

GEN H

HENDERSONVILLE COMPREHENSIVE PLAN

Adopted August 1, 2024

Implementation Projects

In order to carry out the Implementation Strategy and advance the Gen H goals, objectives, and future land use pattern, the City must implement a variety of projects. To do this, the City can draw upon a toolbox of local government measures available in North Carolina. These include the following:

LOCAL GOVERNMENT PLAN IMPLEMENTATION TOOLBOX:



Ordinances

Requirements for where new development projects can locate and what design standards they must meet.



Public Investments

Parks, streets, greenways, community facilities, and other community improvements funded with public monies.



Programs and Policies

Analysis of specific issues and detailed plans for specific areas in the community to better understand local circumstances and develop a shared path forward.



Follow-Up Studies and Plans

Public initiatives such as a community tree planting program and policies such as how to request neighborhood traffic calming measures.

Customized Tools

The planning team went through a special process to identify and select tools that are well aligned with the Gen H Plan goals, feasible for the City and its partners to carry out, and impactful in advancing the shared community vision described in the plan. Altogether, there are 76 different implementation projects. Together, they form a portfolio of measures that will help the City implement the Gen H Plan in a meaningful and manageable way. The projects have been organized under the 10 Gen H Plan goals to help readers find the strategies that address the issues they care about most. The resulting list is presented on the following pages.

This portfolio represents years, if not decades, of work by City staff. As a result, the planning team has also identified 34 projects within this list as candidates for short-term

action (i.e. for launching within two years of plan adoption), and further delineated these into three categories, with 10 projects identified as highest priority for action, 18 projects as a higher priority for implementation, and six projects that are a high priority for initiation. This list is included in a Short-Term Implementation Projects Table that is separate from the comprehensive plan but is reviewed and adopted by the Planning Board and City Council at the same time as the plan to provide direction to City staff on which projects to work on first. Even this is much more than can be pursued in the short term, but these measures give the City a good pool of potential projects to work on first.

The project prioritization list is a stand alone document that is intended to be flexible as the city grows and changes over the years and is managed by the City.



3. Healthy and Accessible Natural Environment

3.01: Update green space protection standards as part of new UDO (Project 4.01) to promote access and prioritize type and quality of green space protected with new development

Develop green space standards for new development that clarify the preferred type and characteristics of land to be protected or dedicated, and that promote local access to this resource.

3.02: Explore updating floodplain development standards, including increasing freeboard requirements, strengthening redevelopment standards

Review existing floodplain protection requirements for new development and redevelopment against current best practices to identify potential updates to reduce flood risk and damage.

3.03: Integrate Natural Resources requirements in zoning ordinance with floodplain requirements as part of the new UDO (Project 4.01)

Combine the development standards for natural resources and floodplain protection as part of drafting a new Unified Development Ordinance.

3.04: Seek federal and state grants to fund floodplain property buyouts to expand flood storage capacity and increase urban greenspace

Reduce the risk of future property damage and loss of life by acquiring properties damaged by flooding from property owners on a voluntary basis using funding from state and federal sources. This will also increase the flood storage capacity in the floodplain and increase public open space along the rivers and creeks in the community. (Example: [Lyons, CO](#))

3.05: Implement top priorities of Parks & Green Space Master Plan

Improve the local park system by pursuing the top implementation projects called for in the new Parks & Green Space Master Plan.

3.06: Develop urban forestry plan for maintaining and expanding tree canopy

Work systematically to protect and expand the tree canopy in the city by drafting and implementing an urban forestry plan.

3.07: Develop educational program to reduce spread of invasive species and promote native and pollinator plants

Promote the care and planting of vegetation that is adapted to local conditions and representative of the local natural history by conducting a community education program on native plants, including how to reduce the spread of invasive species and plant edible trees/edible landscaping in community landscaped areas and community gardens.

3.08: Support County to update and implement 2010 Henderson County Agricultural Preservation Plan to promote agricultural economic development

Boost local farm economics and the ability to make a living from the land by supporting Henderson County in updating and implementing its Agricultural Preservation Plan.

3.09: Identify and pursue several streambank/stream corridor restoration projects

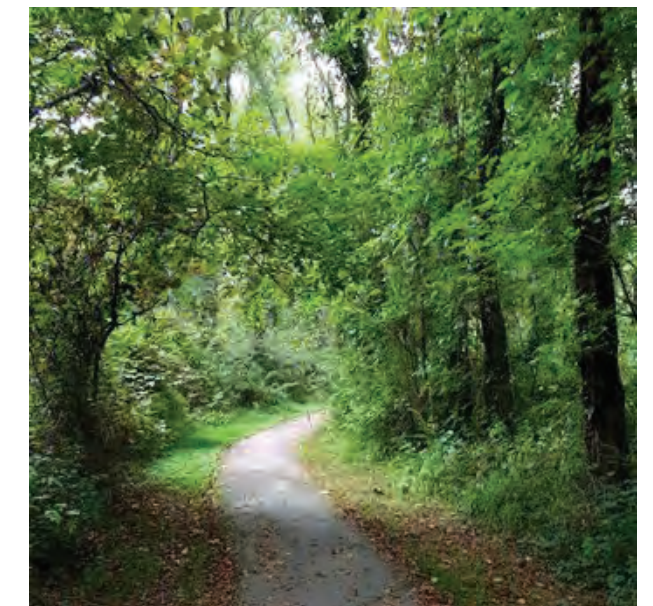
Improve water quality and local stream ecosystems by restoring eroding streambanks and damaged stream corridors.

3.10: Add standards to protect steep slopes

Improve local environmental protection and reduce the risk of landslides by drafting ordinances provisions to protect steep slopes from new development and redevelopment.

3.11: Assist local partners in acquiring conservation easements on sensitive lands (floodplains, creeks, steep slopes, wetlands, etc.)

Protect the community's essential green infrastructure by helping partner organizations acquire the development rights to sensitive natural areas to keep them in conservation uses.



Jackson Park in Hendersonville | Yelp



6. Reliable and Accessible Utility

6.01: Align utility and infrastructure policy/plans with land use plans and with local and state partners

Coordinate land use, utility, and infrastructure planning and policies with partner agencies to advance community goals.

6.02: Explore options to help community pursue renewable energy and energy efficiency improvements

Research ways to increase the use of clean energy as a percentage of overall energy needs, and engage partners on promising options.

6.03: Explore options for funding watershed protection to ensure clean water supply

Research ways to protect water supply by investing resources in watershed protection.

6.04: HVL Team: Add water, wastewater, and stormwater projects

Fund priority utility and infrastructure projects to provide water, wastewater, and stormwater management services.



Hendersonville water supply



Solar panels | Adobe Stock



9. Accessible and Available Community Uses and Services

9.01: Continue to consider access and equity in development of service master plans (e.g. parks plan, Walk Hendo plan)

Work to make City systems more accessible and equitable by continuing to include these considerations in the development of service master plans.

9.02: Continue to identify additional opportunities to consistently provide accessible meetings and public participation

Work to increase public engagement and involvement by finding additional ways to make public meetings and activities accessible.

9.03: Conduct cost-benefit/co-benefits analysis to see which public investments would deliver the most value

Use analytical tools to evaluate the community benefits of future public investments.

9.04: Explore joint use opportunities to maximize public facility infrastructure (utilizing schools, places of worship, etc.)

Evaluate the potential to leverage existing public and civic facilities to help meet community demand for services such as recreation, senior activities, and community programs.

9.05: Continue to explore smart cities technologies to make selected improvements to service delivery

Develop tools and processes such as vendor demos and pitch and pilot events to evaluate the potential of new technologies to improve local services.

9.06: Support opportunities to strengthen local wrap around services for community members experiencing homelessness, mental illness, substance abuse, domestic abuse, and other issues

Help improve social service delivery by supporting provision and coordination of integrated solutions and assistance.



10. Resilient Community

10.01: Prepare Community Readiness Plan

Help the community manage future disruptive events like the COVID-19 pandemic by preparing a special plan to increase its readiness and resilience.

10.02: Develop Community Emergency Response Teams (CERT) to help with community preparedness

Create and train a corps of local volunteers to assist during natural disasters and other disruptive community events.

10.03: Continue to promote City fiscal health by extending time horizon on CIP and staffing plan

Continue to look into the future to plan and manage staffing and infrastructure costs by extending the time horizon on the City's capital improvements plan and staffing plan.

10.04: Explore payment in lieu of taxes for tax exempt property owners

Support improved service delivery for all community members by evaluating manageable and meaningful revenue contribution opportunities from those that are currently tax exempt.

10.05: Implement projects in 2024 Sustainability Plan

Reduce the City's environmental footprint by implementing actions from the Sustainability Strategic Plan to reach greenhouse gas reduction goal (specified in plan).

10.06: Support County in implementing top projects from 2025 South Mountains Regional Hazard Mitigation Plan, once it's updated

Improve regional readiness and resilience to respond to natural hazards by helping the County implement the regional hazard mitigation plan.

10.07: Explore and advocate for additional revenue options, like 1/4-cent sales tax, grants, and loans

Identify and pursue new revenue sources to help provide local public services.

10.08: Conduct analysis to ensure full alignment of adopted City plans

Help make sure all of the City's adopted plans are working together in a coordinated manner by analyzing their consistency.