



2043 COMPREHENSIVE PLAN Board of Commissioners Public Hearing

Presented by

Comprehensive Planning Team

May 16, 2023



BUNCOMBE COUNTY



Meeting Agenda

1. Buncombe 2043 Comprehensive Plan Process
2. The Plan
3. Revisions Requested at Joint Work Session
4. Planning Board Endorsement
5. Consideration for Adoption



Buncombe 2043 Comprehensive Plan



OUR VOICES, OUR VISION
BUNCOMBE COUNTY 2043
COMPREHENSIVE PLAN
MARCH 2023 PUBLIC HEARING DRAFT



BUNCOMBE COUNTY



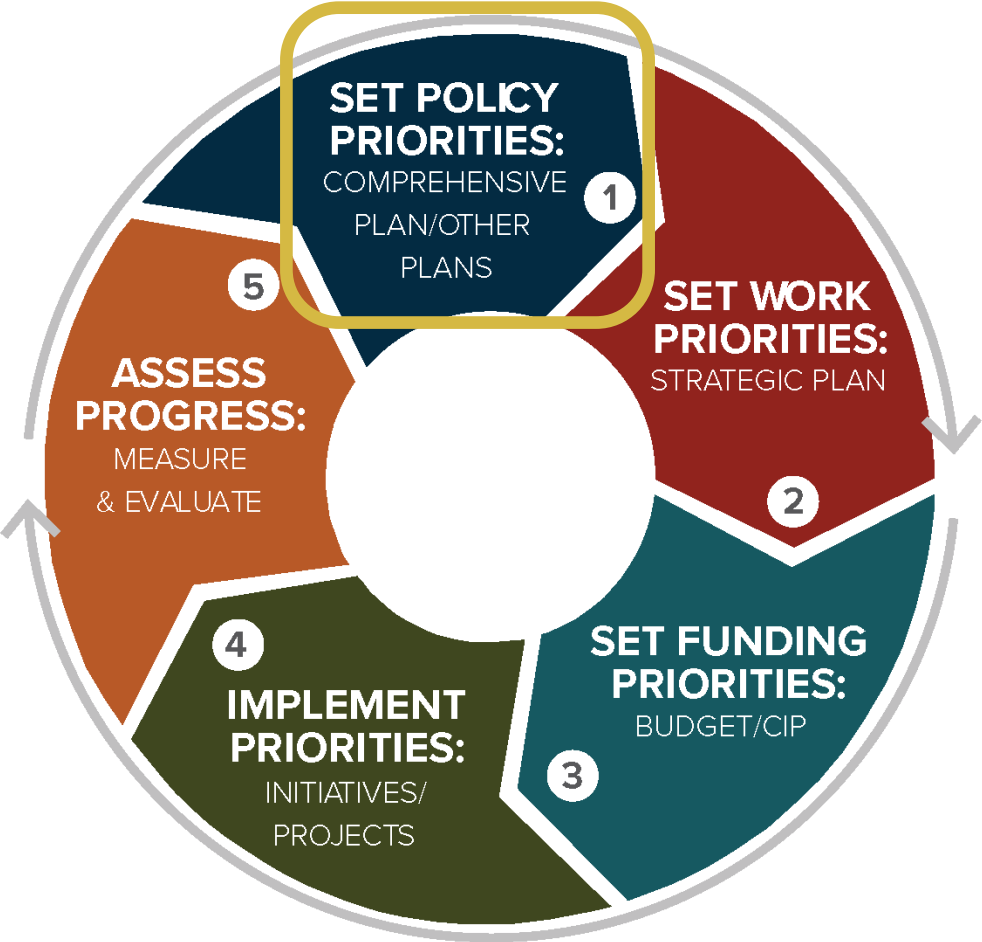
Adoption Process



- To maintain consistency during the adoption process, the Public Hearing Draft will not be modified during this timeframe.
- Any requested changes endorsed by the Board of Commissioners or Planning Board will be tracked and documented in a series of memoranda.
- Following adoption by the Board of Commissioners, the Plan will be updated with all final adopted edits and transmitted to County Planning & Development Staff.



Purpose of the 2043 Comprehensive Plan



1: Plan Process



Plan Process





Public Engagement Stats

Meetings and Engagement

18 in-person, drop-in, or virtual meetings

95 intercept events at places such as schools or universities, festivals, or community markets

81 board and committee meetings

Outcomes

157,673 inputs were submitted

5,233 responses received across all phases



2: The Plan

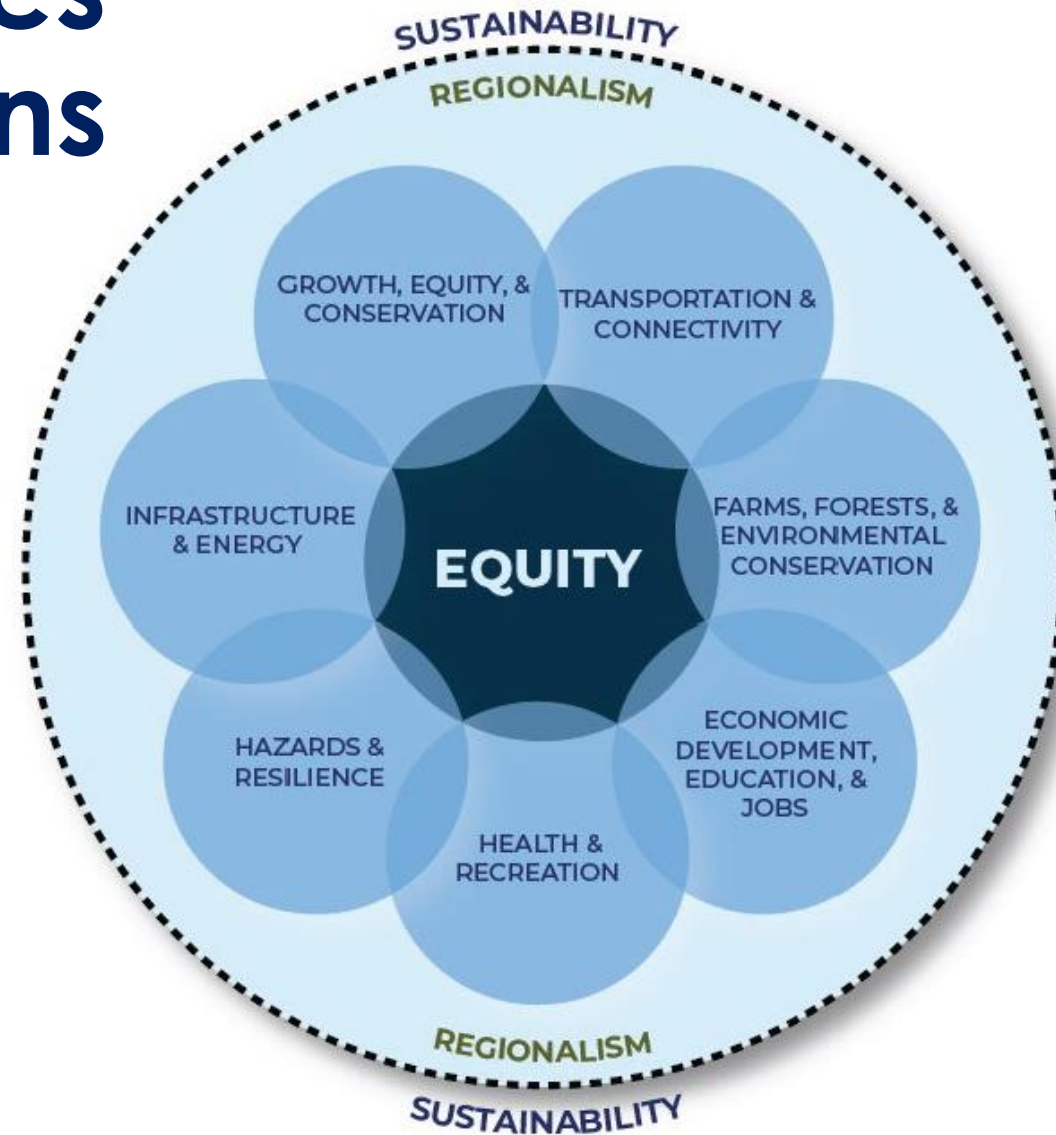


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Planning Topics and Equity Lens



VISION THEMES

The highest level of the Plan Framework is intended to express the ideal aspirations of the plan. These articulate the priorities for the County and the critical outcomes the County is striving to achieve.

GOALS

These express desired outcomes related to each planning topic included in the Plan. These are guided by the Vision Themes and articulate a more specific desired result to be achieved. Policies and actions are organized under these Goals.

POLICIES

These are statements of commitment and direction toward achieving the Goals, describing positions to inform decision-making either by the County or directed toward a partner agency. Policies are written in short, concise statements with policy intent descriptions providing more detailed guidance for each policy.

ACTIONS

These are specific implementation tasks that the County and its partners will take in the future to realize the Vision Themes, Goals, and Policies.

Plan Framework



Vision Themes

STRIVE TO
ACHIEVE EQUITY



COMMIT TO
SUSTAINABILITY



ACHIEVE LIVABILITY AND
AFFORDABILITY



*Through our
Buncombe
County 2043
community
vision, we
will...*

FOCUS ON
CONSERVATION



ROOT EFFORTS
IN COMMUNITY



Chapter 02

GROWTH, EQUITY, & CONSERVATION

GOAL:

Growth will result in sustainable development patterns that expand affordable and middle income housing options for residents and job opportunities for the local workforce, protect historically disadvantaged neighborhoods and businesses from displacement and gentrification, and create centers for shopping, dining, and recreating.

New development will maximize developable lands in key growth areas and transportation corridors through mixed-use and clustered development designs that lessen climate and environmental impacts and are more resilient to hazards. Growth will be directed away from priority conservation areas using a variety of public and private tools.

Goals

- Growth, Equity, and Conservation
- Transportation and Connectivity
- Farms, Forests, and Environmental Conservation
- Economic Development, Education, and Jobs
- Health and Recreation
- Hazards and Resilience
- Infrastructure and Energy



Policies

Total Number of Policies: **35**

POLICY OVERVIEW

Looking for more info on these Policies? Check out the plans on page 82 for more info.

POLICY 1 Guide land use decisions using the Growth, Equity, and Conservation Framework Map and Future Small Area Plans.	POLICY 2 Promote the development and enhancement of communities in identified growth areas.	POLICY 3 Develop small area plans that provide more detailed guidance for Equity Opportunity Areas, Rural Centers, growth corridors, and potentially other areas.	POLICY 4 Balance development needs with environmental conservation and rural preservation.
POLICY 5 Promote sustainable and resilient development.	POLICY 6 Promote multi-jurisdictional planning, collaboration, and information sharing.	POLICY 7 Increase housing options and improve housing affordability for all residents.	POLICY 8 Support development on infill, redevelopment, and adaptive reuse sites.

POLICY 1

Guide land use decisions using the Growth, Equity, and Conservation Framework Map and future small area plans.

Utilizing the Growth, Equity, and Conservation Framework Map and small area plans in land use and development decisions will help Buncombe to achieve this Plan's Goals.

Policy Intent

This policy is built upon Buncombe 2043 community engagement and technical analysis efforts that identified key growth areas and future land use categories for the county. The Growth, Equity, and Conservation Framework Map and related categories identify:

- Growth areas that include the most suitable lands for development and should be leveraged to maximize future growth for needed housing and employment development (such as in Mixed Use Neighborhoods).
- Rural and Conservation areas where development will be limited, agricultural and environmental lands that will be preserved, and rural character that will be maintained (such as the Conservation Working Lands and Rural Community categories).
- Equity Opportunity Areas where Buncombe will partner with historically disadvantaged communities and other neighborhoods at risk of displacement and gentrification to carefully manage change. These areas include places where there is naturally occurring

affordable housing and where market changes could cause redevelopment that displaces residents and businesses.

- In the future, the County will be preparing small area plans to prepare site-level guidance for Equity Opportunity Areas, growth corridors, and other identified places where site level planning analysis is needed.



View of downtown Asheville and the surrounding communities.



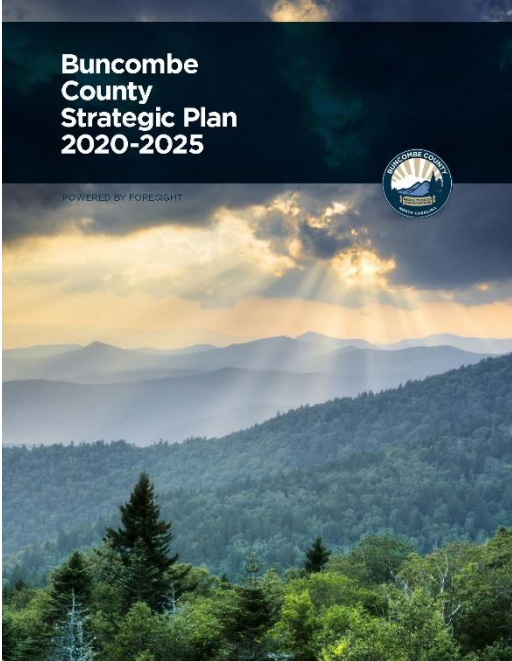
Actions

ACTIONS OVERVIEW

Looking for more detail on the Actions listed here? Check out the Implementation chapter on page 156.

- 1** Implement new development and re-development policies and prepare small area plans to promote desired land use patterns and designs and maximize the use of public infrastructure.
- 2** Implement County-directed policies to support Equity Opportunity Areas.
- 3** Implement equity-oriented housing policies that address historically disadvantaged groups and other neighborhoods at risk of gentrification and displacement.
- 4** Expand and protect affordable and accessible housing choices.
- 5** Implement regulatory actions to promote the Growth, Equity, and Conservation Goal.
- 6** Support the protection of agricultural and forest lands, environmentally sensitive areas, and rural communities.
- 7** Coordinate information sharing and joint decision-making with neighboring jurisdictions.
- 8** Develop new tools to protect steep slopes.
- 9** Inventory and encourage protection of cultural and historic resources.

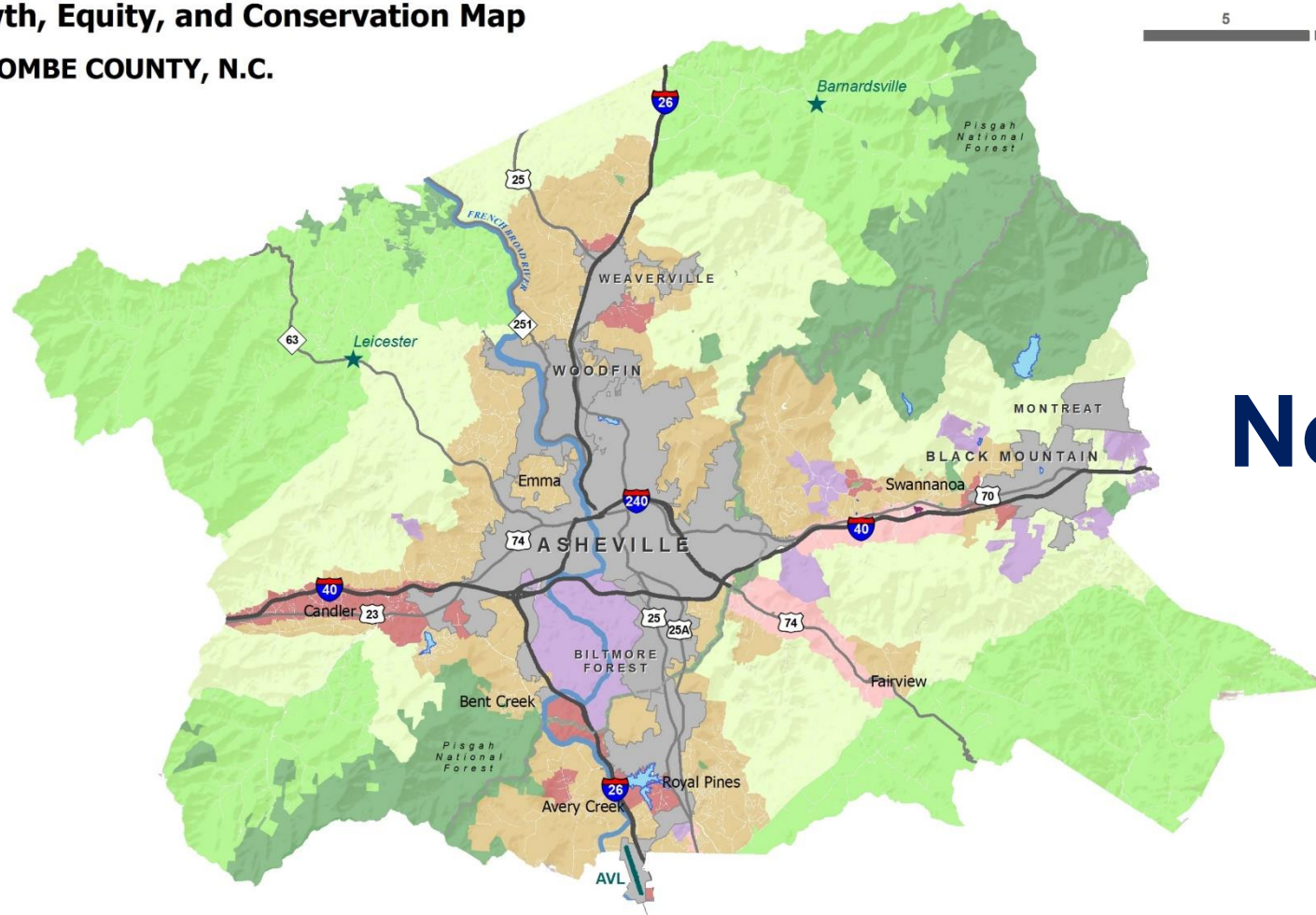
Total Number of Actions: **41**



Comp Plan provides inventory of actions for future Strategic Plan updates



Growth, Equity, and Conservation Map
BUNCOMBE COUNTY, N.C.



New Planning Tools: GEC Map

Growth Areas

- Mixed Use Neighborhood
- Mixed Use I
- Mixed Use II
- Walkable Destination Center

Conservation Areas

- Protected Public Lands
- Conservation Working Lands
- Rural Community
- Rural Center

Other Areas

- Institutional
- Municipalities (including Montreat ETJ)

Equity

The Equity Opportunity Areas (EOAs) are the only land use category that is not delineated on the map. EOAs offer an opportunity to examine equity throughout Buncombe County's planning and zoning jurisdiction. For more information, see page 47.

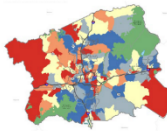
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New Planning Tools: Identifying and Evaluating Equity Opportunity Areas

STEP 1:

COMMUNITY INDEX MAP



DESCRIPTION:

The Community Index Map, part of the GEC Framework, helps to identify important opportunities for creating equity in Buncombe County. This map will be updated over time and will serve as a factual guide when making equity-related policy decisions. The map distinguishes areas with a higher Equity Opportunity score, denoting areas where additional efforts are needed to support these communities (many of which have been historically disadvantaged). The map, found starting on page 48, will be used in conjunction with the Equity Analysis Tool.

STEP 2:

EQUITY ANALYSIS TOOL

The Equity Analysis Tool is a product of the County's Equity and Human Rights Office. The tool has been adapted to the Comprehensive Plan to be used by County Planning and Development Staff to evaluate new proposed development projects and, specifically, the impact these projects may have on surrounding areas. County Staff can leverage the Equity Analysis Tool and Community Index Map to identify Equity Opportunity Areas. The application of these tools as part of the development review process will help identify whether or not a proposed development will advance the County's vision. The tool and map are found starting on page 47.

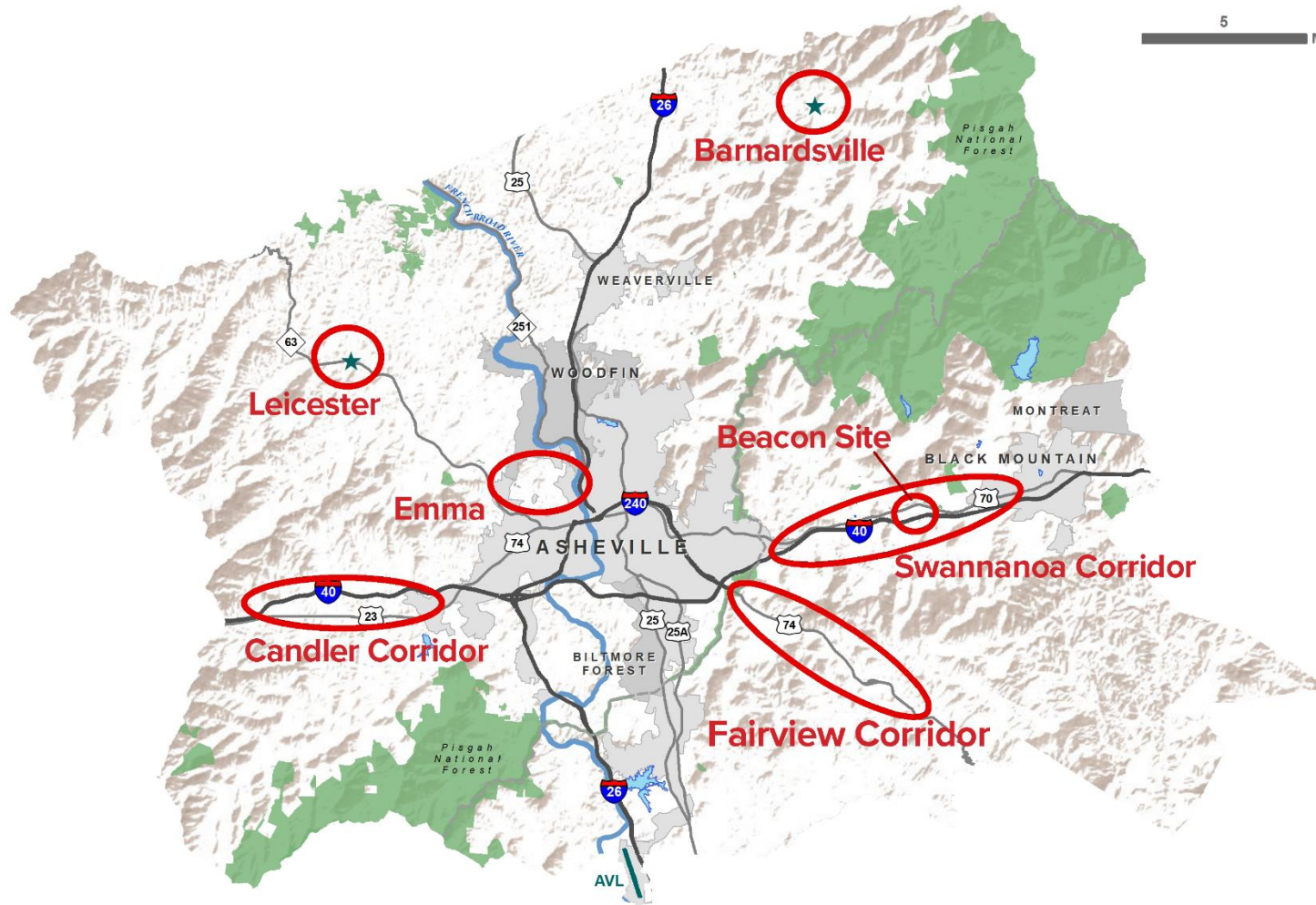
STEP 3: Staff Report on Rezoning Case Including Results of Step 1 & 2 Evaluations

Intended Outcome:

Will incorporate equity as a key consideration when reviewing legislatively approved development proposals, such as rezonings.



SMALL AREA PLAN MAP



New Planning Tools: Small Area Planning

 General Location of Future Small Area Plan



PLANNING TOPIC	PERFORMANCE METRIC
GROWTH, EQUITY, AND CONSERVATION	<p>The majority of new development shall occur within growth areas as defined by the Growth, Equity, and Conservation Framework and Map.</p> <p>Increase the number of ownership units and rental units affordable to households earning less than 80% Average Median Income (AMI).*</p>
TRANSPORTATION AND CONNECTIVITY	<p>Increase the number of linear feet of sidewalks, bike paths, and greenways.</p>
FARMS, FORESTS, AND ENVIRONMENTAL PROTECTION	<p>Increase the number of acres in permanent conservation status.**</p>
ECONOMIC DEVELOPMENT, EDUCATION, AND JOBS	<p>Increase the number of new jobs with earnings above \$50,000.***</p>
HEALTH AND RECREATION	<p>Increase the percentage of the Buncombe County population that lives within three miles of recreation, greenways, trails, or parks.</p>
HAZARDS AND RESILIENCE	<p>Decrease allowable impervious surfaces on all newly developed lots.</p>
INFRASTRUCTURE AND ENERGY	<p>Increase in the number of renewable energy projects built in Buncombe County.</p>
<p>*Adopted metric for the Buncombe County Community Development Department **Currently tracked by Buncombe County Planning & Development ***Currently tracked by the Chamber of Commerce data</p>	

Implementation: Performance Metrics



Implementation

Taking Action

Regulatory and Guideline Updates

Capital Investments and Funding Programs

Further Planning Efforts and Initiatives

Partnership Opportunities

Chapter	Actions
Growth, Equity, and Conservation	9
Transportation and Connectivity	5
Farms, Forests, and Environmental Conservation	3
Economic Development, Education, and Jobs	6
Health and Recreation	8
Hazards and Resilience	5
Infrastructure and Energy	5
TOTAL	41



3: Requested Revisions from Joint Work Session



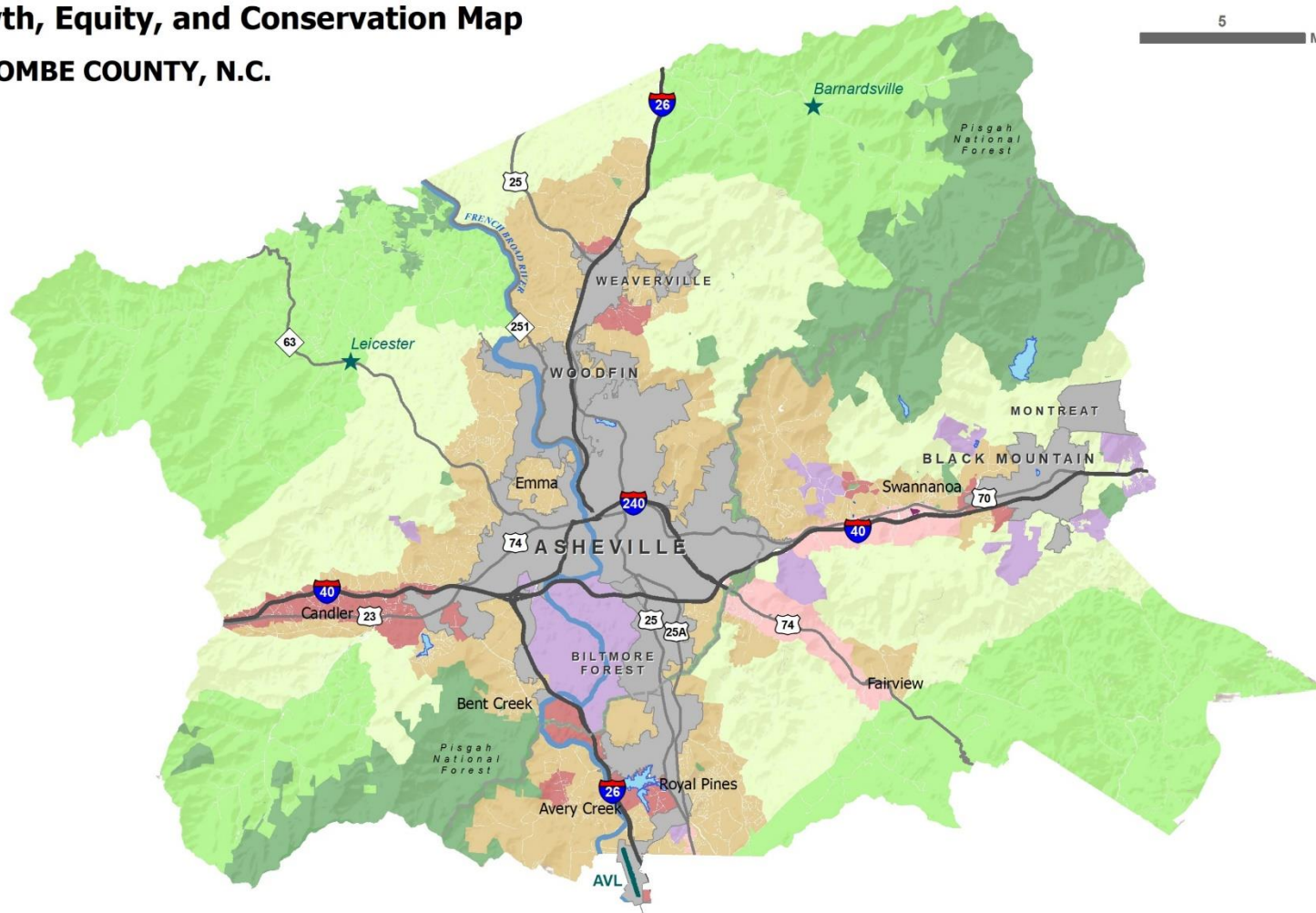
Growth, Equity, and Conservation Map

BUNCOMBE COUNTY, N.C.



Revise GEC Map Color Palette

- Changing color palette of Mixed Use I, Mixed Use II, and Walkable Destination Center to increase contrast and better differentiate the colors



Growth Areas

- Mixed Use Neighborhood
- Mixed Use I
- Mixed Use II
- Walkable Destination Center

Conservation Areas

- Protected Public Lands
- Conservation Working Lands
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3/30/2023



Add Action to Support Development of Renewable Energy Storage Infrastructure

- New bullet under Infrastructure and Energy Actions, Action 2 (pages 197-198):
- *Support existing and emerging technologies for Energy Storage Systems (ESS), such as battery storage and microgrid technologies, to maximize effectiveness of renewable energy installations, reduce peak energy demand costs, and provide increased reliability and resilience due to grid disturbances.*



Planning Board Endorsement

- May 2, 2023 Planning Board Public Hearing
 - Received a presentation requesting endorsement of the Comprehensive Plan with the recommended changes made at the April 19, 2023, Joint Work Session
 - Received and considered public comment on the Public Hearing Draft of the Plan
 - Unanimously endorsed the Public Hearing Draft of the Comprehensive Plan to be considered for adoption by the Board of Commissioners with the incorporation of the requested changes made at the April 19, 2023, Joint Work Session





Consideration for Adoption



Adoption Process



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