Buncombe County Planning Board

Update for the Board of Commissioners
Nancy Waldrop, Acting Chair
About Us

Members
Nancy Waldrop (Chair)
David Rittenberg
Dusty Pless
Robert Martin
Thad Lewis
Billy Taylor

Vacancies: 3

Purpose (What we do often)
Make recommendations to the BOC on land use ordinances, including, but not limited to:

• Land Development & Subdivision Ordinance
• Zoning Ordinance
## Activities

<table>
<thead>
<tr>
<th>Subdivision Type</th>
<th>2019</th>
<th>2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>MAJOR SUBDIVISIONS</td>
<td>4</td>
<td>14</td>
</tr>
<tr>
<td>Largest # of lots</td>
<td>32</td>
<td>69</td>
</tr>
<tr>
<td>Total # of lots</td>
<td>100</td>
<td>371</td>
</tr>
<tr>
<td>REZONINGS</td>
<td>12</td>
<td>4</td>
</tr>
<tr>
<td>Total acres reviewed</td>
<td>190.4</td>
<td>25.6</td>
</tr>
<tr>
<td>Sizes of lots (in acres)</td>
<td>0.4 – 154</td>
<td>0.58 – 10.4</td>
</tr>
<tr>
<td>SUBDIVISION VARIANCE (Quasi-Judicial)</td>
<td>0</td>
<td>1</td>
</tr>
</tbody>
</table>

![Applications Received Graph](chart.png)
Planning Board does so much more than daily/developmental tasks:

- Conduct studies of our jurisdiction and determine objectives
- Prepare and adopt plans for achieving objectives
- Develop policies, ordinances, procedures to carry out plans
- Advise the BOC on the means for carrying out plans
- Administer and enforce various means for carrying out plans
- Perform other related duties that the BOC directs

Your Planning Board is ready to roll up our sleeves and get to work on the Comprehensive Plan!
Chapter 160D amendments for development regulations

- Consolidates city and county enabling statutes into a single, unified chapter.
- Provides clarifying amendments & consensus reforms
- July 1, 2021 deadline to develop and adopt amendments to conform local ordinances (zoning, subdivision, development regs.) to the new law
- July 1, 2021 deadline to have an up-to-date Land Use/Comprehensive Plan. Communities with a zoning ordinance MUST have a comprehensive plan!
Other Thoughts and Ideas from Members:

• Follow up communication to the BOC on decisions sent to them by the Planning Board.

• Consider methods for greater public input, ensuring citizens feel heard.

• Audit the Subdivision Ordinance with greater consideration for the need for open space, sidewalks, trails, outdoor areas, and infrastructure/NCDOT infrastructure improvements connecting existing road network to new development.

• Audit the Community Oriented Development program for its effectiveness in encouraging the development of affordable housing and revise if needed.
Future Planning Considerations:

- Consider methods to educate the public on the duties and responsibilities of the Planning Board and the benefits of conservation and low impact land use tools.

- Create a Comprehensive Land Use Plan that is progressive and visionary.

- To restrain sprawl, evaluate the use of Service Area Boundaries or Urban Growth Boundaries.

- Study impact of climate change in relation to our Zoning Ordinance (adverse effects of weather; mudslides, flood, etc.) and align with the Hazard Mitigation Plan.

- Strengthen our Steep Slope, Hillside, and Protected Ridge Overlay District Codes to better preserve our natural landscape.

- Consider Conditional Zoning, especially for rezoning applications and large scale subdivisions.