

# 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)

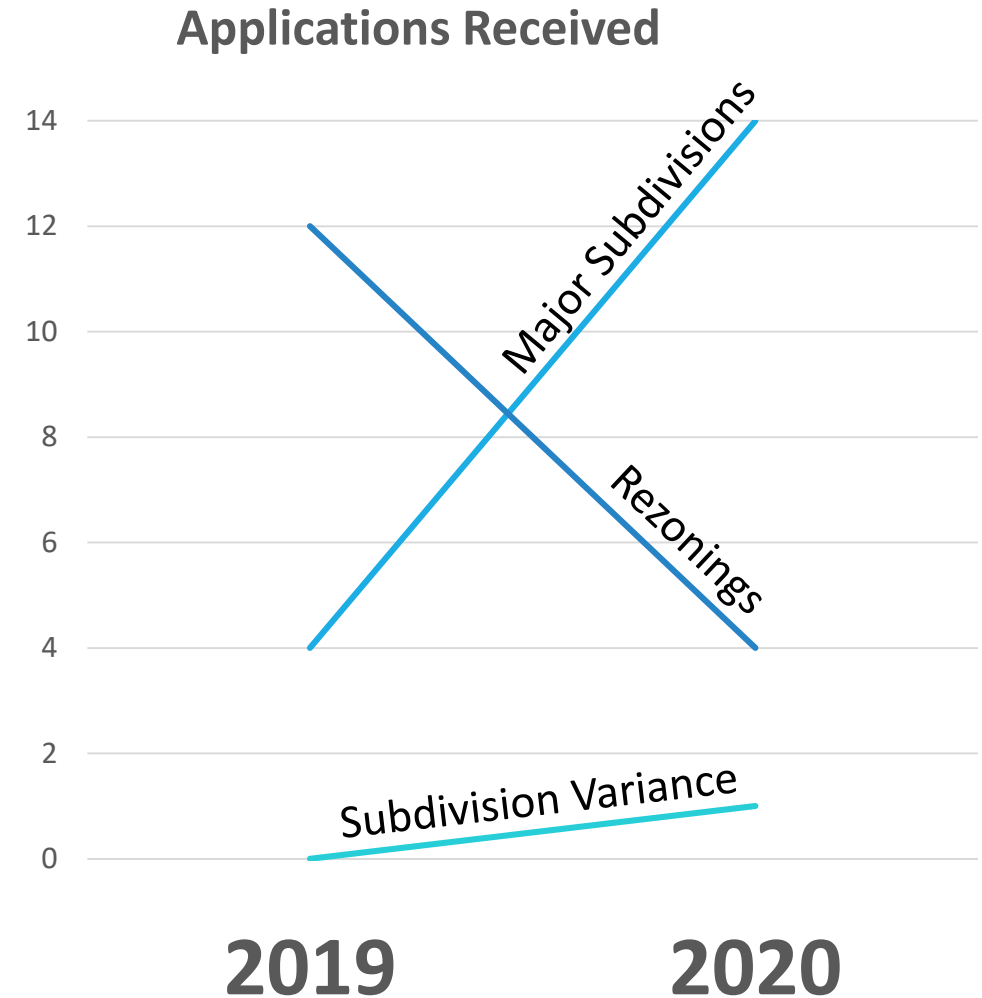
Make recommendations to the BOC on land use ordinances, including, but not limited to:

- Land Development & Subdivision Ordinance
- Zoning Ordinance



# Activities

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





# 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.

