



BUNCOMBE COUNTY COMPREHENSIVE PLAN Request for Proposals

Presented by

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Planning Director



BUNCOMBE COUNTY



GATEWAY
COMMUNITY

DEVELOPMENT
BOOM 2.0

Regional
Challenges

NEW
RESIDENTS

PROTECTED
RIDGES



STEEP SLOPES



TOURISM



URBAN vs RURAL

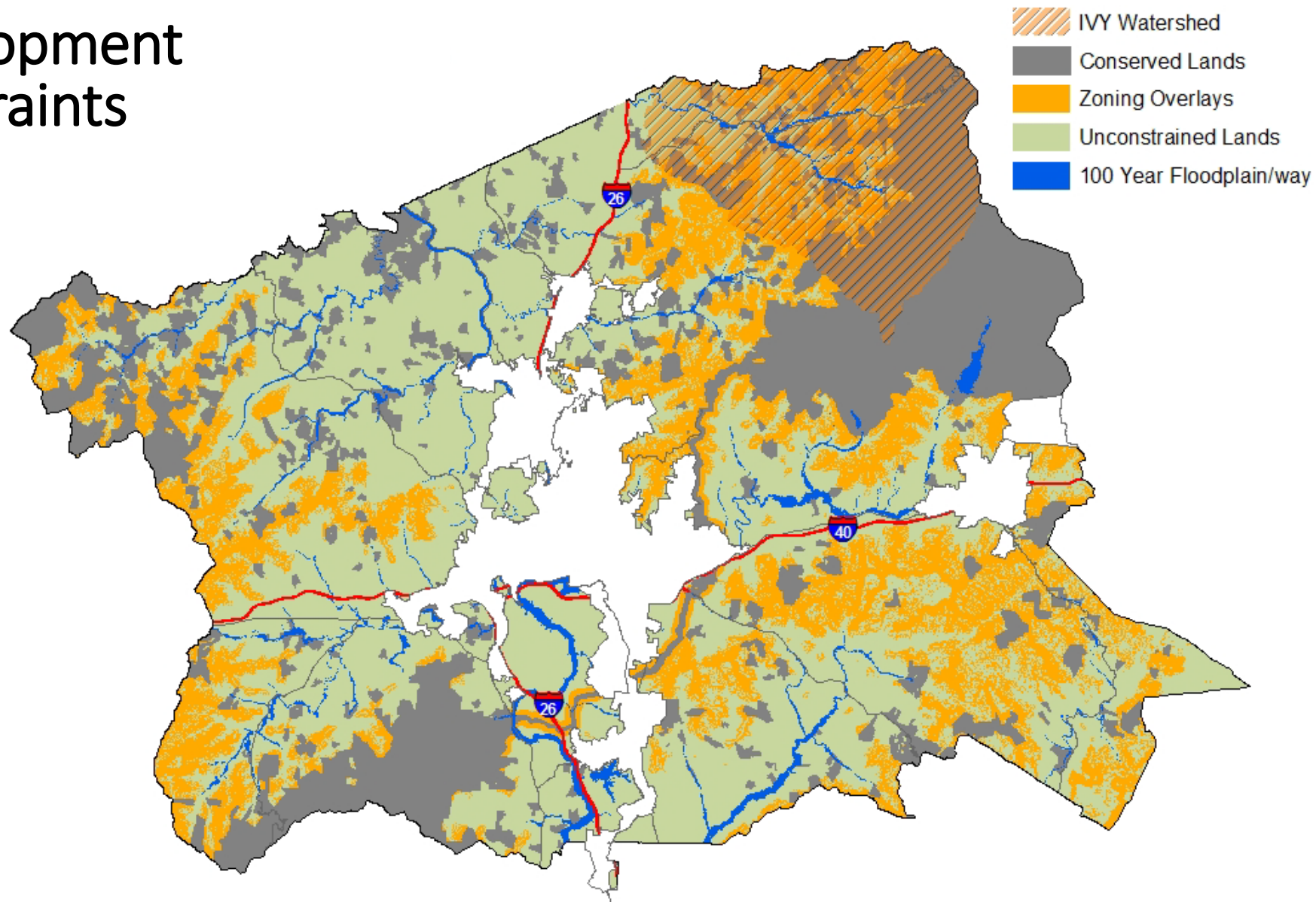


LIMITED
INFRASTRUCTURE

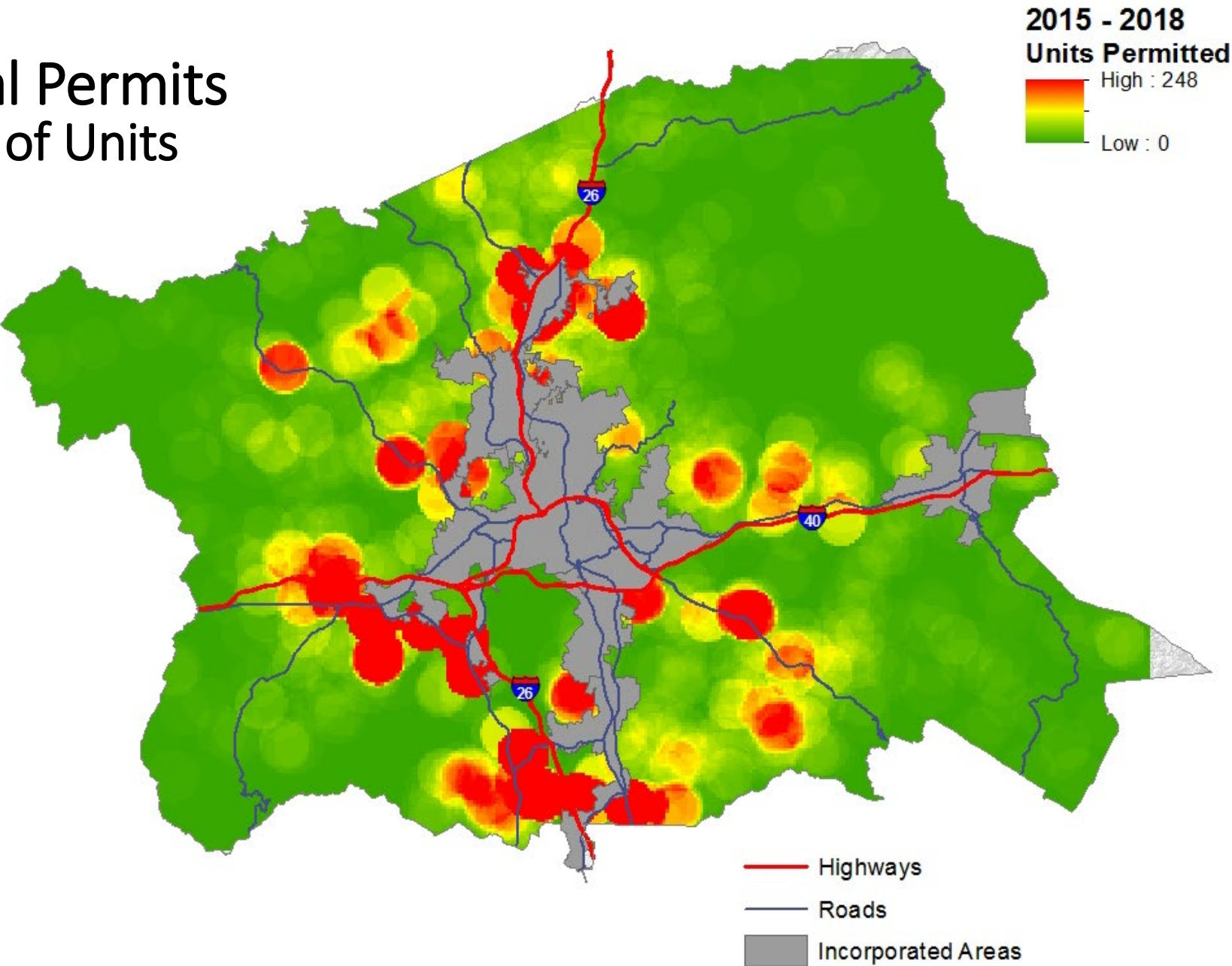
FLOODPLAIN



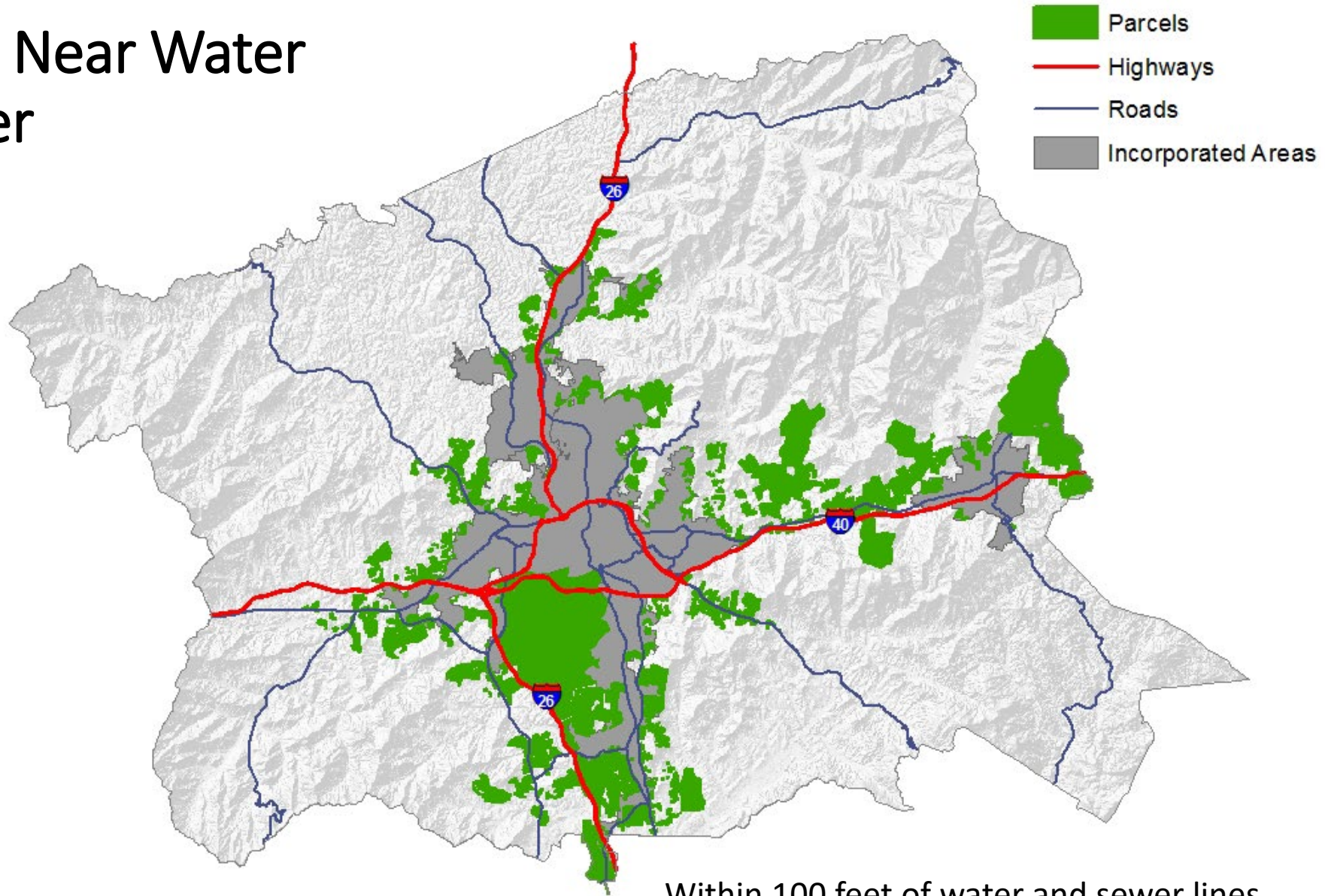
Development Constraints



Residential Permits By Number of Units Since 2015



Parcels Near Water & Sewer

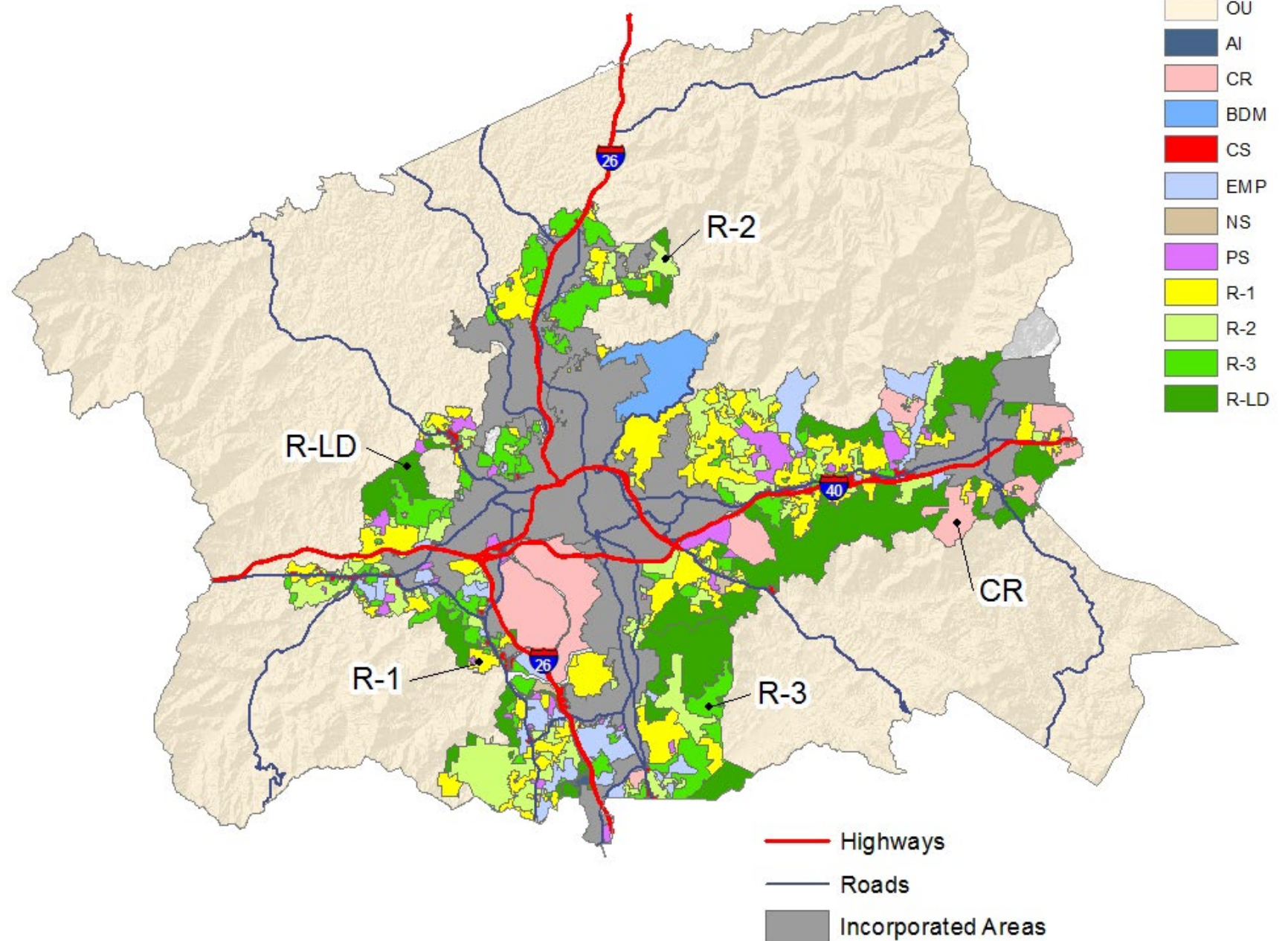
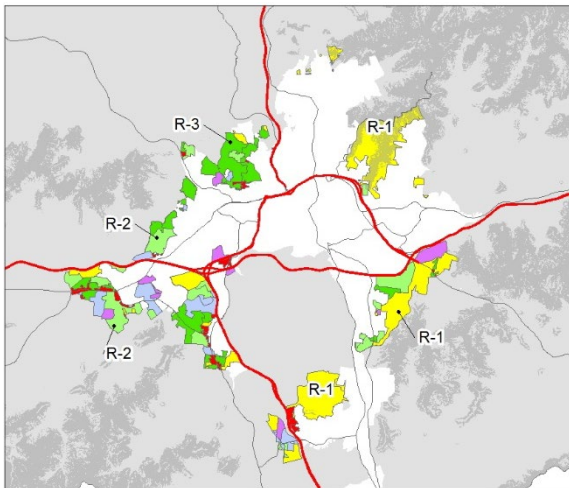
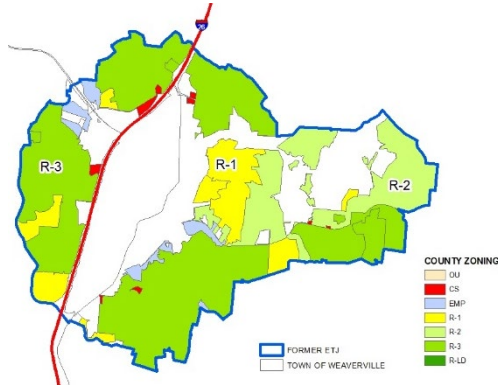


Within 100 feet of water and sewer lines



BC Zoning

FORMER ETJ'S



Why create a Comp Plan?

- ✓ Guide growth, community needs, and identified goals through a series of objectives, and strategies
- ✓ A vision for the future and steps to make that vision a reality
- ✓ Respond to changing conditions, potential threats, and opportunities



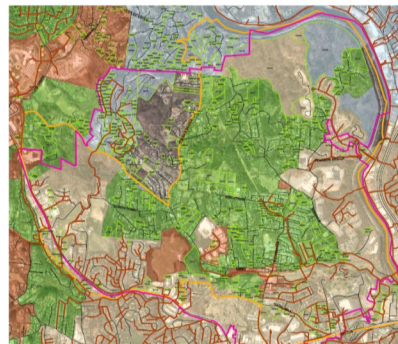
Why Now?

1. The current and ongoing strategic planning process has identified the need for comprehensive planning.
2. Mandated by NCGS (160D)
3. Challenges are being discussed through the Public Hearing process (*CUP, Rezoning, etc.*)
4. The County has never had a true Comprehensive Long Range Plan
(*BC Land Use Plan 1998, 2012 Sustainability Plan*)



Scope

- Historic/Cultural uniqueness
- Previous and Current Planning and Policies
- Sustainability, Environment, Resiliency
- Sensitive Land Protection/Land Use
- Critical Facilities/Concurrency Management
- Emergency Management/Public Safety
- Tourism
- Property Inventory – BC Owned Land
- Farmland/Food Security
- Carrying Capacity
- Affordable Housing
- Transportation
- Aging Population
- Economy and Industry
- Infrastructure
- Nodes/Small Area Plans



Request for Proposal

Consultant Tasks



MARKETING
PLAN &
GRAPHICS



PUBLIC
MEETINGS



CITIZEN
ENGAGEMENT



DATA ANALYSIS

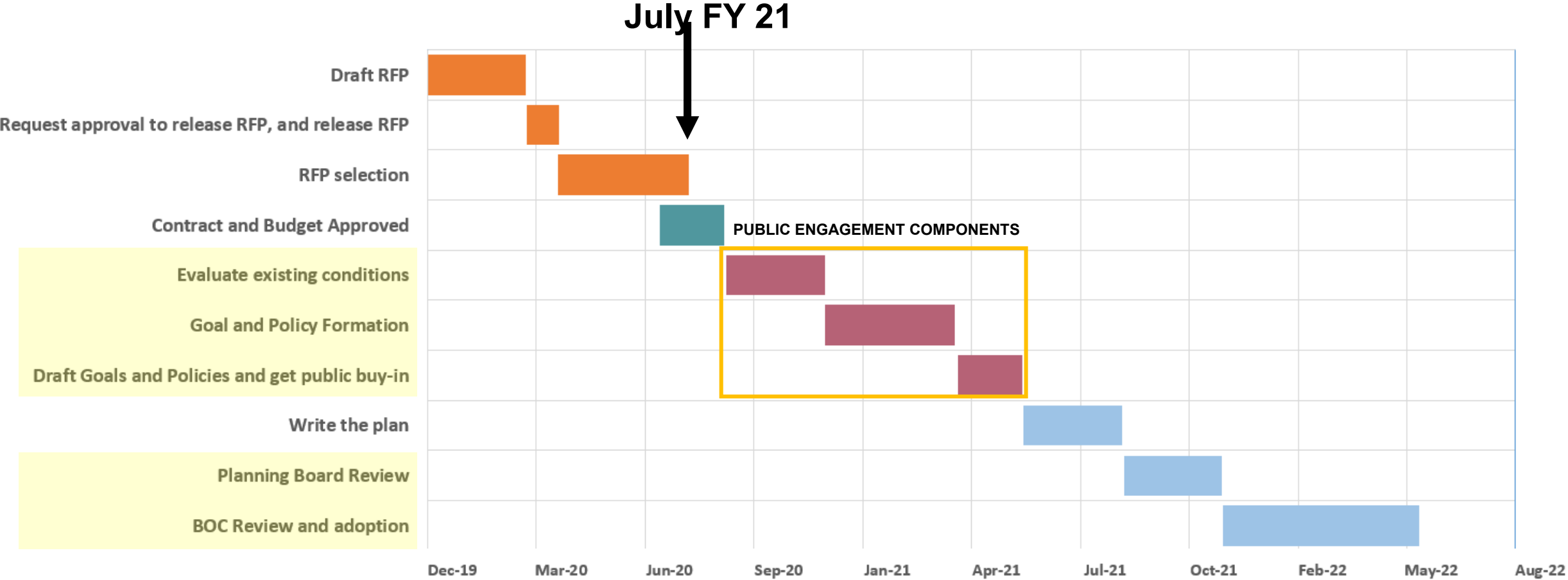


DRAFTING &
COMPILATION OF
PLAN



SUGGESTED
POLICIES

Timeline



 **Public Input**

