



# Comprehensive Plan Update

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*Presented by*

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Gillian Phillips, AICP and Nathan Pennigton CFM

Planning & Development Department

Board of Commissioners Briefing

May 20, 2025



# PURPOSE

- ✓ **Board Update on the Buncombe County Comprehensive Plan**
  - ✓ Zoning Map Amendments and Changes to GEC Map
  - ✓ Review of Previous Plan of Action
  - ✓ Approved Text Amendments
  - ✓ Adjusted Plan of Action
  - ✓ Small Area Plan
  - ✓ Future Projects
  - ✓ Flood Damage Prevention Ordinance



# Buncombe 2043 Comprehensive Plan

- ✓ Adopted May 16, 2023
- ✓ The County's first Comprehensive Plan
- ✓ Created Overall Vision Themes for the Future
- ✓ Goals, Policies and Actions
- ✓ GEC (Growth, Equity, and Conservation) Map and Equity Analysis Tool
- ✓ Used in other Planning processes in the County

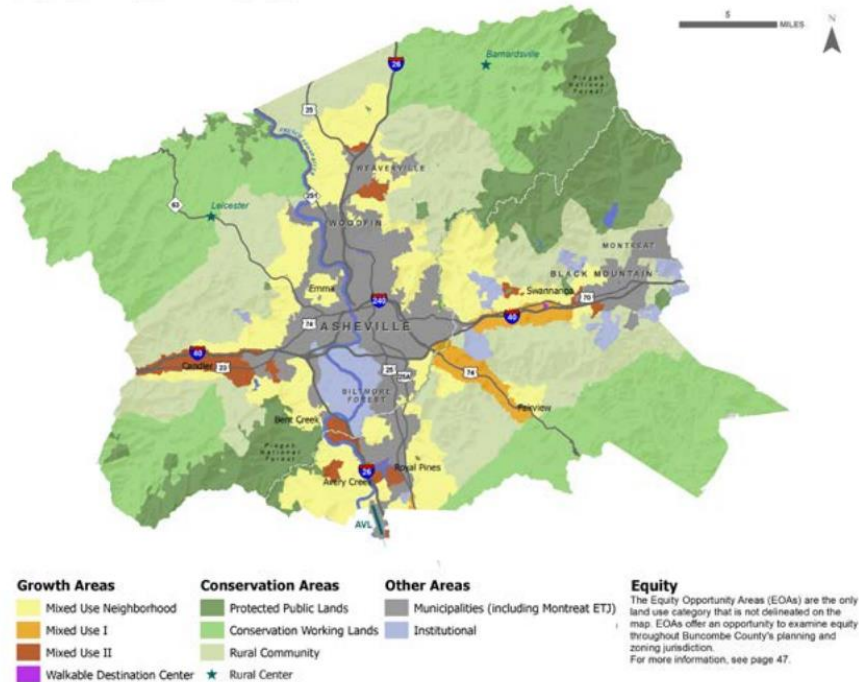


OUR VOICES, OUR VISION  
**BUNCOMBE COUNTY 2043**  
COMPREHENSIVE PLAN  
ADOPTED MAY 16, 2023



Per North Carolina state law, when a map amendment is approved which does not conform to an adopted Comprehensive Plan's future land use map, the rezoning has the effect of automatically changing the adopted map.

GROWTH, EQUITY, & CONSERVATION FRAMEWORK MAP

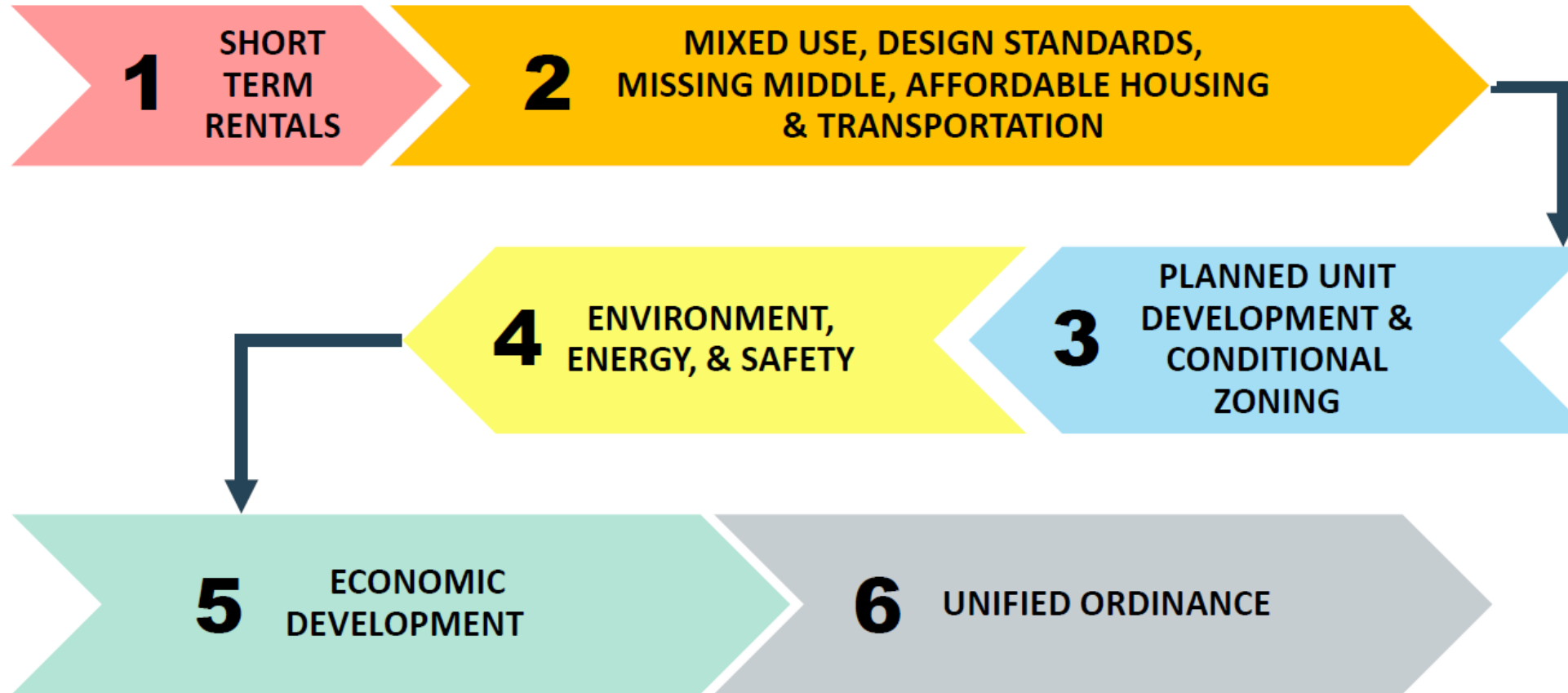


# GEC Map

- ✓ **ZPH2023-00019 – Long Shoals Business Center Rezoning**
  - Dates: PB 7/17/2023; BOC 8/15/2023
  - Location: Long Shoals Rd
  - Rezoned from NS to CS
  - To be changed from Mixed Use Neighborhood to Mixed Use I
- ✓ **ZPH2024-00034- Hitching Post Lane Rezoning**
  - Dates: PB 12/16/2024; BOC 1/21/2025
  - Location: New Leicester Hwy
  - Rezoned from R-2 to CS
  - To be changed from Mixed Use Neighborhood to Mixed Use I
- ✓ **ZPH2024-00039- Long Shoals Road Rezoning**
  - Dates: PB 1/27/2025; BOC 2/18/2025
  - Location: Long Shoals Rd
  - Rezoned from R1 and R2 to CS
  - To be changed from Mixed Use Neighborhood to Mixed Use I



# Previous Text Amendment Buckets



# Approved Text Amendment

## **ZPH2024-00024- Cryptocurrency, Data Centers, and Government Protective Services (PB 9/16/2024; BOC 10/15/2024)**

*This text amendment addressed three different topics which help achieve several policies and actions from multiple topics.*

### **Supported Actions and Polices from the following Sections:**

- Growth, Equity, Conservation
- Farms, Forests, Environment
- Health & Recreation
- Infrastructure & Energy

**ZPH2024-00033- Emergency Housing Text Amendment** (PB 11/18/2024; BOC 11/19/2024) *This text amendment came out of the recovery response to Hurricane Helene, which damaged hundreds of homes due to flooding, debris flows, wind damage, and other impacts. This text amendment allows for emergency housing in all zoning districts, which was not addressed by the Zoning Ordinance previously.*

### **Supported Actions and Policies from the following sections:**

- Growth, Equity, Conservation



# UPCOMING ORDINANCE CONSIDERATIONS

## HOUSING

1. End mandatory single-family zoning
2. Incentivize missing middle housing
3. Reduce regulatory barriers to housing construction

## ECONOMIC DEVELOPMENT

1. Revise parking requirements
2. Make development reviews more efficient
3. Increase by-right options to reduce regulatory barriers

## RECOVERY

1. Revise the Flood Ordinance
2. Revise the Steep Slope/High Elevation, and Protected Ridge Overlays
3. Revise Hillside Development Standards



# Small Area Plans-Swannanoa

- Started work in January 2025 and will have an anticipated adoption date of August 2026
- Will include public engagement, Technical Expertise Committee, Steering Committee
- Existing Conditions Study, Hazard Vulnerability Analysis, and Small Area & Resilience Plan





# Future Projects

- Dashboard
- Policies and Actions added to ClearPoint
- Donut Hole Text Amendments
- Evaluated of proposed changes to our Development Ordinances after Tropical Storm Helene changes that prioritize dwelling unit construction, economic development, and recovery



# Flood Damage Prevention Ordinance

## Post Helene Activities:

1. Substantial damage appeals
2. Permitting (reconstruction, new construction, bridge/culverts, etc.)
3. Retroactively fully permit/close out all temp emergency permits
4. Provide support as part of the HMGP Team
5. Working with Land Resources on stream restoration and realignments

## Future Program Changes and Text Amendments

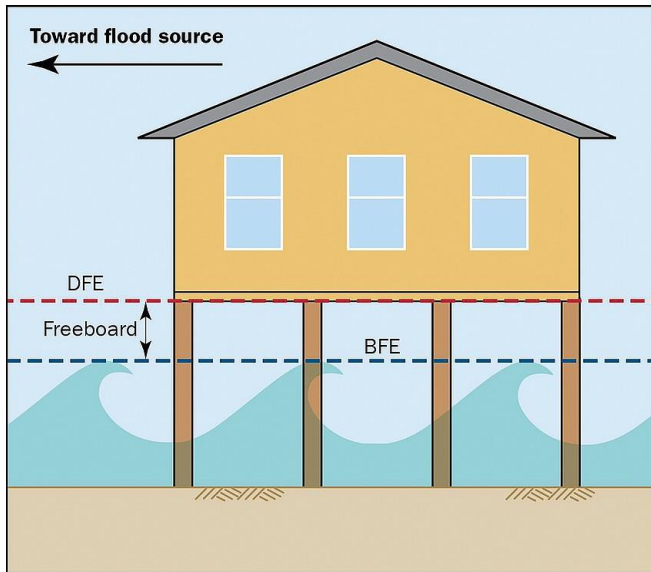
1. Phased approach to joining the Community Rating System
2. Evaluating higher standards including but not limited to:
  - Higher freeboard
  - Accessory structures
  - RV's
  - Greater restrictions in the floodway
  - Repetitive loss properties
  - Flood shadow



# 2025 Staff Priorities – Life Safety

## FREEBOARD

Current: 2 feet  
Proposed: 3 feet



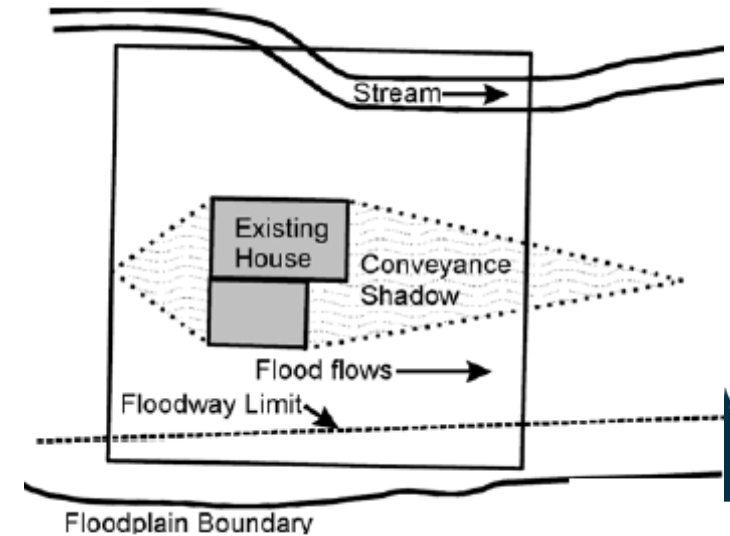
## RV IN FLOODWAY

No RV's to be placed,  
occupied in the floodway.



## FLOOD SHADOW

- Clarify habitable structures standard
- Disallow additions in the flood shadow



# DISCUSSION

