



2043 COMPREHENSIVE PLAN KEY POLICY CONSIDERATIONS

Presented by

Comprehensive Planning Team

**September 27, 2022
In-Person**



BUNCOMBE COUNTY



Meeting Agenda

1. Buncombe 2043 Status Update
2. Key Policy Considerations
 - a. Conditional Zoning
 - b. Density
 - c. Infrastructure
 - d. Affordable Housing
3. Next Steps



Buncombe 2043 Status Update



Planning Process



Public Engagement Updates

- **CEW #2: Develop Policy Directions and Priorities**
 - June – September 22, 2022
 - 16 Intercept Events, 6 Information Tables at Festivals, 14 Community Markets
 - 2,630 people participated in this phase
 - 60% people of who participated were new participants
 - 2,866 unique participants for the project as a whole
- **Next phase: Affirm the Plan**
 - Tentatively set for November/December

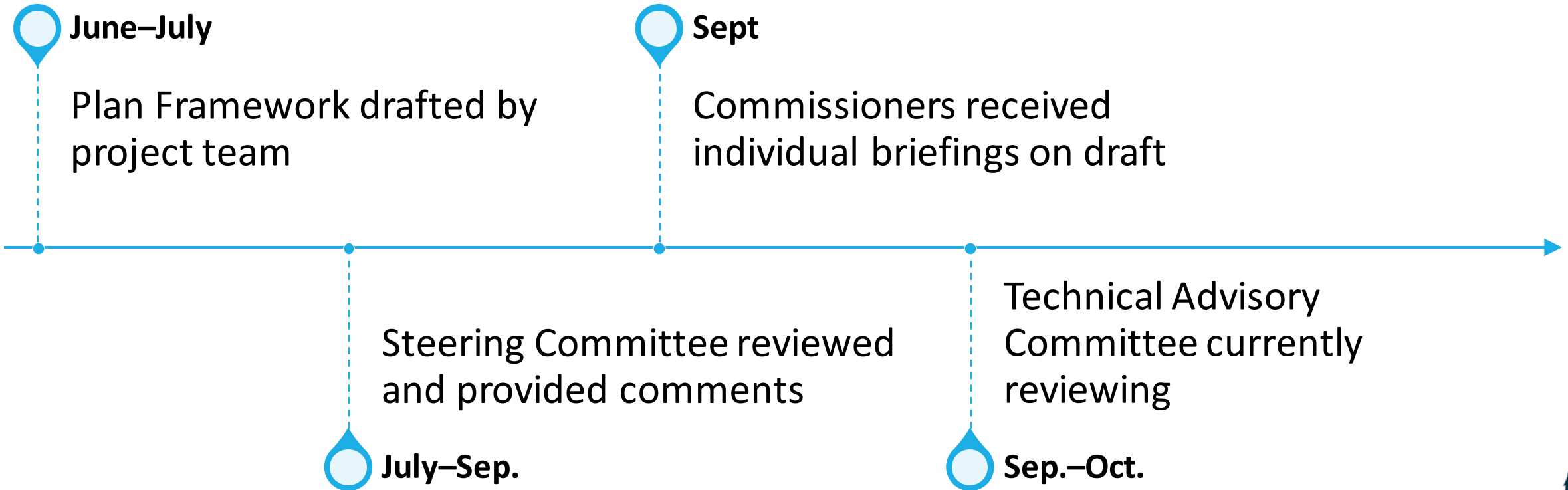


Proposed Phase 4 Public Engagement

- Roving exhibit of draft plan
- Public intercept events (estimated between 5 and 8)
- Online component through PublicInput.com
- Offer a program and/or activity for schools during the last week in October for National Community Planning Month



Plan Drafting and Review Update



Questions or Feedback?



Key Policy Considerations

- Conditional Zoning
- Density
- Infrastructure
- Affordable Housing



Conditional Zoning



§ 160D-102. Conditional Zoning Definition

A legislative zoning map amendment with site-specific conditions incorporated into the zoning map amendment



Purpose and Intent of Tool

- Conditional zoning is a voluntary development regulation tool authorized by state zoning statutes (160D-703)
- Conditional zoning districts can include standards specific to property that address concerns of neighbors or government
- Conditions must be agreed to in writing by landowner/applicant and the local government
- Approval is a legislative decision which, unlike a special use permit, is enacted by the County Commission and can include the full range of public input



Purpose and Intent of Tool

- A conditional rezoning can:
 - Restrict allowable uses
 - Modify development standards (such as setbacks, transitional buffer width, or open space)
 - Include development plan commitments (e.g., locations of roads or buildings)
 - Include commitments regarding the construction of public infrastructure
 - Other conditions such as the development of affordable housing



Key Draft Policies and Actions

WORKING DRAFT

Policies

- Guide land use decisions using the Growth, Protection, and Conservation Framework Map.
- Promote the development and enhancement of communities in identified growth areas.
- Promote sustainable and resilient development.
- Support development on infill, redevelopment, and adaptive reuse sites.



Key Draft Policies and Actions

WORKING DRAFT

Actions

- Consider the development and adoption of Conditional Zoning that can result in development approaches tailored to support site conditions, site context, and the goals and policies...
- In tandem with...a Conditional Zoning option, the County should formalize an exactions table/matrix to mitigate development impacts as well as assure that County goals are fulfilled...
- Consider Conditional Zoning as an approach to work with landowners to acquire greenway easements, develop recreation facilities within new developments, and encourage public-private partnerships for recreation projects...



Questions or Feedback?



Density



Significant Development Constraints

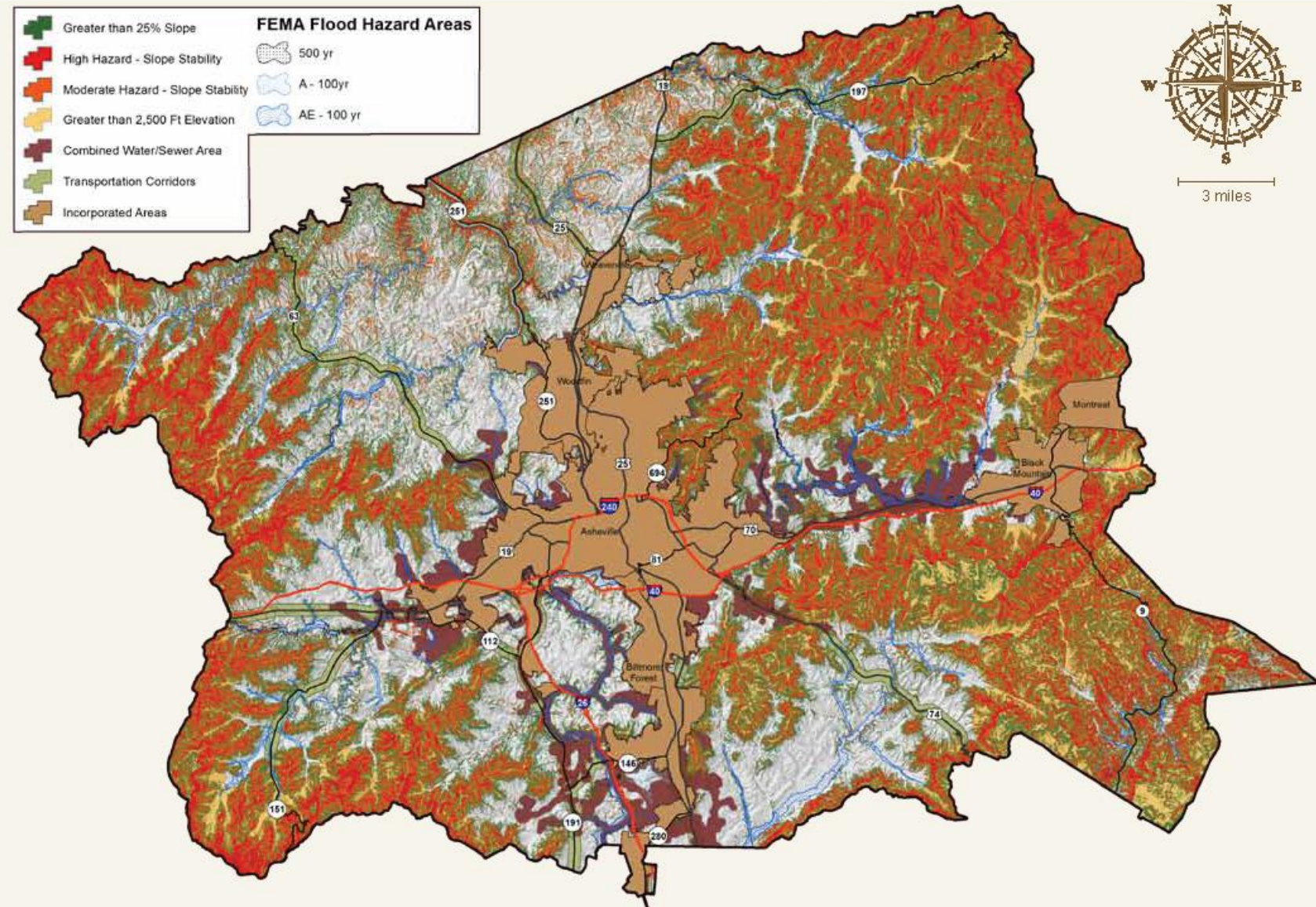


Figure 21. Land Use Constraints – Combined Map



Potentially Developable Areas (PDA) by Jurisdiction

- Majority of the developable lands in Buncombe County are within the County's jurisdiction

Jurisdiction	Number of Parcels	Sum of Acreage	% of Total Acreage
County Jurisdiction	13,485	87,422	88.7%
Within 2500 ft. of Municipal Jurisdiction	2,606	6,742	6.8%
Municipal Jurisdiction	5,264	4,436	4.5%
Grant Total	21,355	98,600	100%

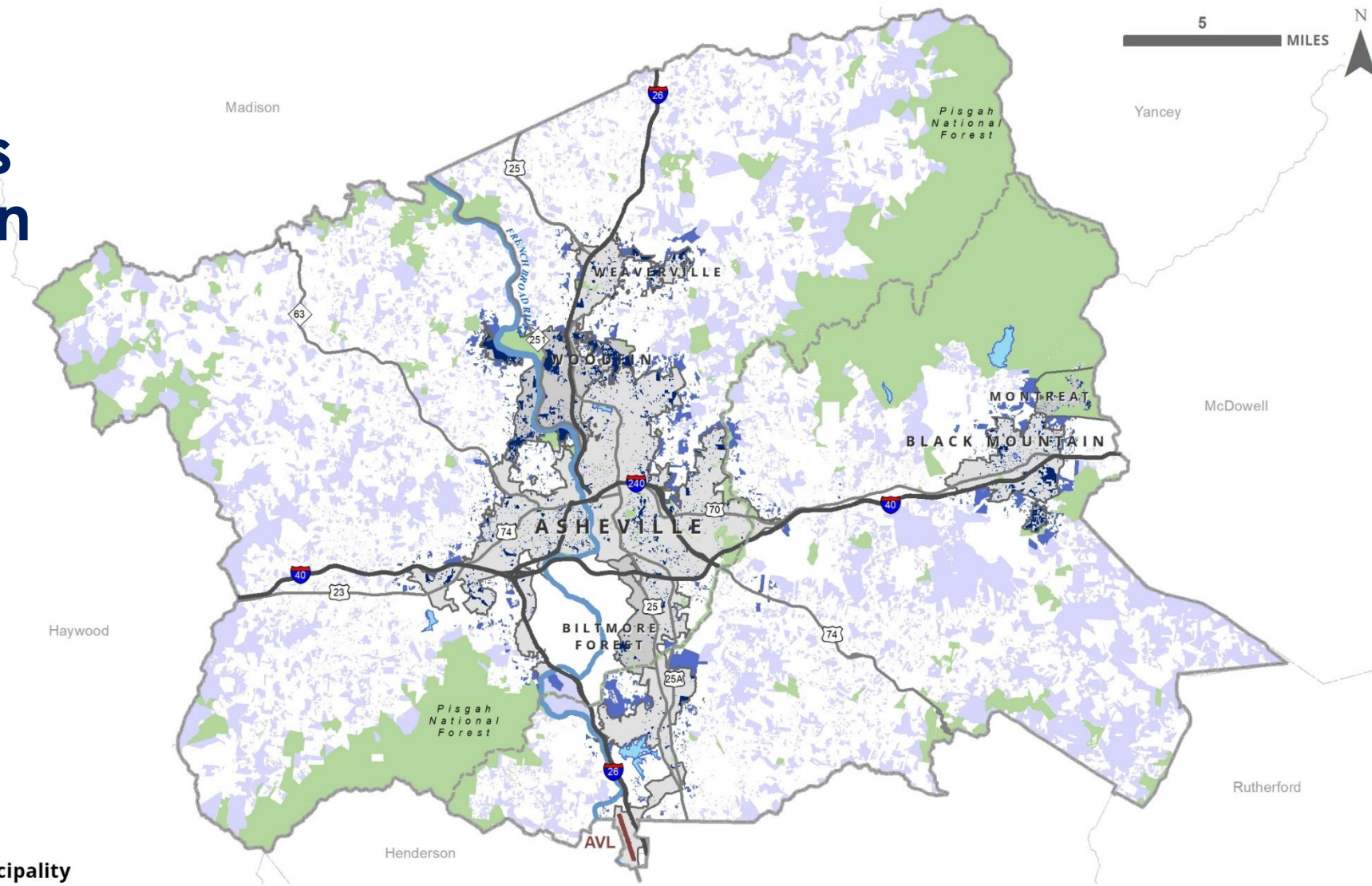
Source: Clarion Associates



Potentially Developable Areas (PDA) by Jurisdiction

- Majority of the developable lands in Buncombe County are within the County's jurisdiction

Potentially Developable Areas (PDA)



Potentially Developable Areas (PDA) by Constraints

- Majority of developable lands in the County's jurisdiction have constraints

Constraints	Number of Parcels	Sum of Acreage	% of Total Acreage
PDA without constraints	13,040	21,588	21.9%
PDA with floodplain constraints	584	4,447	4.5%
PDA with steep slopes or protected ridge constraints	7,731	72,565	73.6%
Totals	21,355	98,600	100%

Source: Clarion Associates

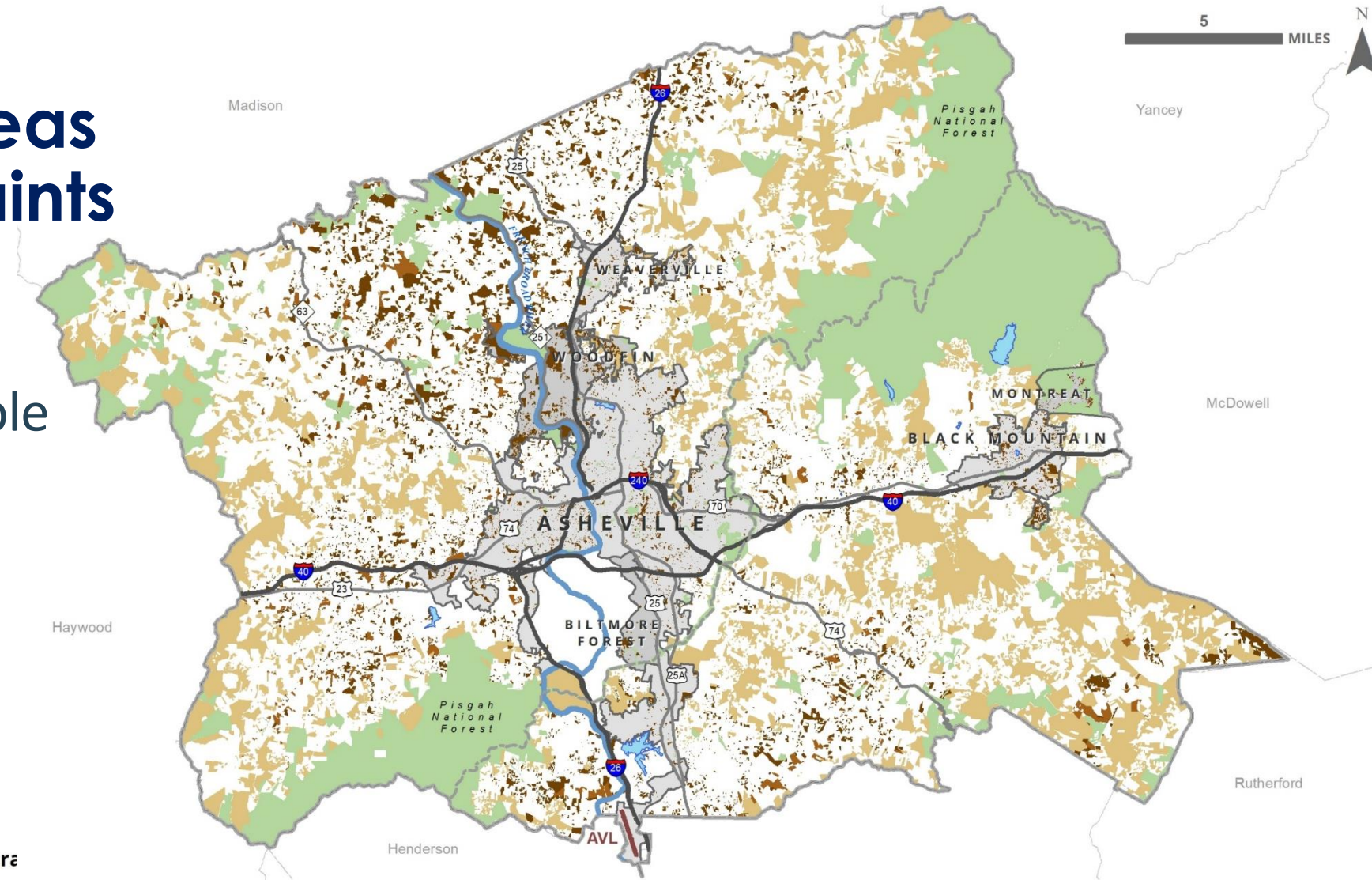


Potentially Developable Areas (PDA) by Constraints

- Majority of developable lands in the County's jurisdiction have constraints

Constraints for Potentially Developable Areas (PDA)

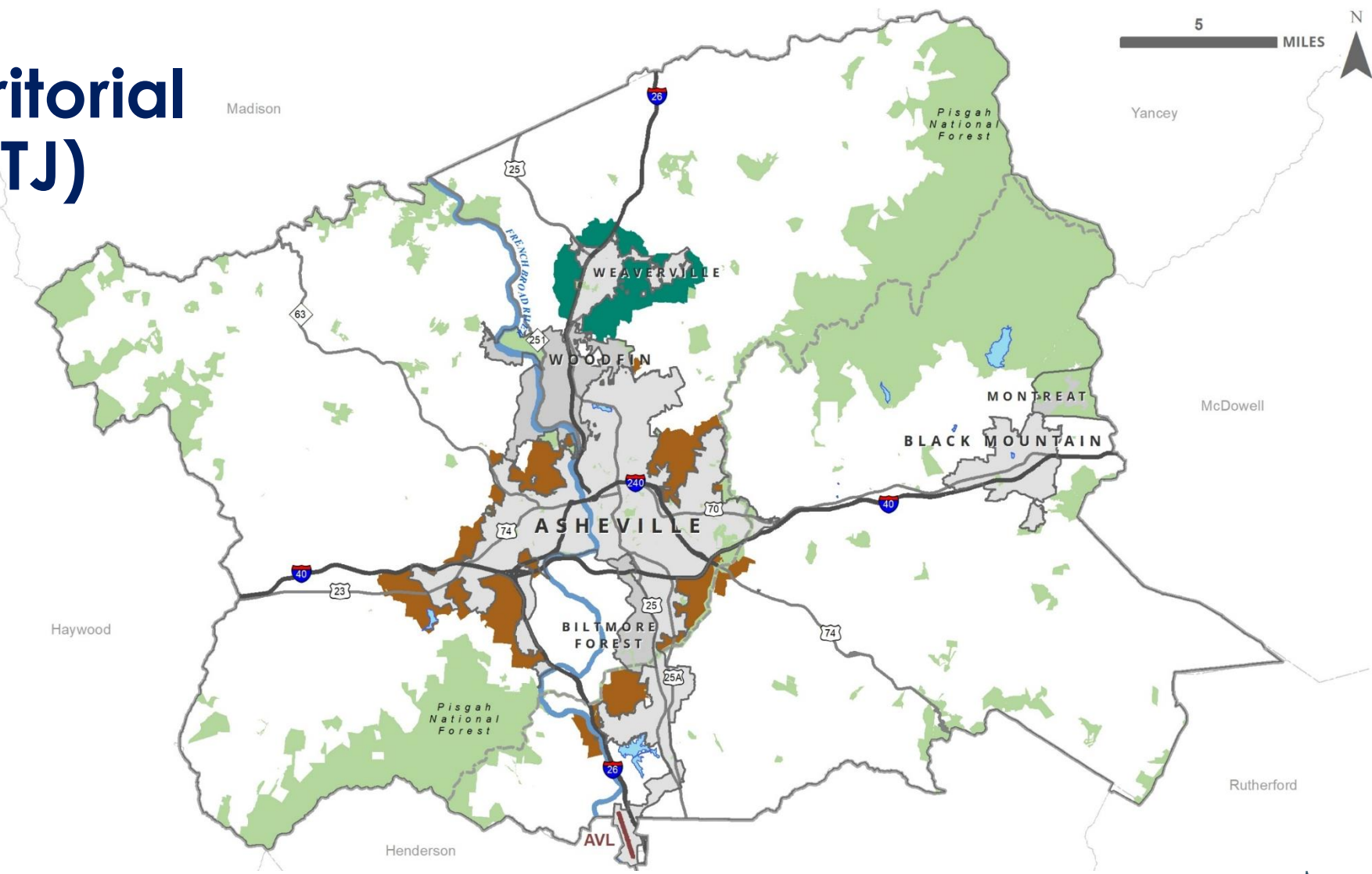
- PDA without constraints
- PDA with Floodplain constraints
- PDA with Steep Slopes or Protected Ridge constraints
- Protected Lands



Former Extra-Territorial Jurisdiction (ETJ)

Former Extra-Territorial Jurisdiction (ETJ)

- Asheville
- Weaverville



Proposed Policies for Residential Densities

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Land Use Category	Residential Density
Protected Public Lands	Some residential properties currently exist: no new residential development is anticipated.
Conservation Working Lands	Very low density, 1 unit per 10 acres
Rural Community	Low Density, 1 dwelling unit per 2 acres (unless using conservation subdivision approach which would allow for higher density in exchange for permanently protecting open spaces)
Rural Center	Low Density, 1 dwelling unit per 2 acres
Complete Community I	1 to 3 dwelling units per acre
Complete Community 2	10 to 18 dwelling units per acre; up to 30 dwelling units per acre for projects that include a certain percentage or more of affordable housing units (to be determined as ordinance is updated to include this requirement)
Walkable Destination Center	16 to 40 dwelling units per acre
Economic Development Hub	10 to 18 dwelling units per acre
Mixed Use Area	10 to 20 dwelling units per acre



Density Examples



- 9.3 dwelling units per acre
- Traditional streetscape
- Common open space
- Single family, duplexes, and triplexes
- Issaquah, WA

Source: Municipal Research and Services Center of Washington (MRSC)



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Density Examples

- 15 dwelling units per acre
- Variety of housing types
- Pedestrian-friendly
- Common space/trails
- Issaquah, WA



Source: Municipal Research and Services Center of Washington (MRSC)



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Density Examples

- 18 dwelling units per acre
- Open space and recreational features, connection to trails, protected natural area
- Renton, WA



Source: Municipal Research and Services Center of Washington (MRSC)



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Density Examples



- 27 dwelling units per acre
- Single and double-single family lots redeveloped with condos
- 3-7 units per building
- 30' height limit
- Renton, WA

Source: Municipal Research and Services Center of Washington (MRSC)



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Density Examples

- 34 dwelling units per acre
- Street-oriented mixed-use development
- Common open space
- Lionsgate Townhouses in Redmon, WA

Source: Municipal Research and Services Center of Washington (MRSC)



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Key Draft Policies and Actions

WORKING DRAFT

Policies

- Promote the development and enhancement of communities in identified growth areas.
- Support development on infill, redevelopment, and adaptive reuse sites.



Key Draft Policies and Actions

WORKING DRAFT

Actions

- Confirm that the zoning ordinance allows for walkable, mixed-use, and higher-density development to occur in growth areas...
- Evaluate regulatory barriers to infill, redevelopment, and adaptive reuse sites including parking, dimensional requirements, density, and access circulation standards. Consider providing flexibility for achieving these standards to support the redevelopment of underutilized sites.
- Continue to develop standards and programs that incentivize affordable housing, cluster development, and green building techniques.



Key Draft Policies and Actions

WORKING DRAFT

Actions, continued

- Where water and sewer utilities are available or feasible to implement, evaluate and change zoning ordinances to encourage a variety of housing types and the highest density units per acre as appropriate within each growth area category...
- Develop a voluntary point system as part of the County's development regulations to incentivize sustainable, resilient, and affordable developments. The point system would support increases in density, waiving certain fees, or a reduction of development standards in trade for the development earning points through specific design components...
- Encourage small-scale density by crafting a Cottage Development option to allow for denser residential development on infill lots as a use by right.



Questions or Feedback?



Infrastructure



Key Findings from Infrastructure Analysis

- Public & Utility Services
 - **Water and Sewer:**
 - Asheville Water Resources
 - Biltmore Forest Public Works
 - Black Mountain Water System
 - Montreat Water System
 - Weaverville Water System
 - Woodfin Water District
 - Metropolitan Sewerage District (MSD)
 - **Electricity:**
 - Duke Energy and French Broad Electric (investor-owned utilities regulated by the State)



Key Findings from Infrastructure Analysis

- Public & Utility Services
 - **Telephone:** AT&T/Bellsouth
 - **Natural Gas:** Dominion
 - **Stormwater:** Buncombe County Stormwater Management Program
 - **Internet Providers:** Options include AT&T, Spectrum, Viasat, HughesNet, EarthLink, T-Mobile, Ultra Home Internet, Frontier, Skyrunner Utility Providers



Key Findings from Infrastructure Analysis

- Plan integrates assessment of plans for future service areas from MSD and Asheville City Water
- It also identifies critical needs for public safety/EMS services and solid waste to coordinate with growth



Key Draft Policies and Actions

WORKING DRAFT

Policies

- Implement regulatory actions to promote the Growth, Protection, and Conservation Goal.
- Coordinate public water and wastewater services with plans for growth.
- Plan for the long-term sustainability of public services.
- Expand and support broadband and cellular service access for all residents of Buncombe County.
- Advance energy conservation and sustainability.



Key Draft Policies and Actions

WORKING DRAFT

Actions

- Partner with utility providers to coordinate growth and infrastructure plans.
- Implement policies around new development and re-development that advance energy conservation and sustainability goals.
- Develop a long-term planning process for solid waste operations that prioritizes sustainability.
- Improve capital improvement planning (CIP) process to integrate Equity Analysis Tool and to manage and prepare for growth and maintenance of public facilities and infrastructure.
- *Other policies that support a balanced transportation network and recreation goals*



Questions or Feedback?



Affordable Housing



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Key Findings from Housing Assessment

- 2021 Housing Needs Assessment for Western NC (Bowen National Research)
 - Projected demand for **rental** housing
 - Significant **senior affordable housing** (rental) gap

Buncombe County **Rental Housing** Gap Estimates (Bowen Natl Research)

Number of Rental Units Needed			
AMHI Level	Type	NCHFA Format*	HUD Guidelines**
<50% AMHI	Family	3,936	2,062
	Senior	1,449	662
51%-80% AMHI	Family	901	996
	Senior	509	307
81%-120% AMHI	Family	602	611
	Senior	302	207
Total	Family	5,439	3,669
	Senior	2,260	1,176

*NCHFA Format: North Carolina Housing Finance Agency demand estimate methodology

**HUD Guidelines: Department of Housing and Urban Development demand estimate methodology



Key Findings from Housing Assessment

- 2021 Housing Needs Assessment for Western NC (Bowen National Research)
 - Projected demand for **owner-occupied housing**
 - Noted continued demand for small housing units

Buncombe County **Owner Housing** Gap Estimates (Bowen Natl Research)

Number of Rental Units Needed			
AMHI Level	Type	NCHFA Format*	HUD Guidelines**
<50% AMHI	Family	1,050	849
	Senior	391	465
51%-80% AMHI	Family	115	712
	Senior	186	389
81%-120% AMHI	Family	164	693
	Senior	152	440
Total	Family	1,329	2,254
	Senior	729	1,294

*NCHFA Format: North Carolina Housing Finance Agency demand estimate methodology

**HUD Guidelines: Department of Housing and Urban Development demand estimate methodology



Key Findings from Housing Assessment

- Most housing units in the county (76%) are either...
 - Single-family (1 unit) detached housing (62%) or
 - Manufactured homes (14%)
- Households that spend more than 30% of their total annual household income on rent or mortgage are considered to be **cost-burdened**.



Key Findings from Housing Assessment

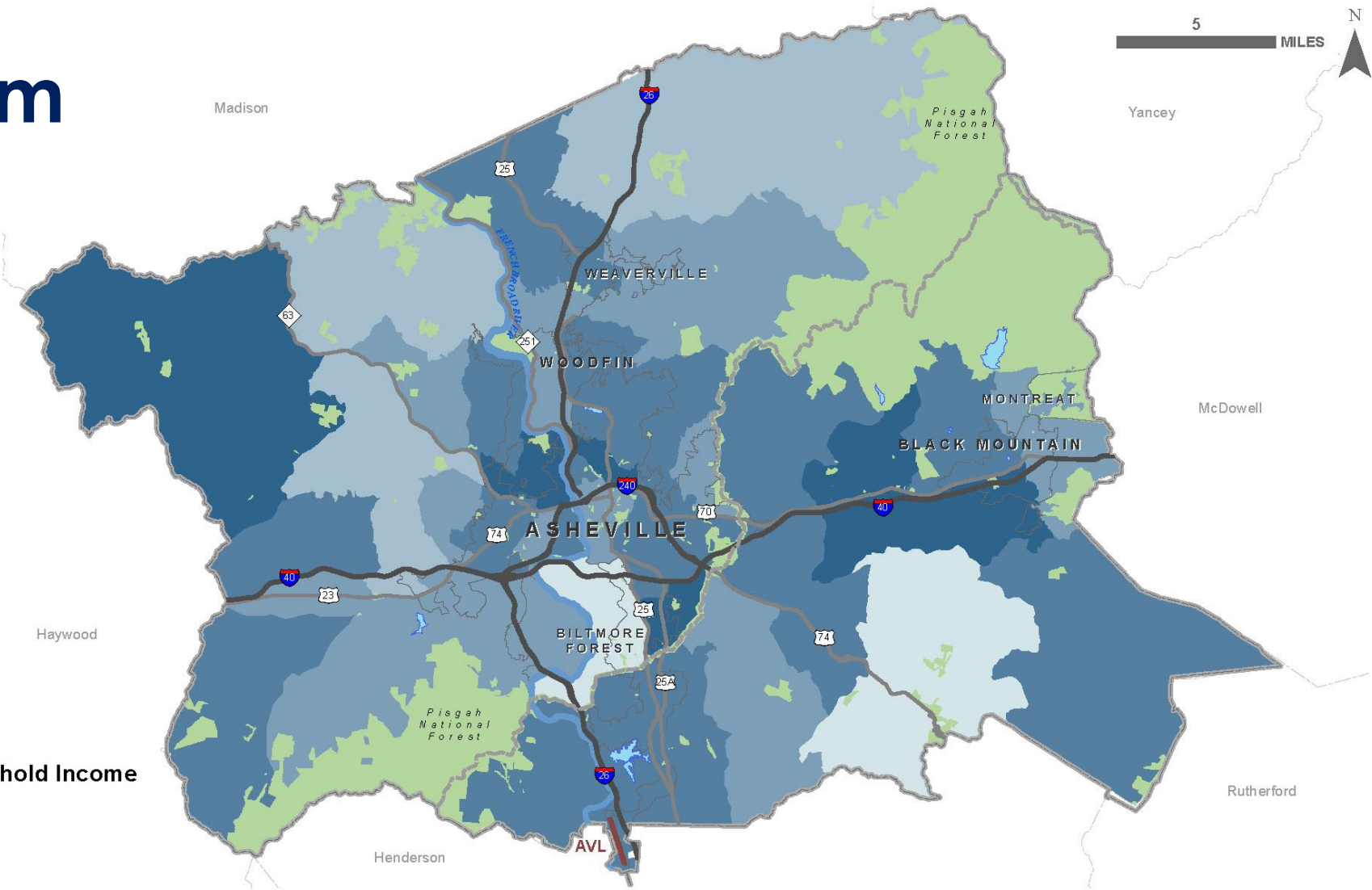
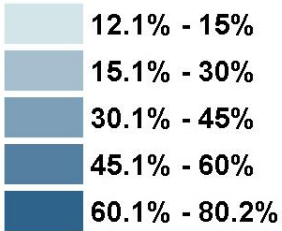
- The **percentage of cost-burdened renter households has been rising in Buncombe County.**
 - Between 2015-2019, 56.6% of renter households were cost-burdened.
 - During this same time period, the state rental housing cost-burdened households trended downward at the state level.
- Between 2016 and 2020, the median price of a home sold in the county increased by 33%.
 - In 2020, the average house was only on the market for 17 days
 - 97% of houses sold for at or above the listed price
 - More than 30% of home closings were in cash



Key Findings from Housing Assessment

The map to the right considers rental households only and shows the percentage of households, by census tract, that spent more than 30% of their total annual household income on their total gross rent for that year.

Households With Gross Rent Exceeding 30% of Household Income



Key Draft Policies and Actions

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Policies

- Increase housing options and improve housing affordability for all residents.
- Support development on infill, redevelopment, and adaptive reuse sites.
- Provide adequate housing options for all income levels to meet the needs of economic development opportunities.
- *Other policies that support increases in housing density in growth areas of county*



Key Draft Policies and Actions

WORKING DRAFT

Actions

- Implement equity-oriented housing policies that address historically disadvantaged groups and other neighborhoods at-risk of gentrification and displacement.
- Expand and protect affordable and accessible housing choices.
- Implement regulatory actions to promote the Growth, Protection, and Conservation Goal.
- Support the economic advancement of historically disadvantaged communities.



Questions or Feedback?



Performance Measures



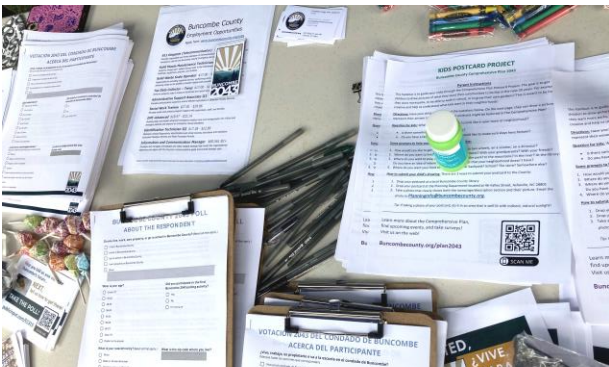
Next Steps



Next Steps

- Prepare adjustments to Plan Framework based on BOCC feedback
- Assembling Plan document
- Planning Board review of plan (starting October 2022)
- Public Input Opportunity #3 – Affirm the Plan (tentatively set for Nov/Dec)





Questions?

