

**Buncombe County Strategic Planning
Community Input Session – Environmental Stewardship
10/19/2019**

Theme	Land Use/Permitting
<p>What would success look like?</p>	<ul style="list-style-type: none"> • Regulation of development • Fire prone forest ordinance • Unobstructed mountain views (clustered, denser development away from steep slopes) • Proactive zoning and land use <ul style="list-style-type: none"> ○ Urban planning – population increase ○ Managing growth • Improving and enforcing zoning regulations and land use policies with no exceptions (such as conditional use permits). • Construction: All new construction has been guided by environmentally sound principles and practices. All old construction has been assessed and improved for energy efficiency. • Land conservation – limiting development • Land use/development <ul style="list-style-type: none"> ○ High density housing ○ Protect slopes ○ Green space requirements ○ Public transportation ○ Sustainable farmland ○ Runoff control (best practices)
<p>Goals with greatest impact</p>	<ul style="list-style-type: none"> • Facilitate high-density development in existing high-density areas. • Improve zoning and building code controls to allow more intense development. • Facilitate high density development in existing built-up areas while discouraging mountainside development. • Manage growth/maintain character • Improve mountaintop, river/stream and steep slope controls. • Maintain Mountains (view shed, landslide, visibility) – could fall into greenhouse gas goal • All new construction projects should be guided by environmentally sound principles and practices, taking the need for conserving green spaces into consideration. • Improve and enforce land-use policy so that commercial and residential development does not negatively impact water quality, air quality, mountain views, population growth, farmland, forests, etc. • Ensure that public utilities and private companies do not interfere with the implementation by eminent domain procedures. • Rewrite land use planning/zoning to manage growth by directing development to areas where infrastructure can be provided. • Designate land near urban centers for prices controlled housing. • Preserve natural heritage of community through smart, intentional zoning, land use and development goals. • <i>Better land use: preserve farmland, greater greenspace within developments, zoning for smarter land use</i>

Theme	Energy
<p>What would success look like?</p>	<ul style="list-style-type: none"> • Policy changes on electricity sales (3rd party energy sales) renewable energy focused • Educating public and government on levelized cost of energy to show true lifecycle costs • Renewable energy at 100% - Commercial and residential • 100% renewable energy 5 years early (2025). <ul style="list-style-type: none"> ○ Solar on all public buildings, unused land, schools/AB Tech, landfill, bus. • Break Duke Energy Monopoly <ul style="list-style-type: none"> ○ Geothermal HVAC (District) ○ EV charging stations
<p>Goals with greatest impact</p>	<ul style="list-style-type: none"> • Facilitate energy transportation infrastructure • Reduce greenhouse gas emissions through energy efficiency and putting solar on county land and building • 100% renewable energy • Install solar and energy storage on all viable municipal facilities. • Allowing 3rd party electricity sales (give us options besides Duke Energy) with the goal of the entire county reaching 50% renewable energy by 2025 and 100% by 2030. Acknowledging the impact of our energy use in the greater climate change emergency. • Increase solar energy and geothermal use to decrease greenhouse gases and decrease climate change. • Facility energy transition: EV fleets, EV charging stations, geothermal HVAC systems (esp. district systems, PVs, etc. • Reduce greenhouse gas via 100% renewable energy production • Reduce greenhouse gas emissions and work towards carbon neutrality as a county. • Greenhouse gas reduction: better rural transportation, carbon reduction public buildings, electric car provisions/facilitation, trail system for non-motorized movement. • <i>Coalition with surrounding municipalities to ensure success and support for 100% renewable efforts with equity for all as the guiding principle.</i>

Theme	Water Quality Protection
<p>What would success look like?</p>	<ul style="list-style-type: none"> • Watershed management • Water-side monitoring and zoning (erosion control and flood safety) buffer zones, etc. • Addressing storm water/runoff to protect local rivers and streams (clean and clear water after ALL rain events. • Tightening water ordinances <ul style="list-style-type: none"> ○ Clean Rivers – French Broad • Save floodplains for farmland • Riparian zones for health of rivers and small streams
<p>Goals with greatest impact</p>	<ul style="list-style-type: none"> • Protect streams/rivers • Monitor water quality and quantity for all species – pollution control • Development and education of watershed impact related to development, farmland, flood control, contaminant containment. Water quality is a measurable indication of the environment. We

	<p>all live downstream. Regulation and maintenance of green spaces related to water quality.</p> <ul style="list-style-type: none"> • Watershed restoration and water quality management. • Increase riparian zones on rivers and creeks to improve water quality and to preserve farmland and undeveloped land. • Improve water quality by toxic runoff prevention and erosion runoff prevention
--	--

Theme	Funding
What would success look like?	<ul style="list-style-type: none"> • Hotel tax – funding • Incentives for carbon sequestration in local agriculture
Goals with greatest impact	<ul style="list-style-type: none"> • Tax 2nd/3rd homes • Create a “fire tax” on homes built in fire-prone forestland, prioritizing south facing, rocky, thin-soiled areas that are likely to burn when droughts get worse in the future. This would disincentivize building in remote places that will be hard for the county to protect (example: High Rock Acres development off of Route 9) <ul style="list-style-type: none"> ○ The money from this tax could go towards preservation of farmlands or increasing renewable energy throughout the county. • McMansion tax – non-legacy farmland protected out-of-state \$1 million and homes taxed more. Creates funding for green initiatives and affordable urban housing. Targeted tax legislation to get money from those who can afford it. • Tree tax – homeowners/builders must pay for each tree cut down during lot clearing for new homes • Incentivizing resilient, sustainable, local agriculture including soil carbon sequestration incentives, agricultural conservation easements, and wild-land agricultural buffers. Acknowledge, consider and give additional opportunities for food-producers of color and focus on affordable, healthy food availability for poor communities and communities of color.

Theme	Collaboration/Public Engagement
What would success look like?	<ul style="list-style-type: none"> • Community participation in program development • Working with Asheville and other municipalities for a unified vision and policy-making. • Engaged Populace <ul style="list-style-type: none"> ○ Non-profits ○ County/City coalition ○ Community engagement • Education and culture development
Goals with greatest impact	<ul style="list-style-type: none"> • An outreach board, committee or agency that can form a coalition and coordinate the action of the motion of this vision. • <i>Coalition with surrounding municipalities to ensure success and support for 100% renewable efforts with equity for all as the guiding principle.</i> • Cross-county and cross-city communication

Theme	Greenspace/Farmland Protection
What would success look like?	<ul style="list-style-type: none"> • Maintain and prioritize green space • Increase incentives for farmland conservation easements. • Farmland preservation
Goals with greatest impact	<ul style="list-style-type: none"> • Maintain increase of quality farmland acreage/parks/green space • Preserve green space and farmland • Preserve greenspace and farmland for future generations. • Maintain quality acreage of farms, undeveloped lands, state parks and public green spaces; thereby ensuring high water quality, limiting storm water runoff and monitoring data. • <i>Better land use: preserve farmland, greater greenspace within developments, zoning for smarter land use</i>

Theme	Public Transportation
What would success look like?	<ul style="list-style-type: none"> • Bicycle Expansion • Transportation: Electric public for rural residents (Mountain Mobility, School buses)
Goals with greatest impact	<ul style="list-style-type: none"> • <i>Provide equitable public transportation for all county residents.</i> • More bicycle use with protected lanes

Theme	Equity
What would success look like?	<ul style="list-style-type: none"> • Equity at every stop of process going forward
Goals with greatest impact	<ul style="list-style-type: none"> • <i>Provide equitable public transportation for all county residents.</i> • Inclusivity of marginalized communities in planning

Theme	Waste Management
What would success look like?	<ul style="list-style-type: none"> • Increased creativity in waste/landfill/recycling
Goals with greatest impact	<ul style="list-style-type: none"> • Landfill and trash collection, disposal, containment, reuse, recycle