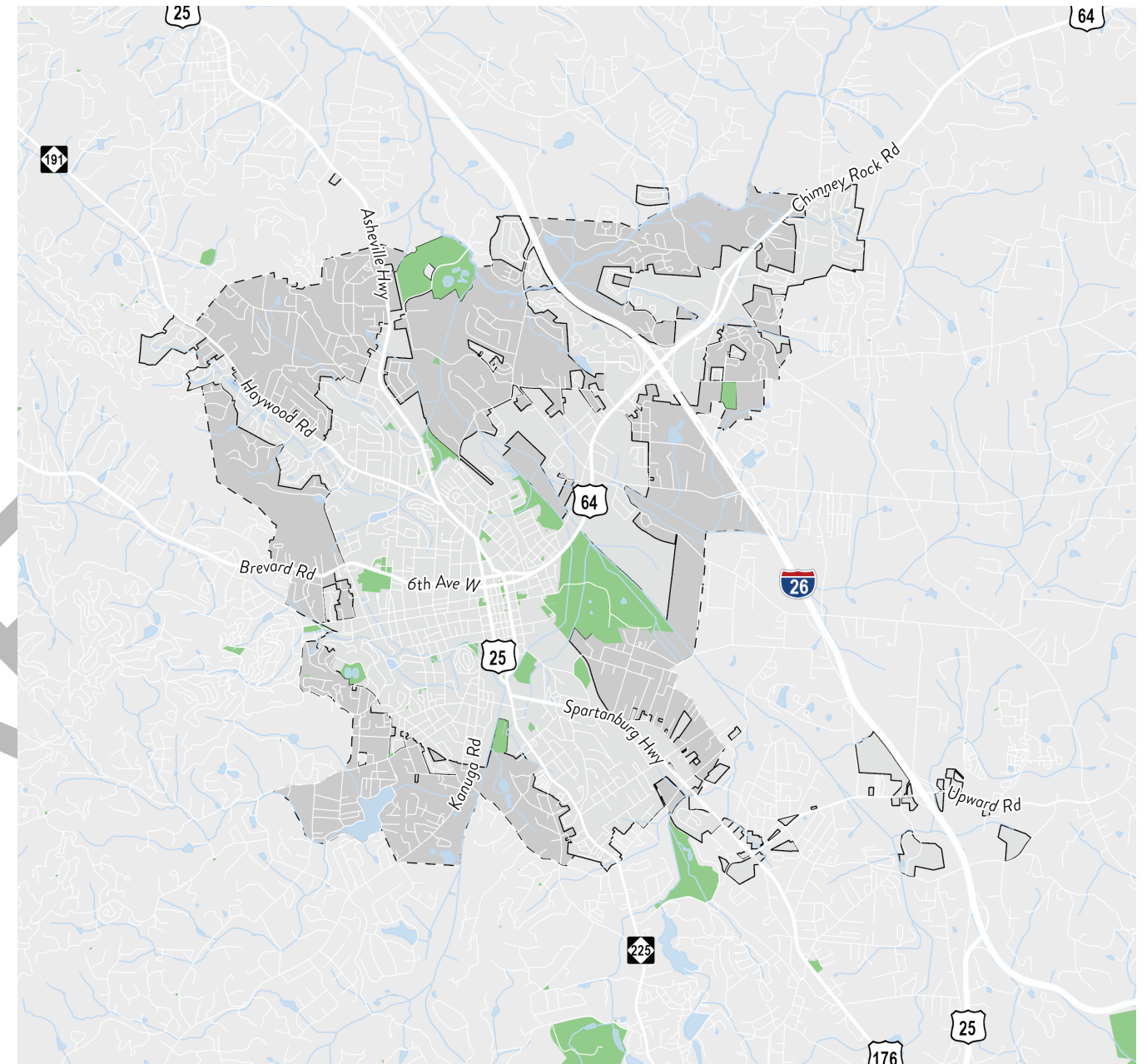
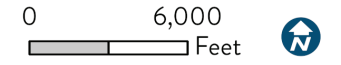


Figure 1.2 Study Area



- Streams
- Lakes/Ponds
- Parks
- Hendersonville ETJ
- Hendersonville City Limits
- Streets labels

Source: City of Hendersonville, Henderson County, NCDOT

Policy Analysis

A review of Hendersonville’s adopted plans and ordinances provides important insight into its existing policy and regulatory framework for addressing the challenges and opportunities that the City faces as a growing mountain community at the southern edge of the Blue Ridge Mountains. This will help inform recommendations on how the City can implement the updated community vision that will be crafted as part of the Gen H Plan. As a result, this scan is a valuable component of the Data, Inventory, & Analysis phase of the comprehensive planning process.

This Policy & Ordinance Review examines the following issues:

1. Plan Consistency:

- How consistent are the City’s plans with each other?
- How consistent are the City’s plans with those of its neighbors?

2. Ordinance Consistency:

- How consistent are the City’s plans with its current development ordinances, and what are some key opportunities to improve its Zoning Ordinance and Subdivision Regulations?

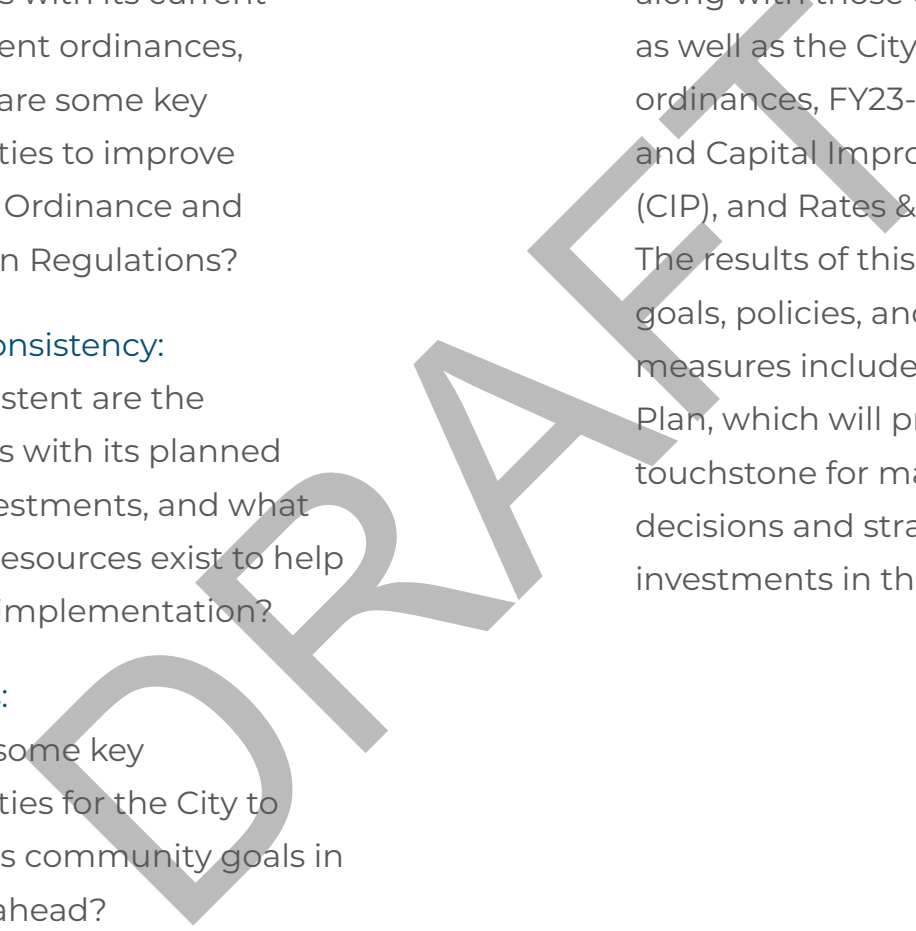
3. Investment Consistency:

- How consistent are the City’s plans with its planned public investments, and what potential resources exist to help with plan implementation?

4. Opportunities:

- What are some key opportunities for the City to advance its community goals in the years ahead?

To conduct this analysis, the City’s various adopted plans were reviewed, along with those of its neighbors, as well as the City’s development ordinances, FY23-24 Annual Budget and Capital Improvements Program (CIP), and Rates & Fees Schedule. The results of this review inform the goals, policies, and implementation measures included in the Gen H Plan, which will provide a valuable touchstone for making thoughtful decisions and strategic community investments in the years ahead.



Based on this review of more than 25 plans, reports, and ordinances, the City of Hendersonville has a high degree of consistency across its internal documents, a strong capital planning and funding system, and some opportunities for improving its operating framework to help effectively implement the new Comprehensive Plan. The City has a significant degree of land use consistency between its plans and those of its neighbors. At the same time, it has several opportunities for greater land use coordination, as well as to build a regional parks and greenway system and continue to deliver efficient utility service as the area grows.

Existing plans and documents highlight a variety of needs and desires, and significant but finite local government financial resources. As a result, finding ways to advance multiple objectives with each public investment, and to leverage partnerships with neighboring local governments and private and

non-profit organizations will help the City make greater progress in pursuing its goals. With an updated development ordinance, increased investment in technology, and greater cross-jurisdictional coordination, Hendersonville can better navigate the opportunities of a rapidly changing world and continue to strengthen its quality of life as it grows in the years ahead.

The full policy review can be found in Appendix A.

DRAFT



The Ecusta Trail under construction

Previous Plans and Studies

The Gen H Plan outlines general policies and recommendations that will be further detailed in subsequent plans and studies after adoption. These follow-up documents will expand on the Gen H Plan’s overarching concepts, establishing specific rules, requirements, or initiatives crucial for achieving predictable and desired outcomes within the community.

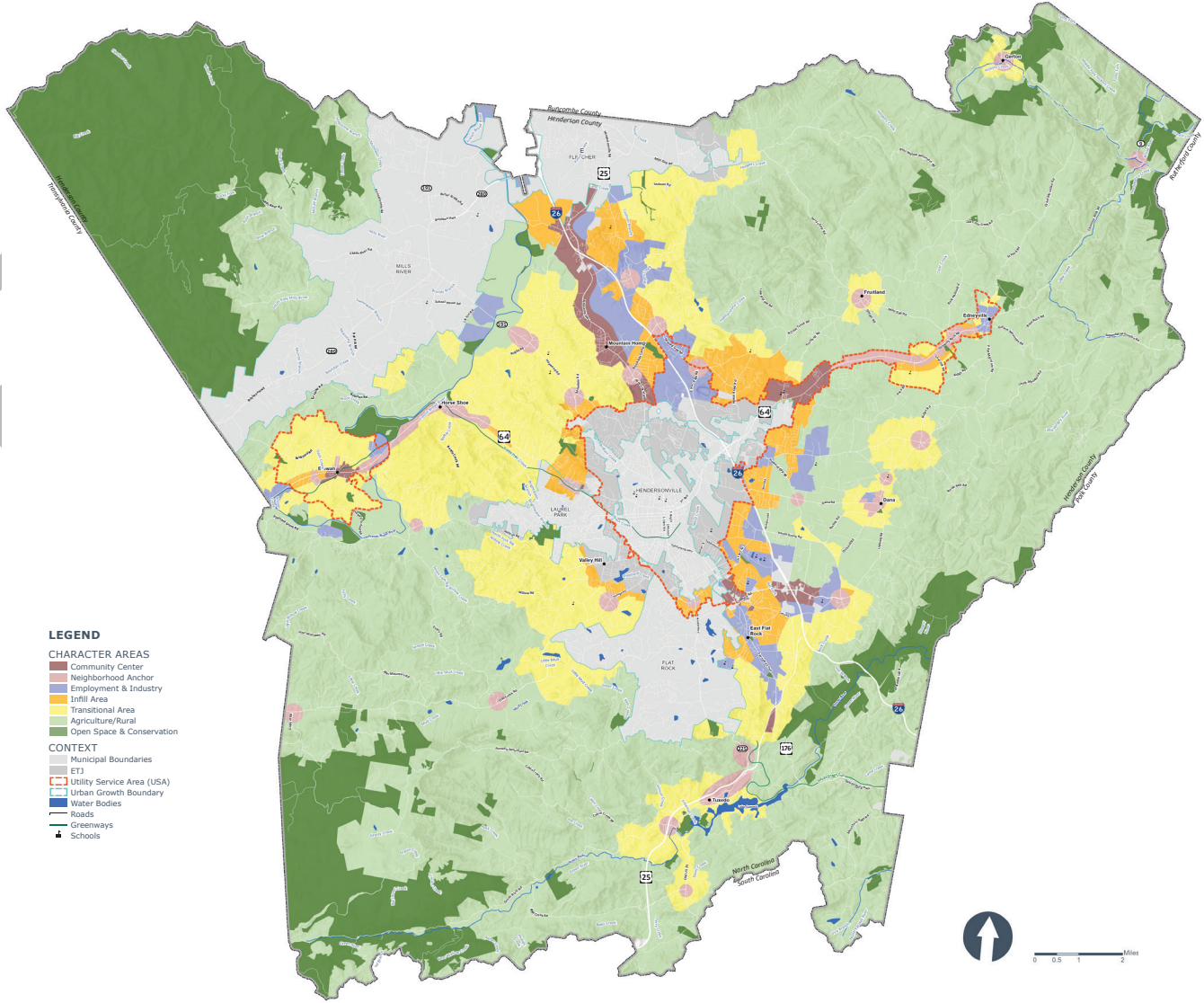
The following overview highlights ongoing, current, and past plans and studies connected to the Gen H Plan whether they are from the City of Hendersonville or Henderson County. An expanded review of these can be viewed in Appendix A. It is assumed that the regulations, requirements, and standards in these documents will play a role in guiding the implementation of maps, general policies, and

recommendations from the Gen H Plan. Collectively, these documents are intended to collaboratively influence future decisions regarding growth, conservation, character, or development within the City’s planning jurisdiction.

Henderson County 2045 Comprehensive Plan (Adopted)

In summer 2021, Henderson County began crafting a new Comprehensive Plan. The Henderson County 2045 Comprehensive Plan outlines a vision for the community, shaping growth and development for the next 25 years. The plan was officially adopted on March 20, 2024 by the Board of Commissioners.

Coordination with the Henderson County’s 2045 Comprehensive Plan and the Gen H Plan is integral to the mutual success of both plans.



Henderson County Future Land Use Map | Henderson County, NC

Parks and Greenspace Master Plan (Ongoing)

The City of Hendersonville is developing a new citywide parks and greenspace plan to guide the development of a system that serves everyone, prioritizing equity and resilience. The updated Hendersonville Parks Master Plan will identify priorities and funding needs, assess staffing, and plan for future parks, greenspaces, and greenways. The update is set to be adopted in the summer of 2024. This update aligns with the comprehensive plan, ensuring a coordinated approach to community development and recreational facilities.

Sustainability Strategic Plan (Ongoing)

Hendersonville is developing its inaugural Sustainability Strategic Plan, which outlines measurable goals and actions that blend environmental, social, and economic values to reduce the City's overall impact on the environment while strengthening communities, and ensuring a prosperous future now,

and for generations to come. This plan addresses challenges with a path forward on actionable and measurable opportunities to reduce the City's municipal greenhouse gas emissions. Key areas of focus are energy, transportation, waste management, land management, and water. Although the plan targets municipal actions, community involvement is crucial. The plan will offer recommendations for residents and businesses to reduce emissions and boost sustainability. The plan is scheduled to be adopted by City Council in 2024.

Hendersonville Housing Dashboard (Ongoing)

The Hendersonville Housing Dashboard is an online platform that presents up-to-date information on previous, ongoing, and upcoming housing initiatives. It provides details for each project, including housing type, unit count, acreage, density, and the current construction stage.

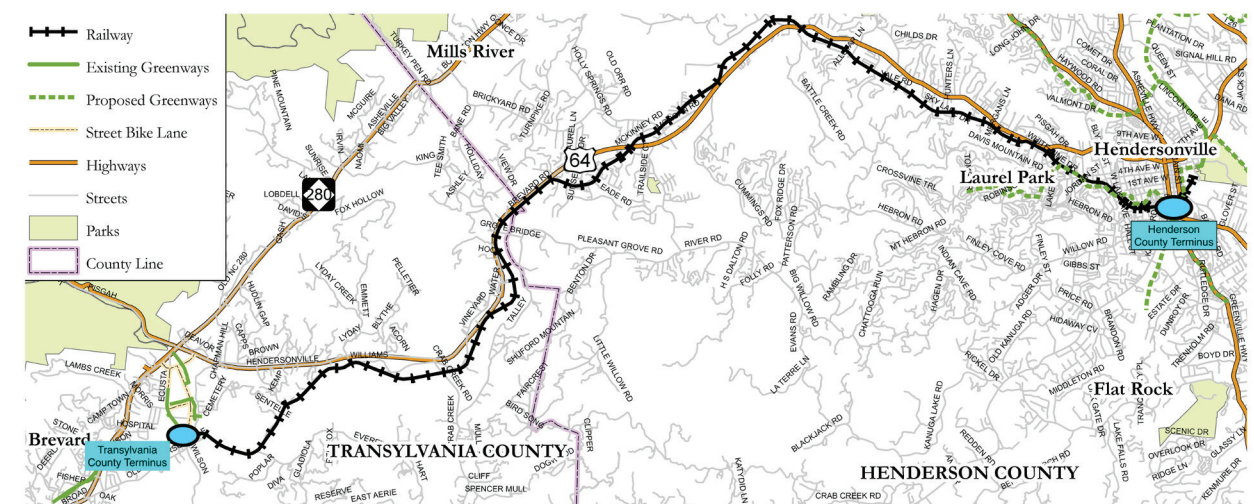
Walk Hendo Pedestrian Plan (2023)

The Walk Hendo Pedestrian Plan, adopted in 2023 by the City Council, was funded by a Multimodal Planning Grant from the North Carolina Department of Transportation Integrated Mobility Division. The Walk Hendo Pedestrian Plan serves as an update to the 2007 Pedestrian Plan Final Report. The original report aimed to improve pedestrian-friendly initiatives within the city, focusing on identifying new sidewalks and planning connections to pedestrian attractions and greenways.

The new plan aims to establish a comprehensive framework for enhanced pedestrian connections between key locations in Hendersonville. Key recommendations from the Walk Hendo Pedestrian Plan are integrated into the Gen H Plan.

Ecusta Trail Construction Update (2023)

Conserving Carolina and its partners successfully raised funds through local support and grants to purchase land and initiate construction of the Ecusta Trail. The groundbreaking ceremony for the first section of the trail took place on October 28, 2023.



The Ecusta Trail Route | Friends of the Ecusta Trail

Construction for the initial 5.7-mile segment from Hendersonville to Horse Shoe, NC, is set to commence by the end of 2023, with an estimated completion time of one year. The entire 19-mile trail is projected to take between 3 to 5 years to complete.

Henderson County Greenway Master Plan (2019)

Since 1999, Henderson County has engaged in small-scale greenway planning and creation. Recognizing the growing interest in greenway trails and the need for greater connectivity, the county established the Henderson County Greenway Master Plan in 2019.

This 30-year vision outlines a county-wide network of greenways, providing recommendations for Henderson County and its partners. The plan serves as a guide for future trail development, aiming to create a safe, accessible, and connected greenway system. It envisions enhancing the quality of life by offering opportunities for transportation, recreation, public

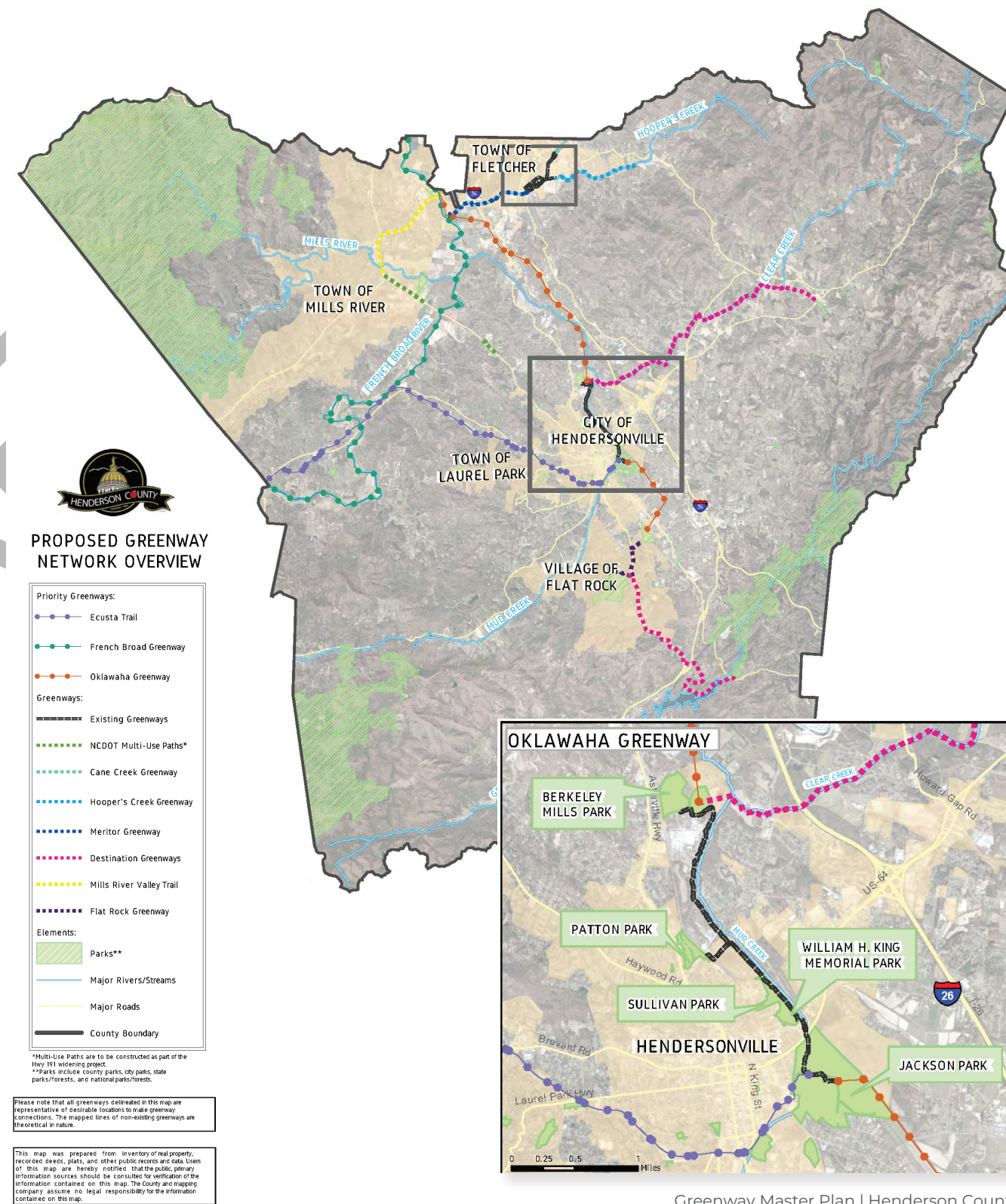
health, economic development, and environmental stewardship.

Hendersonville Bicycle Plan (2018)

The City Council adopted the Hendersonville Bicycle Plan in 2018. Supported by a grant from NCDOT and a donation from the Blue Ridge Bicycle Club, the plan suggests a network of facilities to enhance connectivity, safety, and comfort for bike riders of all ages and abilities in Hendersonville.

Hendersonville Comprehensive Parking Study (2014)

In 2014, the City of Hendersonville conducted a parking study for Downtown Hendersonville to improve the management of the downtown parking program and enhance customer satisfaction. Building on discussions from previous parking reports in 1995 and 2013, the Hendersonville Comprehensive Parking Study aimed to identify current issues, propose solutions, and address the growing demand for parking while maintaining the community's quality of life.



Greenway Master Plan | Henderson County

The study guided City Council's subsequent decisions on parking strategies, which resulted in the construction of the City's first parking garage and metered parking management in 2023.

Ecusta Rail Trail Planning Study and Economic Impact Analysis (2012)

In 2012, the City of Hendersonville started the Ecusta Rail Trail Planning Study and Economic Impact Analysis to explore the possibility of transforming an inactive rail corridor into a paved shared-use trail. The goal was to provide alternative transportation, recreation, and spur economic development. The study received funding from federal transportation funds via NCDOT, supplemented by local matching funds from the City of Hendersonville, City of Brevard, Town of Laurel Park, Henderson County Travel and Tourism, and the non-profit group Friends of the Ecusta Trail. This planning study evaluated the rail corridor, assessed feasibility, outlined steps for conversion, identified

necessary partnerships, and established an operational structure for a regional trail spanning two counties and three jurisdictions.

2030 Hendersonville Comprehensive Plan (2009)

The 2030 Hendersonville Comprehensive Plan, adopted in 2009, serves as a consolidated document outlining the citizens' visions for the community's future and the necessary steps to realize those visions. It builds on previous planning efforts from the late 20th century and includes references to various plans, such as the Thoroughfare Plan (1991), the Southside Development Plan and Transportation Study (2002, 2006), Henderson County Comprehensive Plan (2004), and French Broad River MPO Comprehensive Transportation Plan (2008). The comprehensive plan provides guidance on population, housing, natural resources, cultural assets, community facilities, water resources, transportation, land use, and implementation.



Oklawaha Greenway | Friends of the Oklawaha

Plan Consistency

A valuable use of the Gen H plan in the years ahead is as a touchstone to help the City of Hendersonville evaluate a variety of policy, regulatory, and public investment decisions. This assessment involves comparing proposed actions, investments, or decisions with the vision, principles, maps, policies, and recommendations outlined in the Gen H Plan. The objective is to determine alignment with the document. Typically, such evaluations would be integrated into City staff reports, grant applications, or monitoring reports.

It is important to emphasize that any future zoning amendments considered by the City must incorporate a statement evaluating consistency with the adopted Gen H Plan as the City is already doing for its current plan. However, it's important to clarify that this statement is advisory and not subject to judicial review.

COMPREHENSIVE PLAN TEXT AMENDMENT

It may be deemed acceptable to occasionally propose changes to the language in the Gen H Plan. This situation could arise, for example, if new information emerges in subsequent years, necessitating a refinement of the wording for a specific policy or recommendation. In such cases, the individual or entity suggesting an amendment to the text of the Gen H Plan should evaluate the consistency of the proposed modification with the goals and objectives. It is recommended to avoid making alterations to the goals and objectives stated in the Gen H Plan between full updates.

COMPREHENSIVE PLAN MAP AMENDMENTS

Proposing adjustments to the maps in the Gen H Plan is acceptable in response to evolving conditions, whether they are physical, policy-related, or market-driven. When suggesting amendments to the maps, the sponsor should ensure coherence by:

- ❑ Evaluating the consistency of map amendments so they align with the vision statement, goals, initiatives, policies, and recommendations outlined in the Gen H Plan.
- ❑ Verifying those amendments to maps depicting Conservation and Development do not conflict with the broader concepts and growth ideas.
- ❑ Confirming that changes to Supporting Infrastructure maps are reasonable to meet the service demands generated by the preferred development types, locations, patterns, and intensities.

It is advisable to refrain from making significant changes to the General Framework, Focus Areas, or Character Areas Maps in the Gen H Plan between full plan updates.

DEVELOPMENT APPLICATION, REZONING

In adherence to state law, a rezoning application must include a statement of consistency with the Gen H Plan. The City should encourage applicants to articulate their rationale for why their proposed zoning amendment is consistent with the currently adopted plan. If the City can achieve consistency between its adopted comprehensive plan and the development decisions that applicants make, it can harness the power of private investment in service to advancing the community vision embodied in the plan. As a result, here is a list of things to consider as part of the consistency review conducted by applicants and City staff:

- ❑ Further the City’s commitment to the vision statement and initiatives in the comprehensive plan. Recognize that consistency with all ten principles may require prioritization based on competing interests, with the overall goal of safeguarding the community’s health, safety, welfare, and prosperity.
- ❑ Align with the big picture ideas and growth concepts outlined in the General Framework Map.
- ❑ Be consistent with the future land use category specified in the Conservation and Development Maps for the site. Provide justification if deviating from the map.
- ❑ Demonstrate compliance with the intent of the specific character area where the change is proposed, factoring building and site design considerations.
- ❑ Consider broad system maps and recommendations for supporting infrastructure,

incorporating proposed features or facilities into the rezoning condition (e.g., accommodating a proposed trail corridor).

- ❑ Explain, through a narrative in the zoning application, how the change implements city-wide planning concepts. Figures or maps may be included for clarity.
- ❑ Identify specific policies and recommendations positively impacted by the zoning change, acknowledging instances where the proposed change may negatively impact policy implementation.

City staff should conduct an independent evaluation of the rezoning application using the same criteria mentioned above.

DEVELOPMENT & OTHER APPLICATIONS

In addition to preparing a statement of consistency for proposed rezonings, the City of Hendersonville should consider adding an evaluation standard to the Special Use Permit process that requires a proposed project to be consistent with the City’s adopted plans.

GRANT APPLICATION

A grant application can be strengthened by showing alignment with the Gen H Plan. It is beneficial to provide concrete examples of how the grant funds can support the implementation of specific policies or recommendations in the document.

CAPITAL IMPROVEMENT PLAN, CANDIDATE PROJECT ASSESSMENT

Affirming comprehensive plan consistency for capital projects in the City’s Capital Improvements Plan (CIP) strengthens the link between land use, development, and required infrastructure. Including this information in updates to the CIP document informs the City Council’s prioritization process.

PARTNERING ACTIVITIES

City officials may cite consistency with the Gen H Plan for City resolutions prepared in the future. One example of Hendersonville cooperating with a partner to benefit a goal in the Gen H Plan could involve collaborating with a local environmental conservation group to preserve green spaces and enhancing environmental sustainability. The City officials, when preparing resolutions in the future, could partner with this conservation organization to implement initiatives such as creating new parks, maintaining existing green spaces, or promoting environmental education programs. By citing consistency with the Gen H Plan, the City can demonstrate alignment through City resolution with its goals and actively engage in partnerships that contribute to the community’s overall well-being and environmental health.

Ordinances, Boards, and Committees

ORDINANCES, BOARDS, AND COMMITTEES

In addition to the plans and studies that expand on the Gen H Plan, governing bodies and actions also intricately weave together to shape the future of Hendersonville in alignment with the comprehensive plan. Subsequently, the City's ordinances, boards, and committees serve as pillars supporting the strategic visions and objectives outlined in the Gen H Plan. The governing bodies of Hendersonville play crucial roles in upholding the existing, influential ordinances and will most likely coincide with the foundations of the Gen H Plan.

The City of Hendersonville Code of Ordinances (Updated 2023)

The City of Hendersonville Code of Ordinances, adopted in 1998 and most recently updated in fall of 2023, consolidates various aspects

like decision-making, zoning, development standards, and more into a single document.

Zoning Ordinance

The Zoning Ordinance regulates all land development within the City of Hendersonville and its ETJ. Zoning Ordinance regulations correspond to the applicable zoning districts found in the City's Zoning Map. It puts into effect policies from comprehensive plans, transitioning from suggestions to laws. Updating it once the Gen H Plan is finished is recommended, aligning with community character and land use goals. Potential updates may introduce new zoning districts or design requirements to fulfill the Gen H Plan's intended outcomes.

Subdivision Ordinance

The purpose of the Subdivision Ordinance is to promote the public health, safety, and general welfare of the landowners and residents of Hendersonville, and to ensure that all subdivision or re-subdivision of land within the City's planning jurisdiction complies with zoning regulations.

Historic Preservation Ordinance

The historical heritage of the City of Hendersonville is a treasured asset enjoyed by residents and visitors alike. The Mayor and Council recognize the role that historic properties play in that heritage and believe that the conservation of historic properties stabilizes and increases property values and strengthens the overall economy of the City. For these reasons, they have adopted a Historic Preservation Ordinance. The Hendersonville Historic Preservation Commission is a nine-member board whose members are appointed by the Mayor and City Council.

Flood Damage Prevention Ordinance

The City of Hendersonville participates in the National Flood Insurance Program. This allows residents of the City of Hendersonville and its jurisdiction to purchase flood insurance. The Flood Damage Prevention Ordinance regulates fill and encroachments within the flood hazard areas of the City. It is the purpose of this ordinance to promote public health, safety, and general welfare and to minimize public and private losses due to flood conditions in specific areas.



The entrance to Publix on Greenville Highway flooded January of 2024 | Dean Hensley, Times-News

Minimum Housing Code Ordinance

The City of Hendersonville has adopted the Southern Building Code Congress International “Standard Housing Code” as the minimum housing code for the City of Hendersonville. The Minimum Housing Code Ordinance is adopted to provide for public safety, health and general welfare through structural strength, stability, sanitation, adequate light and ventilation and safety to life and property from fire and other hazards incidental to construction, alteration, repair, removal, demolition, use or occupancy of residential buildings and accessory structures.

Nuisance Ordinance

The Nuisance Ordinance in the City of Hendersonville stipulates that it is illegal for the owner or occupant of any lot, residence, parcel of land, or other building to allow the existence of any condition deemed dangerous or detrimental to public health.

Hendersonville Community Development Department

The Planning Division oversees the physical development of land in Hendersonville and its Extraterritorial Jurisdiction. It also manages the Main Street Program and Historic Preservation Commission.

The department performs grant writing and reviews development projects to ensure compliance with codes and regulations, updates various documents like the Zoning and Subdivision Ordinance, Comprehensive Plan, Parks and Greenspace Plan, and Pedestrian and Bicycle Plans.

Additionally, the Planning Division oversees the enforcement of zoning regulations, including building setbacks and parking requirements, along with staffing the Board of Adjustment.

The Downtown Division: organizes downtown and Historic District events. The Downtown Division works to improve the Main Street and 7th Avenue Municipal Service Districts. The Downtown Division is funded by Municipal Service District tax on the Main Street and 7th Avenue Districts, and a percentage of sales tax. In Fiscal Year 24, the tax rates were equalized with both Municipal Service District rates set at \$0.20 tax per \$100 valuation.

The Friends of Downtown Hendersonville, is a 501c3 Nonprofit Organization operated by the Downtown Division as in-kind staff. The organization complements the district by operating events and fundraising activities to support the development and vibrancy of Main Street and 7th Avenue.

Hendersonville Planning Board

The Planning Board was established to advise the City Council on matters related to land use and community development. The Planning Board holds a public hearing before a new

comprehensive plan is adopted. The Planning Board also conducts such hearings as necessary for the purpose of considering applications for text amendments.

Hendersonville Downtown Advisory Board

The City of Hendersonville is committed to protecting the economic viability, physical infrastructure, and social fabric of Main Street, 7th Avenue and the entire downtown area.



Hendersonville Downtown Advisory Board presentation

The Downtown Advisory Board serves in an advisory role to the City Council in matters pertaining to the Hendersonville Main Street and 7th Avenue Municipal Service Districts subject to such limitations as may be imposed by state law or by ordinances of the City. The Board works in concert with City Staff and City Council to implement the historic preservation based economic development strategy developed by the National Main Street Center and known as “The Four Point Approach.” The Board is an active member of the North Carolina Main Street Program.

Hendersonville Board of Adjustment
The Hendersonville Board of Adjustment is tasked with quasi-judicial decision-making authority in order to pass judgment on nuanced situations and unique circumstances which require evidence-based determinations and interpretations of the zoning ordinance.

Hendersonville Business Advisory Committee

The Business Advisory Committee serves in an advisory capacity and reviews and discusses proposed policies and ordinances to evaluate and comment on their potential impacts.

Hendersonville Environmental Sustainability Board

The City of Hendersonville believes environmental sustainability is critical to preserving the community for future generations and has adopted this goal as a core value. The Environmental Sustainability Board was created in 2015 and serves in a dual role as an advisor to the City Council on sustainability policies, and as outreach advocates to gain citizen support for sustainability practices and initiatives.

Hendersonville Housing Authority Board of Commissioners

The Housing Authority Board of Commissioners was formed to perform duties related to affordable housing for families, elderly, disabled and handicapped in the city.

Hendersonville Tree Board

The responsibility of the Tree Board involves making recommendations and developing programs which protect, diversify, and expand Hendersonville’s tree canopy through education, awareness, celebration, designation, community outreach and the development of materials such as the Comprehensive City Tree Plan and the Approved Species List.

Hendersonville Water and Sewer Advisory Council

The Water and Sewer Advisory Council was reformed in 2017 by the City of Hendersonville City Council to seek advice and recommendations and to involve the business community. This committee is made up of utility user representatives, county and town/village representatives, and others. Members review policies and initiatives and provide feedback to City Council.



Business Advisory Committee presentation

The Local Government Committee for Cooperative Action (LGCCA)

Henderson County, the City of Hendersonville, the Town of Laurel Park, the Town of Fletcher, and the Town of Mills River, and the Village of Flat Rock, recognize the importance of fostering communication and joint planning between all entities.

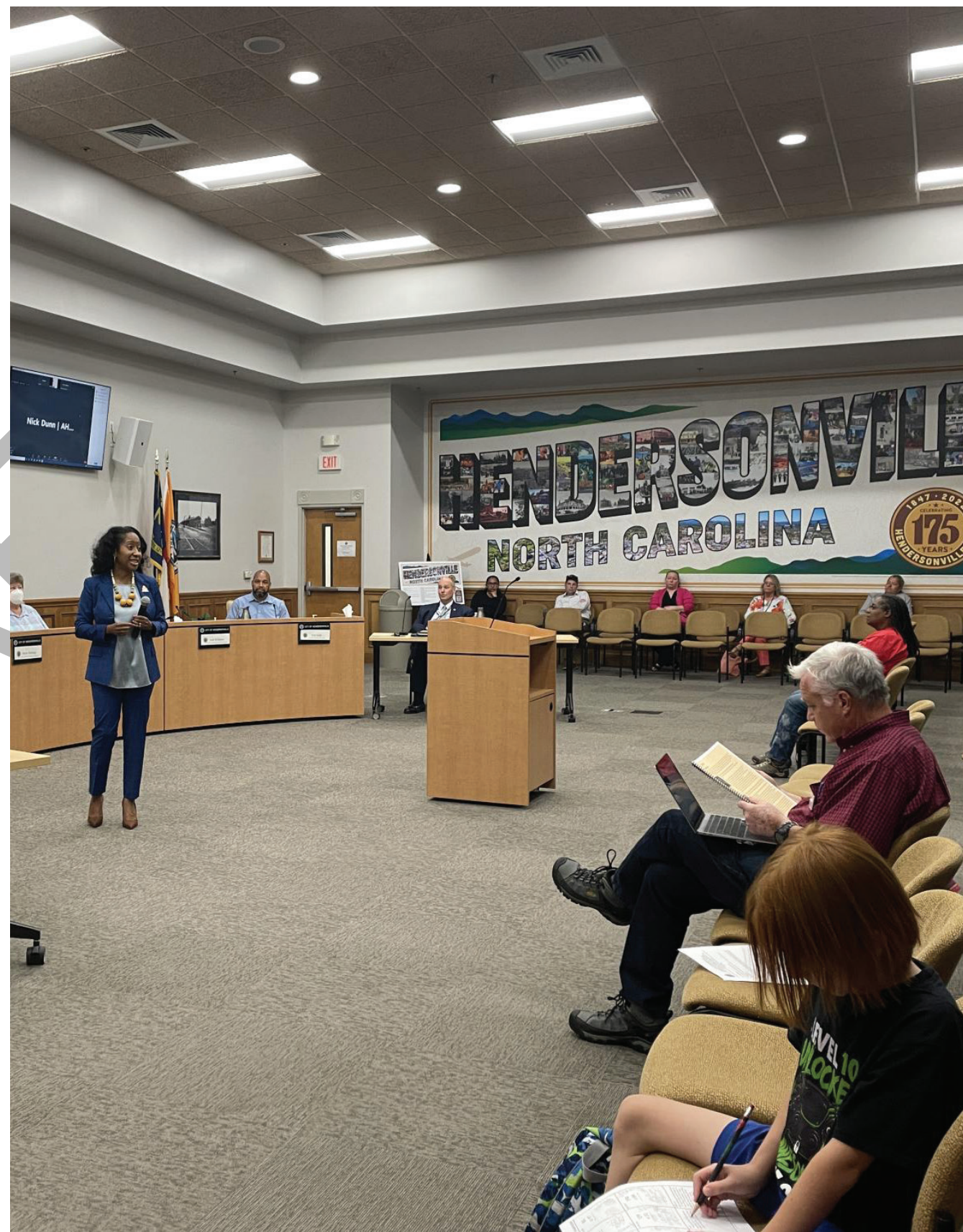
The Local Government Committee for Cooperative Action (LGCCA) was established by local governments to improve communication and planning between the County and its municipalities. The LGCCA believes it can enhance communication and planning by discussing and studying certain types of land use planning and the effect of the proposed land use change on the entire community, not just on the entity suggesting the change.

Henderson County Tourism Development Authority (TDA)

The Tourism Development Authority (TDA) was formed by North Carolina Session Law 2012-144 to administer the expenditure of occupancy taxes collected for the purpose of promoting tourism in Henderson County.

The Diversity and Inclusion Advisory Committee

The Diversity & Inclusion Advisory Committee serves to offer insight and direction towards the City Council's strategic goal of fostering equity, inclusion, and a sense of belonging, while also rectifying historical inequalities and ensuring respectful treatment for all individuals. While the committee operates under the terms outlined in its charter, any conflicts between the charter and North Carolina Law defer to the laws of the state.



Ahkirah Consulting presents to the Diversity and Inclusion Committee | City of Hendersonville