

HOT SPRINGS

COMPREHENSIVE PLAN
2022 - 2032



INTRO

This Comprehensive Plan provides a vision for the future growth and development of the Town of Hot Springs, and acts as a guide to execute that community vision through adopted goals, policies, and implementation strategies.

A Comprehensive Plan can be described as a guide to the future. It represents a culmination of a community-wide conversation about what is working, outstanding needs, opportunities and how efforts by the Town, local businesses and citizens can help make progress toward goals.

The Plan should be viewed as a dynamic and flexible document that may be reviewed and revisited to reflect the wishes and aspirations of the community and its citizens. It is not a rigid plan and is not a substitute for ordinances that promulgate the goals and policies listed.

This document is intended as an update of the 2008 Comprehensive Plan and serves as a policy document guide for public officials, citizens, and Town staff in evaluating land development regulations, as well as specific land development permits, so as to manage change and progress for the next ten years.

This document is also intended to serve as meeting the statutory requirements of NCGS 160D. A local government wishing to enforce zoning must have adopted a reasonably up-to-date comprehensive plan or land use plan.



Note that the requirement is for reasonable maintenance - there is no mandate for a complete rewrite of the existing plan. As such, it was the intension of this effort to revisit the existing document, and determine what conditions may have changed and to respond accordingly.

Some state planning laws require specific elements for comprehensive plans, but North Carolina does not. While they are not affirmatively required, the elements listed at G.S. 160D-501(b) are typical topics included in a worthwhile comprehensive or land-use plan. These should be considered and addressed where appropriate.

INTRO



This document will function to:

- Update and analyze relevant information and data used to develop the plan;
- Create the future land use plan map;
- Revise and update the goals associated with land use within the plan;
- Develop current action steps and strategies for implementation;
- Insure conformity with NC GS Chapter 160D;
- Identify issues and opportunities facing the local government;
- Identify the pattern of desired growth and development and civic design, including the location, distribution, and characteristics of future land uses, urban form, utilities, and transportation networks;
- Look for employment opportunities, economic development, and community development;
- Identify the acceptable levels of public services and infrastructure to support development, including water, waste disposal, utilities, emergency services;
- Discuss housing with a range of types and affordability to accommodate persons and households of all types and income levels;
- Identify recreation and open spaces opportunities;
- Identify natural hazards such as flooding, winds, wildfires, and unstable lands and methods of protection;
- Protection of the environment and natural resources, including agricultural resources, mineral resources, and water and air quality.
- Identify significant architectural, scenic, cultural, historical, or archaeological resources.
- Identify implementation measures, such as regulations and public investments.

The Town of Hot Springs Planning Board drafted this document with technical assistance from the Land of Sky Regional Council.

The Planning Board met monthly from October 2021 through June 2022 to review the existing Plan and to discuss the current effort.



COMMUNITY VISIONING

Inviting participation from community members and organizations is a critical component of any planning process. The Town of Hot Springs developed a survey asking residents and community members for their insights to help shape what issues, needs, and priorities to address in the Comprehensive Plan. With 93 responses, submitted both online and on paper, the multiple choice and short answer survey generated feedback and ideas to guide the Comprehensive Plan's objectives, goals, and strategies. Highlights from the survey are shared below.

The full survey results can be viewed here: rb.gy/ltqeqn.

What role should the Town play to influence the character of development in Hot Springs?

- 73% of respondents selected: "Retain and enhance community appearance through landscaping, sign, lighting, and architectural standards."
- 51% selected: "Manage the density and intensity of new development by regulating the size and layout of lots and buildings."

What efforts are most important to improve the local economy?

- 63% selected: "Cultivate a "small business-friendly" reputation."
- 53% selected: "Develop more local businesses."

What do you consider to be the most important transportation issues for the Town?

- 62% selected: "Parking availability."

What do you consider to be most important in creating recreational opportunities?

- 53% selected: "Improving public access to the French Broad River and other resources."
- 51% selected: "Land conservation."
- 48% selected: "Storm water management for developed or redeveloping properties."

What do you consider to be most important in creating recreational opportunities?

- 52% selected: "Creating a public park."
- 48% selected: "Developing public river access."

LAND USE AND DEVELOPMENT



OVERVIEW:

In an effort to more actively direct the community's land use and growth patterns, in 2003 the Town instituted a Land Use Ordinance which included:

- C-1 Commercial Business District
- C-2 Commercial District
- I-Industrial
- R-Residential District.

The Zoning Ordinance was updated in 2022 as part of a larger planning effort and to meet new state requirements.

GOAL:

Promote and direct development and redevelopment activities that are compatible and appropriate with the community's vision for use of land.

OBJECTIVE:

- Implement land use policies, regulations, and capital improvements that provide for development in tandem with provisions for necessary public services and facilities.

STRATEGIES:

- The Town should revisit and update the existing Land Use Plan to ensure compatibility with the community's visioning initiatives and incorporate the goals and objectives identified in this Comprehensive Plan.
- Introduce and implement Board training and development for Planning and Zoning Board and Board of Alderman.

RESOURCES:

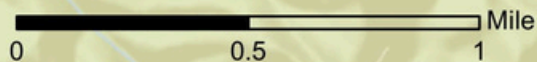
- University of North Carolina School of Government
- Land of Sky Regional Council
- Neighboring municipalities and towns with similar characteristics across the state

EXISTING LAND USE

JULY, 2022



This Existing Land Use Map depicts the current (July, 2022) land use designations and provides general guidance on the density, character and location of land in the Town of Hot Springs.



Existing Land Use

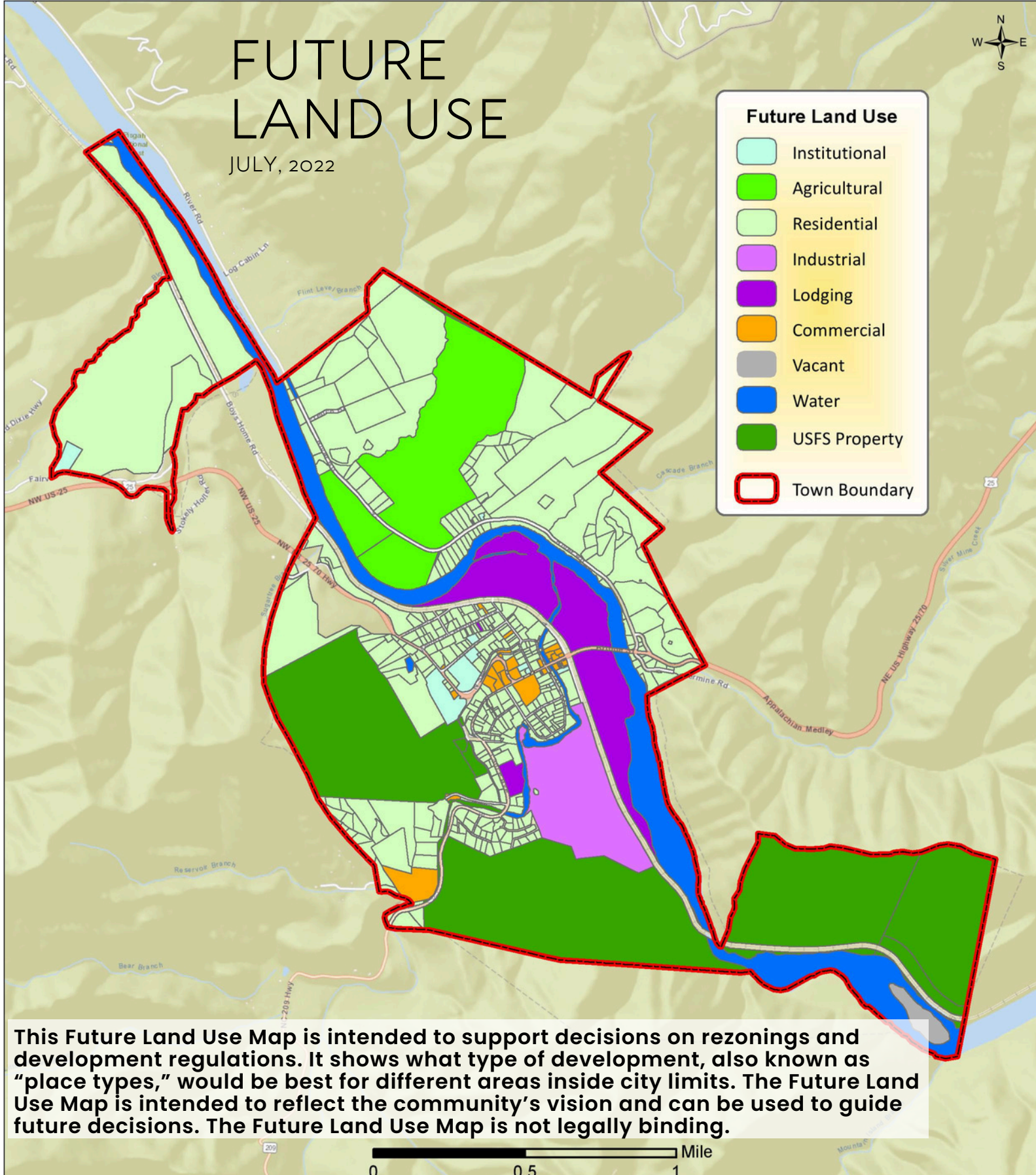
Town of Hot Springs, North Carolina



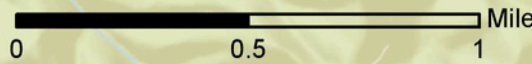
July 2022

FUTURE LAND USE

JULY, 2022



This Future Land Use Map is intended to support decisions on rezonings and development regulations. It shows what type of development, also known as “place types,” would be best for different areas inside city limits. The Future Land Use Map is intended to reflect the community’s vision and can be used to guide future decisions. The Future Land Use Map is not legally binding.



Future Land Use Town of Hot Springs, North Carolina

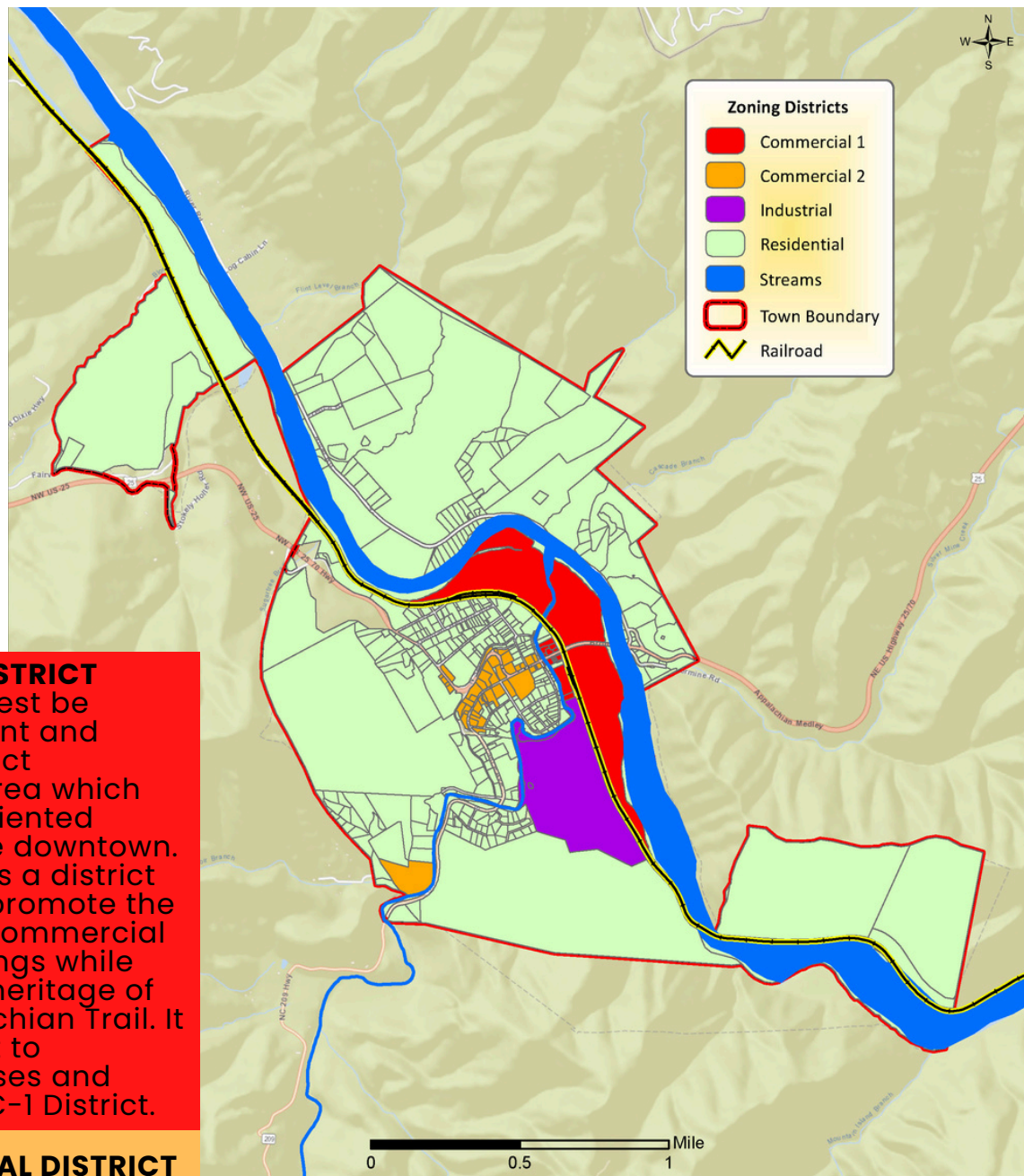


July 2022

ZONING DISTRICTS

JULY, 2022

The Zoning Map clarifies what uses are allowed within Hot Springs. The Zoning Map is legally binding.



C1-CENTRAL BUSINESS DISTRICT

Intent- Hot Springs can best be served by the development and maintenance of a compact downtown commercial area which retains the pedestrian-oriented village atmosphere of the downtown. It has been established as a district intended to protect and promote the continued vitality of the commercial business area of Hot Springs while protecting the historical heritage of the town and the Appalachian Trail. It is the intent of the district to encourage retail businesses and services to locate in the C-1 District.

C2-HIGHWAY COMMERCIAL DISTRICT

Intent - The C2-Highway Commercial District is established as a district intended to protect and promote businesses largely dependent on automotive traffic. Because of the limited buildable downtown area, this district is intended to allow for a wide variety of commercial and service-oriented uses, provide concentration of general commercial activities while discouraging extensive strip commercial development. While it is being established as described, it is also the intent to protect the history and heritage of the town and the Appalachian Trail.

R-RESIDENTIAL DISTRICT

The R-Residential District is established as a district in which the principal use of land is for residential purposes. This district is further intended to protect existing neighborhoods in Hot Springs from incompatible land use. Any use which would be detrimental to or interfere with the development of the residential character of the district is excluded.

M-INDUSTRIAL DISTRICT

The M-Industrial District is established as a district intended to provide for manufacturing and warehousing and similar uses. It is not the intent of this district to allow such uses in areas where they would be incompatible with surrounding land uses.

RECOMMENDATION

The Town should consider creating a Conservation Zoning District that would include United States Forest Service Property and floodplain along the French Broad River.



WASTE WATER INFRASTRUCTURE

SUMMARY:

The town's wastewater system includes a primary treatment facility with a capacity of 80,000 gallons per day and a sand filtration site which solely serves the Hot Springs Housing Authority development on French Broad Circle. The primary wastewater treatment facility and the sand filtration site are functioning near capacity.

As of June, 2022, The Town's consulting engineer is in the final stages of finalizing a wastewater system Asset Inventory and Assessment (AIA). Smoke testing was recently completed (2022) of a few of the sewer lines and the majority of the sewer collection system has been mapped.

There will be a number of sewer line replacements recommended in the completed AIA. The first 2 sewer projects are the replacement of the north Spring Creek sewer line from just east of bridge street downstream toward Red Bridge pump station. (Note: This project has been submitted for a Federal Emergency Management Agency (FEMA) Building Resilient Infrastructure and Communities (BRIC) grant application (2022).

The second sewer project will be the rehab of the North Spring Street/Post Office sewer pump station with new pumps and controls. This was also included in the BRIC grant.

Wastewater Treatment Plant (WWTP) upgrades/improvements.






These improvements will consist of the construction of a new 250,000 gpd WWTP and rehab of the existing plant to repurpose the existing treatment plant tank to a flow EQ tank.

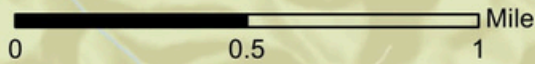
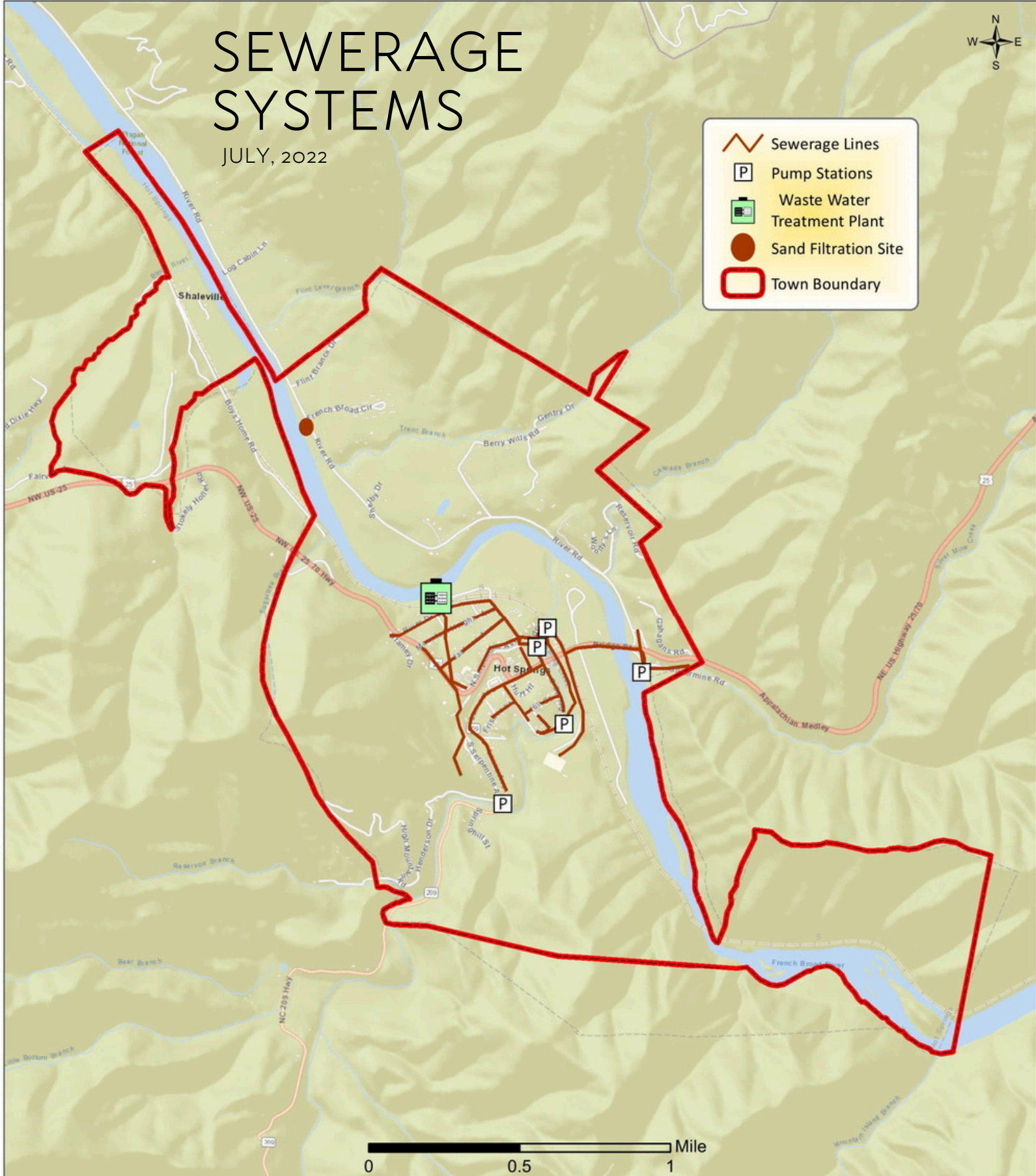
THE TOWN OF HOT SPRING'S WATER AND WASTEWATER SYSTEMS CURRENTLY MEET ALL NORTH CAROLINA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.

SEWERAGE SYSTEMS

JULY, 2022



-  Sewerage Lines
-  Pump Stations
-  Waste Water Treatment Plant
-  Sand Filtration Site
-  Town Boundary



Sewerage System

Town of Hot Springs, North Carolina



July 2022



WATER INFRASTRUCTURE

OVERVIEW:

The water system consists of two water supply wells with chlorination for treatment prior to introduction into the distribution system.

The system has two water storage tanks. The Reservoir Road tank has a capacity of 200,000 gallons and the 25/70 tank has a capacity of 500,000 gallons. Both

tanks are welded steel construction.

The primary well is 250 gpm capacity. This well provides 180,000 gpd of finished water. The secondary well is rated at 105 gpm and can produce 75,600 gpd.

The daily water usage is 90,000 gals. per day. This daily usage exceeds the standard for a community of this population and reflects the impact of the town's tourism base. This daily water usage analysis reveals that a failure in the main well's production would strain the backup well beyond capacity.





An analysis of the waterlines also reveals lead welds throughout the system. These welds may pose a lead hazard and should be replaced when exposed during repairs to the system.

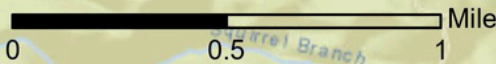


WATER SYSTEM

JULY, 2022



-  Water Towers
-  Water Lines
-  Force Mains
-  Town Boundary



Water System Infrastructure

Town of Hot Springs, North Carolina



July 2022



WATER AND WASTE WATER INFRASTRUCTURE

Growth in the community's population and the increasing tourism is placing a strain on the water and wastewater treatment system. The residents expect that updating these systems need to be a high priority for the community.

GOAL:

To provide community water and wastewater facilities and systems that meet the current and future needs of the population and visitors.

OBJECTIVE:

To locate, design, and operate community water and wastewater facilities and systems that promote public health, safety, and well-being within the town's service area.

STRATEGIES:

An assessment of the water and wastewater facilities and systems reveals that the town has a need to upgrade the existing systems in order to maintain good working order.

Grants and monies are being actively sought to accomplish the following:

- Currently finalizing a sewer system Asset Inventory and Assessment.
- Replacement of antiquated wastewater lines.
- Construction of a new 250,000 gpd WWTP and rehab of the existing plant to repurpose the existing treatment plant tank to a flow EQ tank.

RESOURCES:

- USDA Rural Development Loans and Grants
- Appalachian Regional Commission Grants
- Clean Water Management Loan Funds
- Golden Leaf Tobacco Trust Fund
- U.S. Economic Development Administration
- NC DEQ – Division of Water Infrastructure
- NC Rural Infrastructure Authority

ECONOMIC OVERVIEW



There is one Industrial use facility in Hot Springs. Currently operated by Peerless Blowers, a fan component manufacturing company, the operation sustains an employment base of approximately 50 employees.

The Government sector is the next largest employment category. This sector includes the U.S. Forest Service, Hot Springs Elementary School, located at 63 North Serpentine Avenue, and the Town of Hot Springs as primary employers.

The Health Care sector is represented by Hot Springs Health Program Center . HSHP is a not-for-profit, 501(c)3 provider of a wide range of programs and services for the community.

The balance of the Town's employment is a combination of Tourism-supported Retail and Service sectors. While a key job creator, national figures show the retail and service sectors traditionally have lower than average wage rates. In Hot Springs, seasonal employment trends in the Tourism sector show more jobs are available in the tourism sector from March through November.

Small entrepreneurial businesses make up the largest employment base within the Town of Hot Springs.

Tourism businesses include: inns, motels, cabins and overnight campground rentals; spas and massage therapy services; outdoor adventure tourism i.e. kayaking, hiking, biking, hunting, fishing and rafting, retail gifts, grocery, dry goods, and crafts; and finally restaurant services.

To secure employment outside of the Town of Hot Springs, individuals must at a minimum travel 18 miles east to the Town of Marshall and then on to the larger Asheville area or travel west 25 miles to the Newport, Tennessee area. Depending on the season, either of these options require daily travel across potentially dangerous mountain terrain.

ECONOMIC OVERVIEW



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24
HOT SPRINGS

GOAL:

Increase year-round stable employment opportunities for residents and satisfy local demand for retail and service sector businesses.

OBJECTIVE:

Promote diverse year-round employment opportunities for residents, which are consistent with supporting a high quality of life.

STRATEGIES:

Support the development, retention and growth of small entrepreneurial/startup businesses. The Hot Springs community recognizes that being a small mountain community restricts its ability to utilize traditional economic retention or development strategies. The idea of attracting single industries with high wage rates that employ numerous employees is not practical.

The Town should build a policy/regulatory environment that is supportive of small businesses. An example would be to create a step-by-step small business applicant's guide which identifies business zoning areas, zoning requirements, permitting requirements, and related fees.

Undertake asset based economic development strategic planning to identify new and/or expanded economic opportunities

RESOURCES:

- USDA Rural Development, Small Business Development
- Appalachian Regional Commission
- NC Commerce Rural Economic Division, Main Street and Rural Planning Center
- NC Economic Development Partnership



NATURAL ENVIRONMENT

The stability of Hot Springs' natural environment (soil, air, water, flora and fauna) is a critical element to the community's quality of life. The community is aware of how the natural environment defines the community's character; its responsibility to the surrounding natural environment; and the economic benefits this very same natural environment provides the community.

Floodplains: Both the French Broad River and Spring Creek are shown on the official Flood Insurance Rate Maps that are put out by the NC Floodplain Mapping Program as having areas that are in the 100 year floodplain. This designation indicates there is a 1% chance of a flood of that magnitude occurring in any given year. More information about the program is available at the State's Flood Risk Information System portal, <https://fris.nc.gov/fris>.

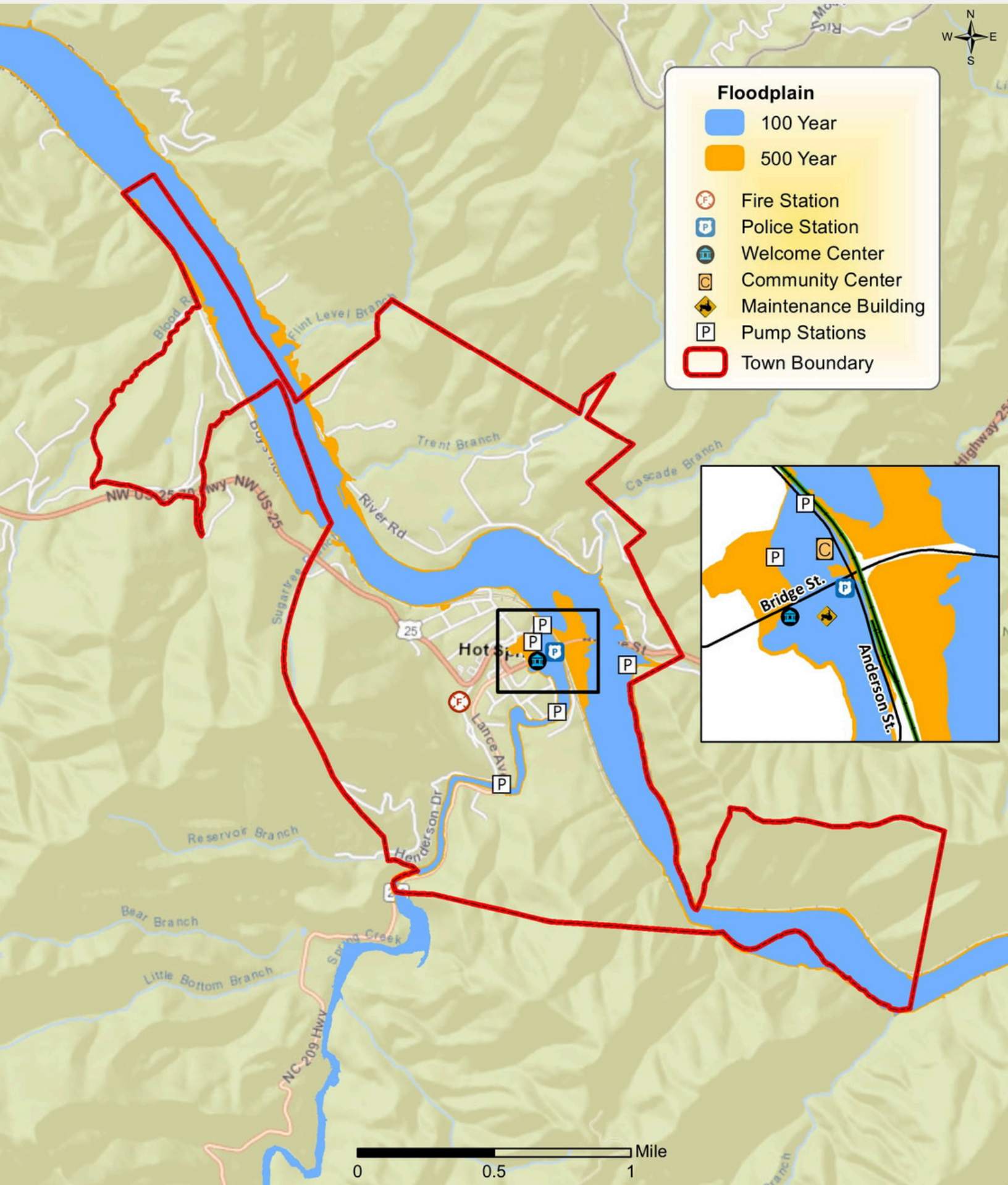
Surface Water: The two surface water resources in Hot Springs are Spring Creek and the French Broad River. Spring Creek runs from the southwest to north and ends at the confluence with the French Broad River which runs southeast to north.

Soils: The primary soil type identified within the Town of Hot Springs ranges from Uderthents, to Uderthents-loamy to Uderthents-urban land with a 5 to 10 inch surface layer. For detailed soil survey map and glossary of terms see Appendix A.

Steep Slopes: Hot Springs is protected on all sides by the Pisgah National Forest. The Town's terrain is comprised of v-shaped valleys and river basins and the majority of the town's land area is fully developed. There are only three private landholding corridors which are vulnerable to mountaintop and steep slope development. River Road to Paint Rock, Hwy 25/70 to the Tennessee State line and Hwy 209 to Spring Creek each reveal moderate to large private land holdings with steep slopes. Few of these are within the Town's limits but the potential for erosion, muddy waterways, and landslides poses health and safety concerns. River Road contains steep slopes in the town limits.

Natural Area: Generally, Hot Springs is fully developed to the surrounding Pisgah National Forest, with the exception of the three private landholding corridors mentioned above, namely, 209 to Spring Creek, Hwy 25/70 to Tennessee State line, and River Road to Paint Rock. Within the town's limits natural areas remain as privately owned riparian buffers along Spring Creek and the French Broad River.

FEDERAL EMERGENCY MANAGEMENT - FEMA FLOODPLAIN





NATURAL ENVIRONMENT

GOAL:

Identify, protect and preserve critical natural area and open spaces within the town's limits. Promote initiatives that enhance the community's air and water resources.

OBJECTIVE:

- Implement policies, regulations, incentives and programs that conserve valuable natural resources, including woodlands, stream corridors, floodplains, steep slopes, and air and water quality.
- Implement policies that promote open space to protect the natural environment, provide opportunities for active and passive recreation, protect scenic views and link neighborhoods to business areas.

STRATEGIES:

- Introduce low impact development guidelines which minimize disturbance of natural area, floodplains, and steep slopes. Low impact development guidelines also reduce the amount of impervious surfaces (building and pavement), and to the extent possible promotes the infiltration of storm water on site.
- Promote and develop public/private partnerships that support waterway cleanup and restoration.
- Preserve open space and public land through the promotion of conservation easements.
- Promote and develop greenways and trail systems that offer alternatives to vehicular traffic ways.
- Better Connectivity to Town with natural resource activity areas to increase economic impact.
- Develop health and outdoor assets to grow these economic sectors.

RESOURCES:

- Appalachian Regional Commission
- Appalachian Trail Conservancy
- Clean Water Trust Fund
- Environmental Protection Agency
- Madison County Parks and Recreation
- NC Parks and Recreation
- USDA Forest Service
- Land Trust
- Madison County Cooperative Extension

RECREATION



OVERVIEW:

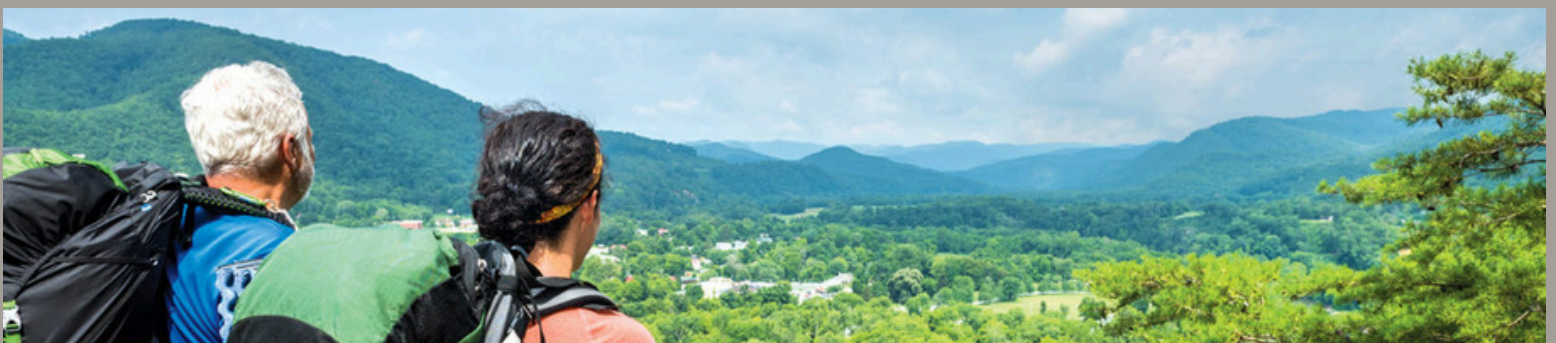
The community visioning effort revealed strong interest in having recreational activities be a priority for the Town. Currently, the Town of Hot Springs owns three recreation sites, which have a cumulative total of less than one acre. These sites are:

- Town Caboose – For sale as of June, 2022.
- Red Bridge – Historic Site and foot-traffic bridge
- William “Bill” Whitten Community Center

Non-local government recreation resources within the Town’s limits include:

- The Appalachian National Scenic Trail, commonly referred to as the ‘AT’
- Pisgah National Forest: hiking and mountain biking trails and camp site access points
- The French Broad River rafting, kayaking and fishing; and recreational vehicle and primitive camping

These recreational resources vary from multi-modal accessways to Federal land, accessways to public waterways, to privately owned recreational business and land.





RECREATION

GOAL:

Provide community parks, recreational facilities and services that meet the physical, social and cultural needs of Hot Springs.

OBJECTIVE:

Locate, design, build and operate community parks, plaza's, playgrounds, recreational facilities and services that promote community well-being.

STRATEGIES:

- To meet the future needs of the community, the Town should create a Community Facilities Plan that includes Parks and Open Space plan. This plan should identify parcels for future parks and open spaces.
- Evaluate the suitability of property currently owned by the Town for parks and recreation development.
- Enhance existing parks, recreation facilities and open spaces to bring existing sites into compliance with state codes and guidelines and improve site utilization.
- Enhance the Town's partnership with Madison County Parks and Recreation Department to expand County-wide recreational resources.
- Continue to pursue cost-sharing and joint-use partnership with agencies such as USDA Forestry Service, Madison County Recreation Department and Appalachian Trail Conservancy.
- Develop public social gathering spaces in Downtown area.
- An assessment of the water and wastewater facilities and systems reveals that the town has a need to upgrade the existing systems in order to maintain good working order.

RESOURCES:

- North Carolina Parks and Recreation Trust Fund
- Madison County Department of Parks and Recreation
- Appalachian Trail Conservancy
- NC Commerce Rural Economic Division, Main Street and Rural Planning Center
- Mountain Bizworks – Building Outdoor Communities Program (2022 – 2024)

TRANSPORTATION



OVERVIEW:

From inception, Hot Springs has had a direct relationship with transportation. Native Americans settle in the area based on its relationship with the riverway. Later, settlers introduced Drover Trail, which followed the French Broad riverway and later the railroad utilized this same general pathway. Currently, the town is still supported by vehicular, railway (Norfolk Southern non-passenger) systems. According to North Carolina Department of Transportation, the Town of Hot Springs maintains 7.09 miles of roadways.

The Town has experienced the benefits and impacts of these roadway improvements (paving, stormwater controls, curbing etc.). Improved State Highways Systems (widened roadways, paving, guardrails, stormwater controls, and curbing) have linked the community to larger employment centers in Madison and Buncombe Counties and in East Tennessee.

With the town's growing tourism come the related parking challenges. These challenges include, short-term and long-term vehicle parking; delivery service parking; bicycle and motorcycle parking.

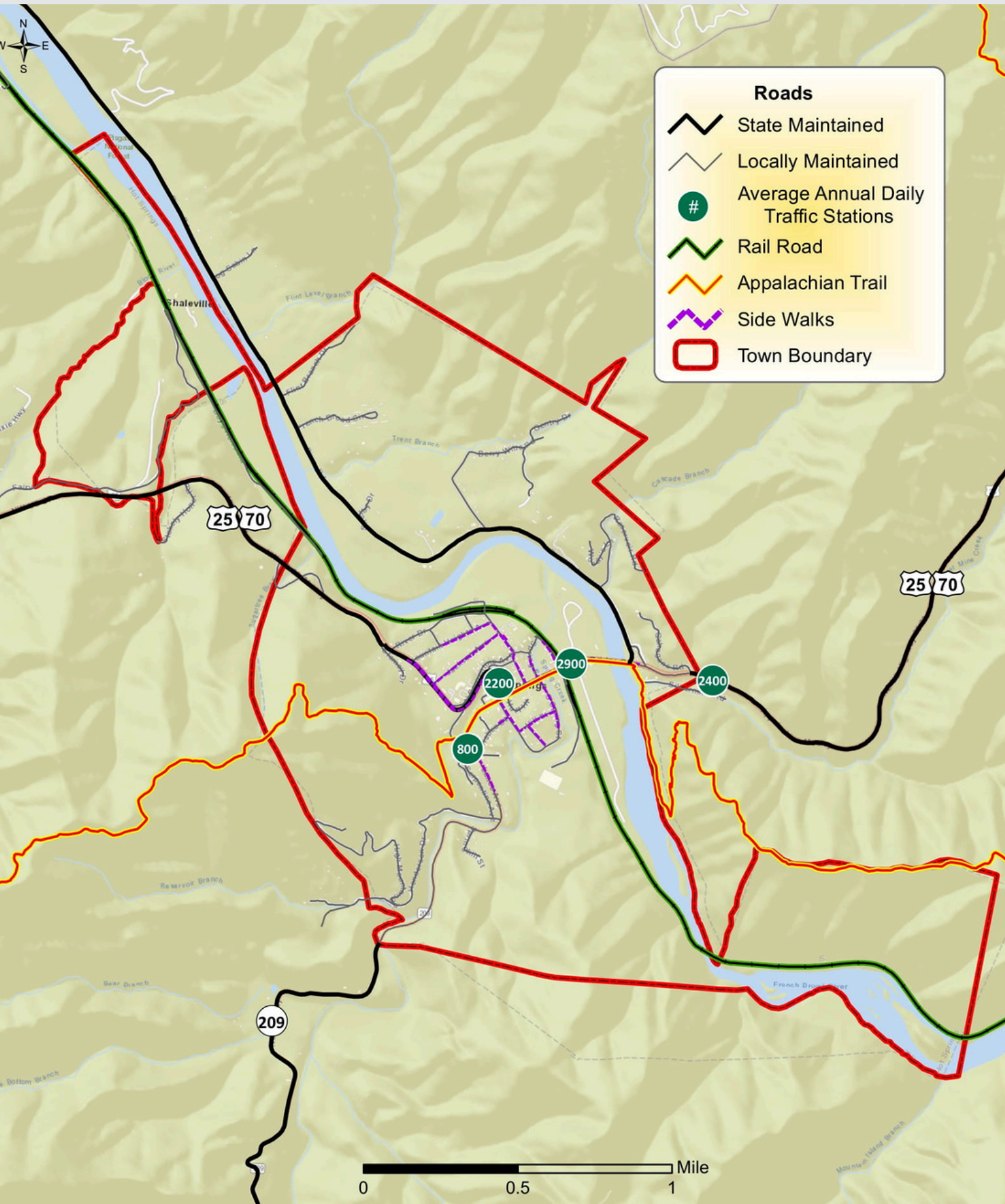
These multi-modal uses of the same roadways results in increased congestion and safety issues related to bicycle- and walk-ability. The community visioning effort revealed strong support for a multi-modal transportation system that includes provisions for travel by automobile, bicycle, and foot.

FRENCH BROAD RIVER/ U.S. 25-70 BRIDGE REPLACEMENT:

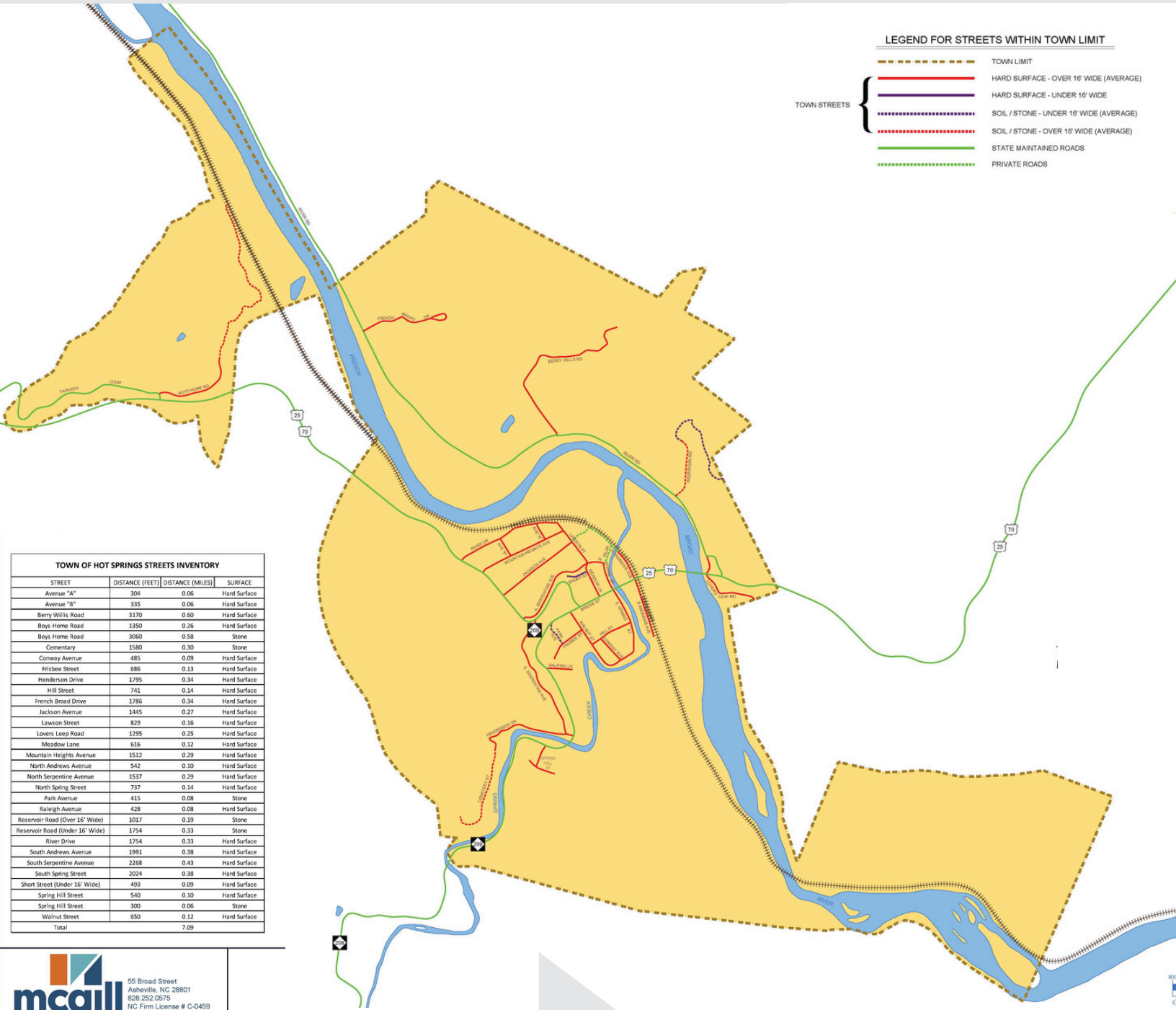
An NCDOT bridge replacement project is scheduled to begin during the time frame of this Comprehensive Plan.

- Right-of-way plans are scheduled to be completed in 2022.
- Right-of-way acquisition is scheduled to begin in 2022.
- Construction is scheduled to begin in 2023.

KEY TRANSPORTATION INFRASTRUCTURE



POWELL BILL MAP



LEGEND FOR STREETS WITHIN TOWN LIMIT

- TOWN LIMIT
- HARD SURFACE - OVER 16' WIDE (AVERAGE)
- HARD SURFACE - UNDER 16' WIDE
- SOIL / STONE - UNDER 16' WIDE (AVERAGE)
- SOIL / STONE - OVER 16' WIDE (AVERAGE)
- STATE MAINTAINED ROADS
- PRIVATE ROADS

TOWN OF HOT SPRINGS STREETS INVENTORY

STREET	DISTANCE (FEET)	DISTANCE (MILES)	SURFACE
Avenue "A"	304	0.06	Hard Surface
Avenue "B"	335	0.06	Hard Surface
Berry Willis Road	3170	0.60	Hard Surface
Boys Home Road	1350	0.26	Hard Surface
Boys Home Road	3060	0.58	Stone
Cemetery	1580	0.30	Stone
Conway Avenue	485	0.09	Hard Surface
Friskbee Street	886	0.13	Hard Surface
Henderson Drive	1795	0.34	Hard Surface
Hill Street	741	0.14	Hard Surface
French Broad Drive	1786	0.34	Hard Surface
Jackson Avenue	1445	0.27	Hard Surface
Lawson Street	829	0.16	Hard Surface
Lowers Leap Road	1295	0.25	Hard Surface
Meadow Lane	616	0.12	Hard Surface
Mountain Heights Avenue	1512	0.29	Hard Surface
North Andrews Avenue	542	0.10	Hard Surface
North Serpentine Avenue	1537	0.29	Hard Surface
North Spring Street	737	0.14	Hard Surface
Park Avenue	415	0.08	Stone
Raleigh Avenue	428	0.08	Hard Surface
Reservoir Road (Over 16' Wide)	1017	0.19	Stone
Reservoir Road (Under 16' Wide)	1754	0.33	Stone
River Drive	1754	0.33	Hard Surface
South Andrews Avenue	1991	0.38	Hard Surface
South Serpentine Avenue	2268	0.43	Hard Surface
South Spring Street	2024	0.38	Hard Surface
Short Street (Under 16' Wide)	493	0.09	Hard Surface
Spring Hill Street	549	0.10	Hard Surface
Spring Hill Street	300	0.06	Stone
Walnut Street	650	0.12	Hard Surface
Total		7.09	

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Passed in Raleigh in 1951, what is still known today as the Powell Bill mandated state funding for the building and maintenance of major city streets.

This Powell Bill map distinguishes between state-maintained roads and Town-maintained streets.

TOWN OF HOT SPRINGS POWELL BILL MAP
 I, Thomas P. Mannino DO HEREBY CERTIFY THAT I HAVE MADE ACTUAL MEASUREMENTS OF THE TOWN STREETS AND THAT THE DISTANCES SHOWN ARE CORRECT WITHIN A POSSIBLE ERROR OF 0.01 MILE.
 WITNESS MY HAND AND SEAL THIS THE 8 DAY OF July 2021.

Thomas P. Mannino
 Digitally signed by Thomas P. Mannino
 Date: 2021.07.08 06:31:00 -0400

SUMMARY OF TOWN STREETS

TOTALS FOR 2016	UNSURFACED	SOIL/STONE	HARD SURFACED	TOTAL
16' WIDE OR GREATER	0	1.21	5.48	6.67
UNDER 16' WIDE	0	0.33	0.09	0.42
TOTAL	0	1.54	5.58	7.09

TRANSPORTATION



GOAL:

Develop a multi-modal transportation system that will enhance mobility for all, reduce automobile dependency, integrates safe pedestrian oriented travel and preserves/enhances the character of Hot Springs.

OBJECTIVES:

- Integrate transportation modes within existing and future development that support multi-modal transportation systems to safely connect residential and commercial areas with sidewalks, bike lanes and walking paths.
- Develop a parking system that recognizes the community's short-term and long-term (work-day and overnight) parking needs and promotes policies and practices recognizes the importance of both short-and long-term parking supply.

STRATEGIES:

- Develop a multi-modal transportation plan that supports automobile, bicycle lanes, and sidewalks which link neighborhoods, commercial areas, popular visitor destinations, parks, schools, and greenways.

RESOURCES:

- NC Department of Transportation – Enhancement Program
- NC Department of Transportation – Safe Routes to Schools Grants
- NC Department of Transportation – Bicycle and Pedestrian Planning Grants
- Appalachian Trail Conservancy
- Madison County Transportation Authority
- Appalachian Regional Commission

HOUSING



OVERVIEW:

The 2020 US Census revealed a housing stock of 315 units in the Town. The home ownership rate STANDS AT 59%. Occupied housing totaled 250 units, with 65 vacant units, according to Census figures.

GOAL:

Promote the building, rehabilitation and maintenance of a housing stock that is well-designed, affordable, safe and sanitary for all residents.

OBJECTIVES:

- Encourage the availability of quality affordable housing for residents who live and work in Hot Springs.

STRATEGIES:

- The expanding divide between the cost of housing and household incomes continues to be a serious concern for residents living in the Town of Hot Springs. To reach the Town's housing goals and objectives, the Town will need to continue working with key affordable housing partners including: federal, state, and regional agencies, local nonprofit organizations, the local public housing authority, private builders and lending institutions.
- Encourage second story and infill development.
- Consider allowance of Accessory Dwelling Units (ADUs).
- Examine impact of short term rentals on Tourism industry.

RESOURCES:

- Asheville Regional Housing Consortium
- NC Housing Finance Agency
- NC Homeowner Assistance Fund
- NC Department of Commerce Rural Economic Development Division Community Development Block Grant (CDBG)
 - Neighborhood Revitalization Program
 - Infrastructure Program
- USDA Rural Development
- Community Housing Coalition of Madison County
- Hot Springs Housing Authority



COMMUNITY FACILITIES & PUBLIC BUILDINGS

OVERVIEW:

In addition to the water and wastewater infrastructure discussed earlier in this Plan, the Town of Hot Springs provides a range of basic public facilities and services, including:

- Public safety services
 - Hot Spring Police Department
 - Hot Springs Volunteer Fire Department – supported by Town
- Solid Waste Management
- Hot Springs/Bill Whitten Community Center
- Hot Springs Visitors Center
- Road system maintenance – Town service and NC Department of Transportation
- Town Hall operations and services
- Hot Springs Public Works Department

In partnership with the Town's services, the following public services are provided by the identified agencies.

- Hot Springs Public Library – Madison County Government
- Park and Recreation – Madison County Government
- Hot Springs Elementary School – Madison County Board of Education
- Emergency Management Services – Madison County Government

Community input indicates a desire to continue these basic services and to enhance library, parks and recreation, and community center services. Additionally, local and regional growth continues to place increasing demands on schools, roads, water, wastewater, and other facilities. This confirms a need for a Capital Improvement Plan to link facility management needs with capital funding sources.





COMMUNITY FACILITIES & PUBLIC BUILDINGS

GOAL:

Provide community facilities and services that meet the Town's physical, cultural, and social needs.

OBJECTIVES:

- Design, develop, and maintain community facilities and services that promote public health, safety, and community well-being. Enhanced quality of life
- Establish minimum standards and a maintenance schedule for each Town-owned public facility.

STRATEGIES:

- A Capital Improvement Plan is critical if a proactive approach to providing public facilities and services is to be implemented. This planning process would set clear and defined efforts to meet current and future needs of the community.
- The Capital Improvement Plan should address: water, wastewater, solid waste management, police protection, fire protection, transportation, town operations, library, parks and recreation, visitors services, community center, emergency management services, and schools.
- While several of the services mentioned above are not controlled by the Town of Hot Springs, and some are multi-jurisdictional, close cooperation with all service providers will be required. Where facilities are provided by other agencies, the role of the Town is support information distribution and broad coordination.
- A Capital Improvement Plan would identify implementation, propose fee schedules, and provide funding timelines as well as link the plan with the town's Future Land Use Plan.

RESOURCES:

- USDA – Rural Development – Grants and Loans
- Appalachian Regional Commission –
- Clean Water Management Loan Funds
- State Revolving Loan Fund – CG&L
- NC Department of Commerce Rural Economic Development Division Community Development Block Grant (CDBG) Infrastructure
- Golden Leaf Tobacco Trust Fund
- Economic Development Administration
- Land of Sky Regional Council
- State Revolving Loan Fund – PWS

IMPLEMENTATION

OVERVIEW:

This section offers an implementation process to help guide progress toward the goals, objectives, strategies, and resources outlined in this Comprehensive Plan.

ACTION

TYPE OF ACTION

Develop a Capital Improvement Plan to support the maintenance and enhancement of the Town's facilities and services.

Programming & Regulations

Develop grant applications to investigate and drill one well with projected capacity of 200,000 gpd.

Construction

Develop grant applications to construct a 250,000 gpd wastewater treatment facility.

Construction

Introduce and implement Board training and development for Planning and Zoning Board and Board of Alderman.

Programming & Regulations

Review and enhance the existing Land Use Plan that is grounded in the community's visioning initiative; and incorporates the goals and objectives identified in the Comprehensive Plan.

Programming & Regulations

Evaluate suitability of property currently owned by the Town for parks and recreation development

Programming

Evaluate and enhance existing parks, recreation facilities and open space for compliance with state codes and guidelines to improve site utilization.

Programming, Regulations & Construction

Enhance the Town's partnership with Madison County Parks and Recreation Department to expand County recreational resources in the area.

Programming

IMPLEMENTATION

ACTION

Continue to pursue cost-sharing and joint-use partnerships with USDA Forest Service, Madison County and Appalachian Trail Conservancy

Develop Step by Step New Business Guide which identifies various zoning areas, requirements, permits, fee structure and timelines.

Develop and Implement a multi-modal transportation plan that promotes automobile, bicycle lanes, and sidewalks which link neighborhoods, commercial areas and greenways.

Continue working with key affordable housing partners at state, regional and local levels to construct, rehabilitate and finance affordable housing in the Town

Develop a Economic Development Plan that supports the enhancement of small and entrepreneurial businesses within the community

Develop Historic Preservation Workshops for existing property owners regarding Historic Tax Credits and Historic Preservation Tourism

Develop low impact development guidelines, which promote minimal disturbance of natural areas, floodplains and steep slopes.

Promote public/private partnerships that support waterway cleanup, restoration and preservation

Promote the preservation of public and private land through conservation easements

TYPE OF ACTION

Programming

Programming & Regulations

Programming, Regulations & Construction

Programming, Regulations & Construction

Programming & Regulations

Programming

Programming & Regulations

Programming

Programming

CREDITS

The Town of Hot Springs Planning Board drafted this Comprehensive Plan with technical assistance from Land of Sky Regional Council representatives Stuart Bass, Jon Beck, and Paul Moon. The Planning Board met monthly from October 2021 through June 2022 to review and discuss this Comprehensive Plan.

The Town of Hot Springs Board of Alderman approved this Comprehensive Plan following a public meeting held July 5, 2022.

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