BUNCOMBE COUNTY COMPREHENSIVE PLAN
Request for Proposals

Presented by

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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

R-2

R-LD

R-1

R-3

CR

BUNCOMBE COUNTY
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 \((CUP,\ Rezonings,\ etc.)\)

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
- Citizen Engagement
- Drafting & Compilation of Plan
- Public Meetings
- Data Analysis
- Suggested Policies
Timeline

PUBLIC ENGAGEMENT COMPONENTS

- Evaluate existing conditions
- Goal and Policy Formation
- Draft Goals and Policies and get public buy-in
- Write the plan
- Planning Board Review
- BOC Review and adoption

- Draft RFP
- Request approval to release RFP, and release RFP
- RFP selection
- Contract and Budget Approved

- July FY 21