COMPREHENSIVE PLAN - Planning Board Updated
Phase 2 Update
Phase 3 – What’s Coming Up

Gillian Phillips - Long Range Planning
Division Manager
Planning Process

**PHASE 1**
Launch Project
- Project Kickoff
- Branding/Website
- Project Management & Engagement Plans

**PHASE 2**
Establish the Vision and Goals
- Assess Existing Conditions
- Identify Future Planning Influences
- Develop Plan Framework, Vision, and Goals

**PHASE 3**
Develop Policies and Strategies
- Assess Future Growth Alternatives
- Develop Land Use & Character Framework
- Draft Policies, Strategies, and Actions

**PHASE 4**
Adopt Plan
- Prepare Public Hearing Draft of Plan
- Finalize Adopted Plan
- Evaluate Zoning to Implement Plan

We are here
PHASE 2 VISION AND GOALS - In Progress

- Assessed existing conditions - Completed
  - Gathering information about existing conditions, including historical context
  - Draft Factbook completed
  - Draft Policy Guide completed
- Input Opportunity (Vision and Goals) - Completed
  - Helped identify future planning influences/issues
- Develop plan framework Vision and Goals - In Progress
PLANNING INFLUENCES

What trends and influences could affect Buncombe’s future?
Buncombe’s 2020 Population: 269,452
Population Change by Race

2000
- 89% White
- 7% Black or African American
- 1% Two or more races
- 2% Some other race
Total Population: 206,330

2020
- 81% White
- 6% Black or African American
- 7% Two or more races
- 6% Some other race
Total Population: 269,452

Source: 2020 U.S. Census
Population Change by Ethnicity

Percent Hispanic/Latino Ethnicity

- 2000: 2.8%
- 2010: 6.0%
- 2020: 8.1%

2000, 2010, and 2020 U.S. Census
Projected Population Growth

- **High Projection, 2045**: 83,000+
- **Low Projection, 2045**: 55,000+

Data sources:
- Woods & Poole (2021)
- French Broad MPO

Woods & Poole (2021)
Land of Sky MPO (2020)
New Housing Construction (2013 - 2021)

Buncombe County Building Permit Data, permits issued and certificate of occupancy issued, reported through November 16, 2021. Unincorporated areas only.
New Commercial Construction (2013 -2021)
Median Home Sales

- Buncombe County: $219,900, $253,300, $290,000, $307,000, $317,000, $339,000, $354,000
- City of Asheville: $238,000, $260,000, $269,900, $290,000, $307,000, $317,000, $320,000, $354,000
- Asheville Region: $250,000, $260,000, $293,000

COST BURDEN

- # of renter households paying more than 30% of income for rent: 19,075
VULNERABILITY: CDC Social Vulnerability Index
Commuting Patterns

- **56,363**
  WORKER INFLOW
  (Live Elsewhere, Work in County)

- **77,932**
  LOCAL WORKERS
  (Live and Work in County)

- **36,075**
  WORKER OUTFLOW
  (Live in County, Work Elsewhere)
The mean travel time to work is about **20 minutes** for workers employed in Buncombe County.
Open Space and Recreation

GREENWAYS & TRAILS
PROTECTED OPEN SPACE
PARKS
BLUEWAYS
Working Lands

Farmland Preservation Priorities

- Higher
- Lower

SUPPORTING FARMERS

STEWARDSHIP

GROWTH & DECLINE

AGRICULTURAL PRESERVATION

BUNCOMBE COUNTY
Water Resources

Drinking water supply

HUC 12 Watersheds (with labels)

Drinking Water Supply Watersheds

Lakes and Reservoirs

Impaired Waterways

French Broad River

Major Streams

Public Water Supply Water Sources
Community Health

Buncombe Priority #1: Mental Health

Buncombe Priority #2: Maternal/Birth Outcomes & Infant Mortality
Sustainability

Planning for Holistic Sustainability

Buncombe County Renewable Energy Plan: reach 100% renewable energy for the community by 2042

If no action is taken, only 8.1% of the community’s electrical supply will come from renewable energies by 2042
Hazard Mitigation and Resilience

- Resilience
- Hazard Mitigation
- Hazards
- Integration into Comprehensive Plan
Hazard Vulnerability Example

FLOOD RISK: 13% of commercial properties have high flooding risks
Phase 2 Input Opportunity - Vision and Goals

What trends and influences could affect Buncombe’s future?
Phase 2 Input Activities

• Poll
• Priorities and Actions
• Mapping
• Stakeholder Survey
Phase 2 - Input Opportunity Participation

1243 completed a portion or all of the Activities
347 attended meetings
592 kids participated
127 Stakeholder surveys
1321 Community Engagement Word Cloud
20 meetings and events
Planning Topics (Revised)
Phase 2
Preliminary Data

• What do you like most about Buncombe County?
  o Natural environment
  o People

• What are your biggest transportation needs/wants?
  o Better access to sidewalks, walking trails, greenways

• What should be the County’s priorities for creating a more sustainable future for its people and businesses?
  o Support the development of housing affordable for all residents and local workers
Phase 2
Preliminary Data (Themes)

- EQUITY
- HOUSING
- GOVERNANCE
- INFRASTRUCTURE
- COMMUNITY HEALTH
- ENVIRONMENTAL PROTECTION
- TRANSPORTATION
- SUSTAINABLE DEVELOPMENT

Affordability
- Broadband
- Green Infrastructure

Preservation
- Tree Protection
- Water Protection

Green Design
- Growth Management
✔ PHASE 3 - DEVELOP POLICIES AND STRATEGIES

• Late Spring 2022 – Fall 2022

• Input Opportunity (Develop Policy Direction and Priorities)
  o Tentatively Mid June to beginning of September 2022

• Input Opportunity – Affirm the Plan (Bring the Plan Out to the Community)
COMMENTS/QUESTIONS?