



# 2043 COMPREHENSIVE PLAN Planning Board Public Hearing

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*Presented by*

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## Comprehensive Planning Team

May 2, 2023  
In Person



**BUNCOMBE COUNTY**



# Meeting Agenda

1. Buncombe 2043 Comprehensive Plan Process
2. The Plan
3. Revisions Requested at Joint Work Session
4. Request for Endorsement



# Buncombe 2043 Comprehensive Plan



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



**BUNCOMBE COUNTY**



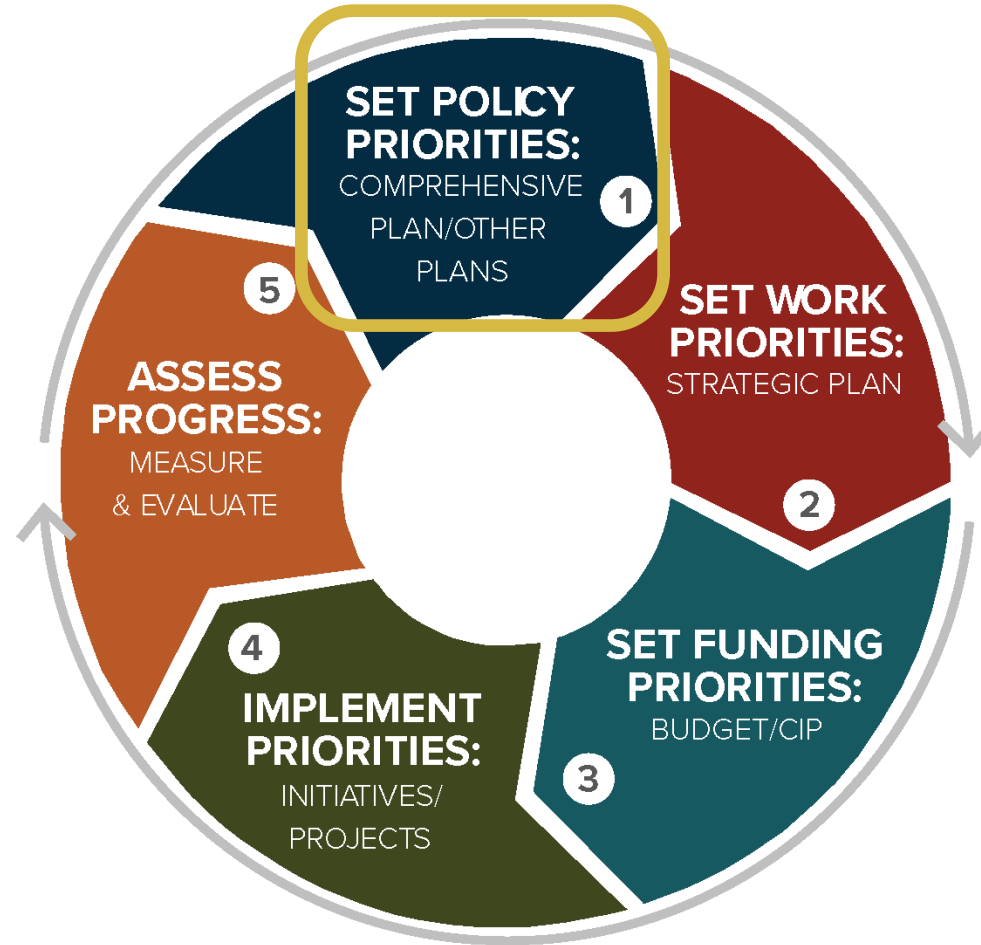
# Adoption Process



- 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



BUNCOMBE COUNTY



# 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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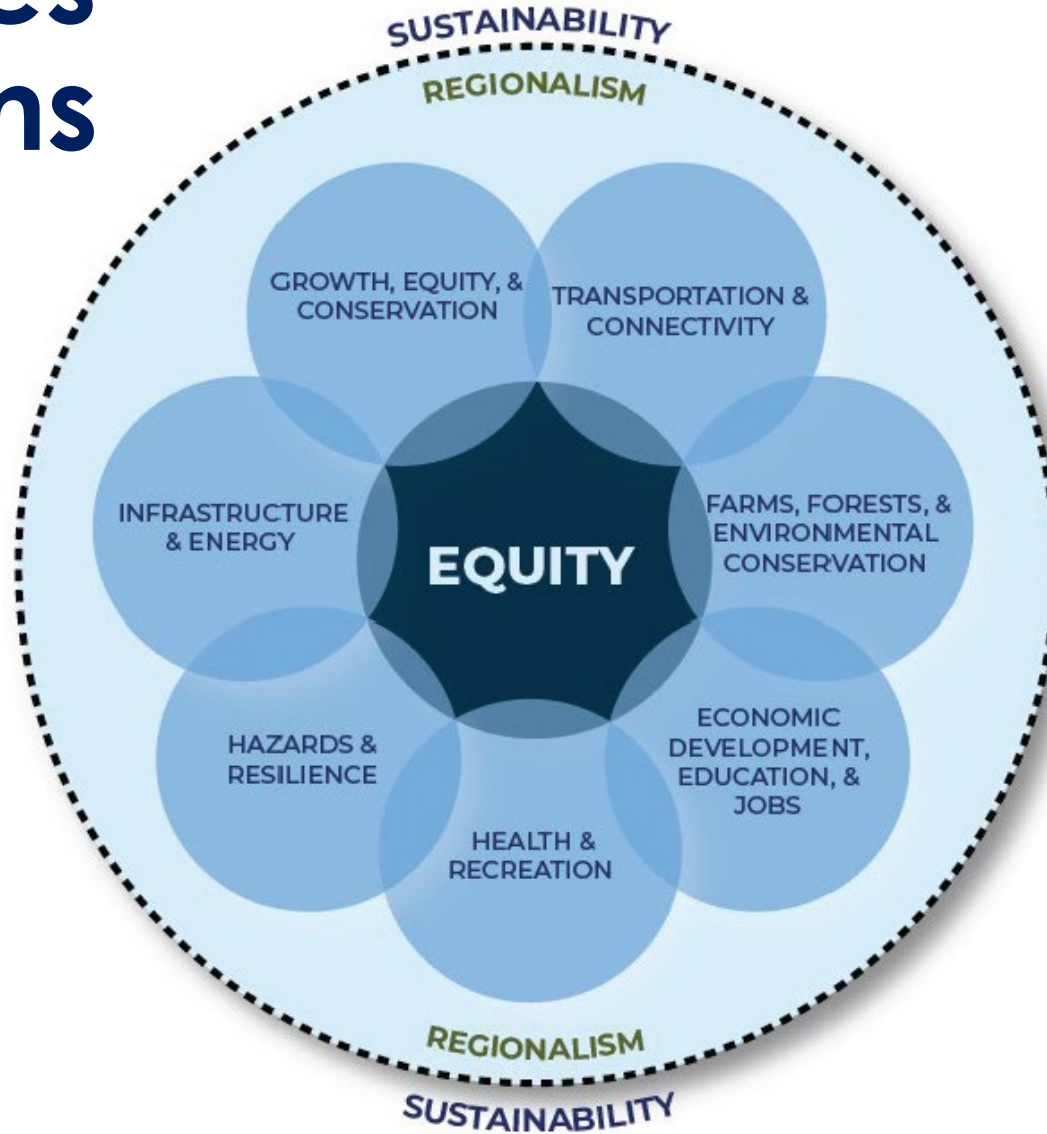
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# Planning Topics and Equity Lens



# 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



BUNCOMBE COUNTY





# Vision Themes

STRIVE TO  
ACHIEVE EQUITY



COMMIT TO  
SUSTAINABILITY



ACHIEVE LIVABILITY AND  
AFFORDABILITY



FOCUS ON  
CONSERVATION



ROOT EFFORTS  
IN COMMUNITY



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



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# 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

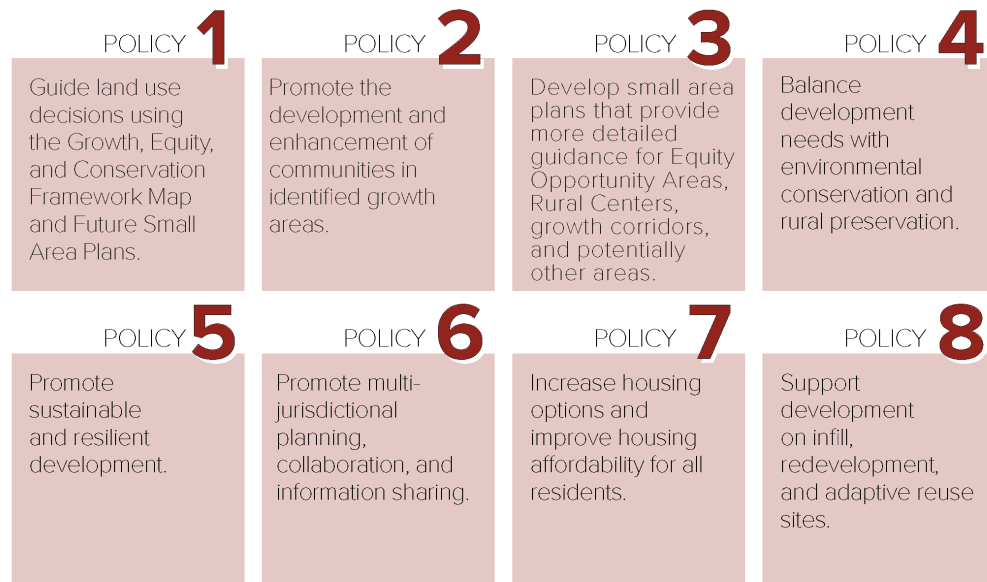
- Growth, Equity, and Conservation
- Transportation and Connectivity
- Farms, Forests, and Environmental Conservation
- Economic Development, Education, and Jobs
- Health and Recreation
- Hazards and Resilience
- Infrastructure and Energy



# Policies

## POLICY OVERVIEW

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



Total Number of Policies: **35**

## 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

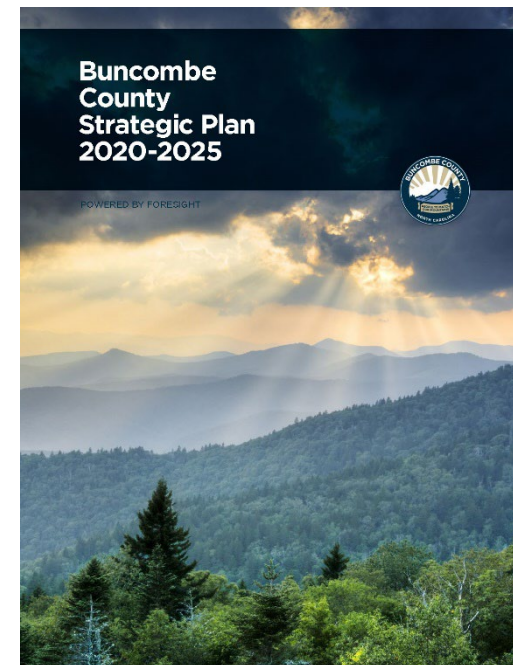
*Looking for more detail on the Actions listed here? Check out the Implementation chapter on page 156.*

- 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.

GROWTH, EQUITY, & CONSERVATION

79

Total Number of  
Actions: **41**



Comp Plan  
provides inventory  
of actions for  
future Strategic  
Plan updates



BUNCOMBE COUNTY





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)

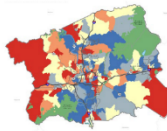
**Equity**  
The Equity Opportunity Areas (EOAs) are the only land use category that is not delineated on the map. EOAs offer an opportunity to examine equity throughout Buncombe County's planning and zoning jurisdiction.  
For more information, see page 47.



# 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.

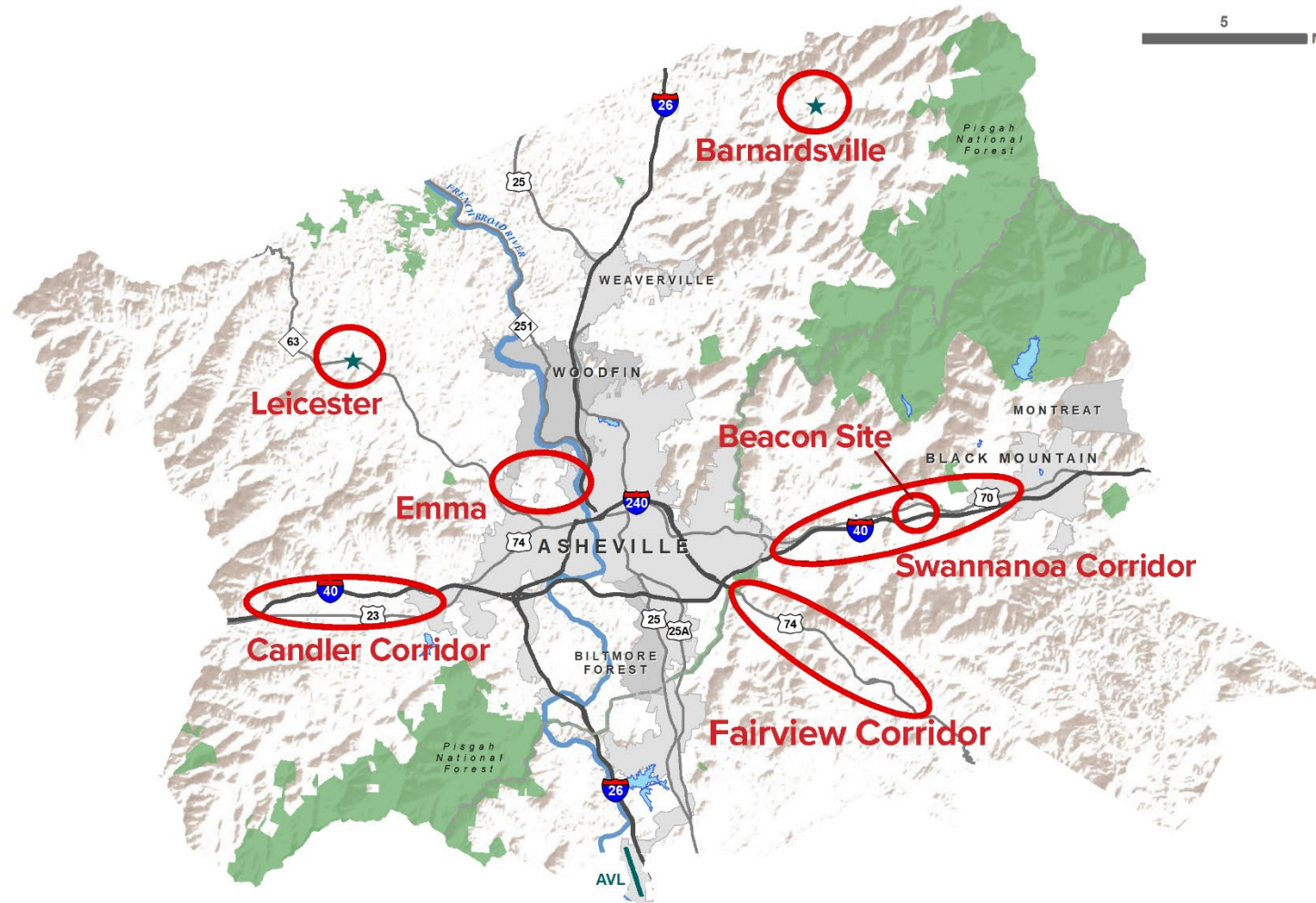
**STEP 3:** Staff Report on Rezoning Case Including Results of Step 1 & 2 Evaluations

### 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



BUNCOMBE COUNTY



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	Increase the number of linear feet of sidewalks, bike paths, and greenways.
FARMS, FORESTS, AND ENVIRONMENTAL PROTECTION	Increase the number of acres in permanent conservation status.**
ECONOMIC DEVELOPMENT, EDUCATION, AND JOBS	Increase the number of new jobs with earnings above \$50,000.***
HEALTH AND RECREATION	Increase the percentage of the Buncombe County population that lives within three miles of recreation, greenways, trails, or parks.
HAZARDS AND RESILIENCE	Decrease allowable impervious surfaces on all newly developed lots.
INFRASTRUCTURE AND ENERGY	Increase in the number of renewable energy projects built in Buncombe County.
<p>*Adopted metric for the Buncombe County Community Development Department</p> <p>**Currently tracked by Buncombe County Planning &amp; Development</p> <p>***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
<b><i>TOTAL</i></b>	<b><i>41</i></b>

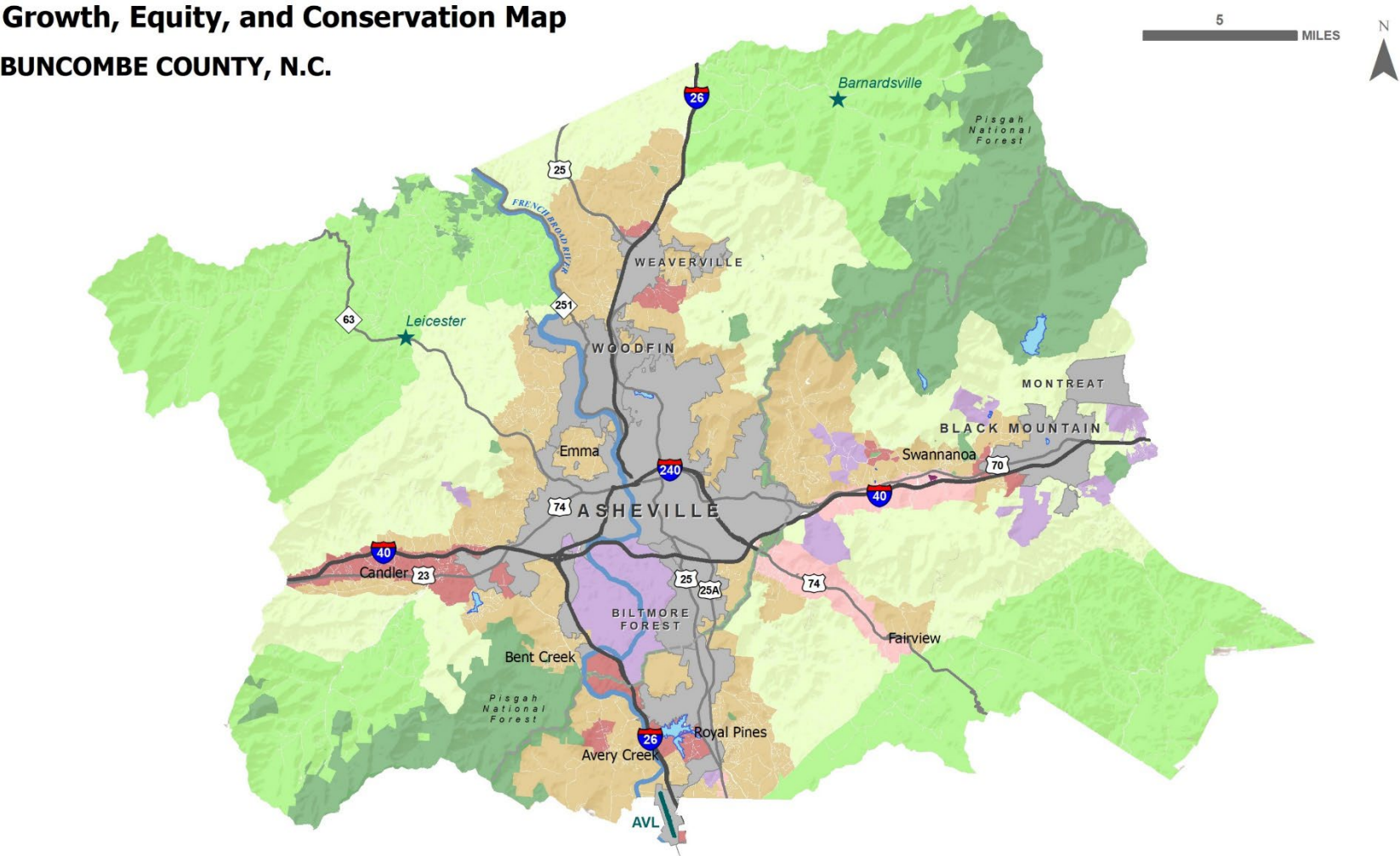


# 3: Requested Revisions from Joint Work Session



BUNCOMBE COUNTY





# 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
- Rural Community
- Rural Center

**Other Areas**

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# 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.*





# Add Clarification for Conservation Subdivisions and Easements

- Add the following sentence to the Rural Community land use category in the Growth, Equity, and Conservation chapter on page 56:
- *A conservation subdivision should not be confused with a conservation easement, which is defined in the Glossary of Planning Terms on page 207 as a “voluntary legal agreement applying to a specific parcel of land between a landowner and a land trust or government agency that permanently limits the uses allowed on the land in order to protect natural areas from development disturbance.”*





# Request for Endorsement



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