Avril M. Pinder, CPA, ICMA-CM
County Manager

Buncombe County Government
Commissioner Briefing
October 20, 2026
3:00 PM
Commissioner's Chambers, 3rd Floor

I.	Meeting Called to Order		Chair Edwards
II.	Review Meeting Agenda		Chair Edwards
III.	Staff Updates		
	a. Continuum of Care Quarterly Update	15 mins	Lacy Hoyle
	b. Buncombe County Pedestrian Plan	15 mins	William High
	c. Swannanoa Small Area and Resilience Plan	30 mins	Gillian Phillips, Shannon Capezzali
IV.	Open Discussion		All

[MEET_FOOT]

CONTINUUM OF CARE UPDATE

Lacy Hoyle, Homelessness Program Manager
Community Development Division
Board of Commissioners Briefing
October 20, 2026

CoC UPDATE OVERVIEW

- Code Purple
- CoC Grants and Funding
- Additional CoC Board Actions
- Upcoming Meetings and Membership

CODE PURPLE

FY 27 CODE PURPLE OVERVIEW

Code Purple: Overnight sheltering primarily during cold weather events

Upcoming Season: November 1, 2026 - April 30, 2027

Weather Parameters:

- <32° forecast temp or wind chill
- 33-40° with precipitation forecast
- Other extreme weather events (contingent upon provider capacity when events occur)

Capacity Considerations: Winter shelter and steady state beds have been reduced (↓105 beds). Code Purple beds are anticipated to increase (↑44 beds).

Budget Increase: County and City doubled their annual commitment such that, together with other funding changes, there is a 24% increase in funds.

Per Diem Rate Increase: Providers proposed a rate they indicate better reflects actual costs and supports long-term financial sustainability; additional data has been requested regarding actual costs.

FY 27 CODE PURPLE PROCESS

CoC leads Cope Purple planning on an annual basis; this year delegating that responsibility to it's System Planning & Implementation Committee

Process to date:

- Funding Committee recommended per diem funding structure (Spring 2026)
- Lead Agency issued the FY 27 Code Purple RFP (June 17, 2026)
- CoC Board approved a per diem funding rate (October 8, 2026)
- Code Purple Provider Cohort works to expand providers, locations, populations, and bed capacity (In process)

Remaining to complete:

- CoC Board to approve Code Purple plan or manual (date TBD*)

*CoC Board's next meeting is November 12, 2026, after the anticipated start of Code Purple season.

FY 27 CODE PURPLE BUDGET: $376,353

↑$73,353 from FY 26 Budget

- Buncombe County: $100,000
- City of Asheville: $100,000
- City of Asheville ARPA: $83,408
- Mission HCA: $84,551
- City of Asheville Carryforward: $8,394

↑$195,368 from FY 26 Actuals

FY 26 Budget: $303,000

- Buncombe County $50,000
- City of Asheville $50,000
- City of Asheville (ARPA): $128,000
- Mission HCA: $75,000
- City of Asheville Carryforward: $0

FY 26 Actuals: $180,985

- Buncombe County: $41,606
- City of Asheville: $41,606
- Other Sources: $97,773

FY 27 CODE PURPLE BED NIGHTS

FY 27 Budget

- Per Diem Bed Night Rate: $75.00 (↑$35.85)
- Bed Nights Budget: $376,353 (↑$79,620)
- Bed Night Capacity: 5,018 (↑592 Actual Bed Nights Used, ↓2,561 Capacity)

FY 26 Budget:

- Per Diem Bed Night Rate: $39.15
- Bed Nights Budget: $296,733
- Bed Night Capacity: 7,579

FY 26 Actuals:

- Expended on Bed Nights: $149,866
- Actual Bed Nights Used: 4,426 (3,828 purchased, 598 donated)

Note: Some providers may accept less than the CoC Board approved rate.

CoC GRANTS & FUNDING

CoC GRANTS & FUNDING OVERVIEW

Submitted Funding Applications:

- Emergency Solutions Grant
- HUD CoC Program
- HUD Youth Homelessness Demonstration Program (YDHP)

Funds Received and in Process:

- Right at Home
- Dogwood Health Trust

EMERGENCY SOLUTIONS GRANT FY27

Annual funds for emergency response & housing stability activities for CoC

CoC Funding Committee Recommendation for ESG FY27-27 Application			
Applicant	Project	Request	Recommendation
Helpmate	Emergency Shelter Operations	$50,000	$48,498
	Homelessness Prevention	$77,800	$21,520
	HMIS/Comparable Database	$2,200	$2,200
Homeward Bound	Rapid Rehousing	$60,000	$58,498
	Rapid Rehousing	$20,000	$0
	Total	**$210,000**	**$130,446**

HUD CoC PROGRAM FUNDING UPDATE

Annual funds for housing and planning support for the CoC

FY24 (January 1, 2026-December 31, 2026):

- Permanent Supportive Housing (PSH) and Rapid Rehousing (RR)

FY25 (January 1, 2027-December 31, 2027):

- Rescinded due to litigation

FY26 (January 1, 2027-December 31, 2027)

- Priorities: Transitional housing, supportive services, & required treatment programming

Significant Changes

- New National Priorities from HUD
- Funding Structure
- HUD's Application and Selection Process

CoC Board approved consolidated application September 23, 2026

FY26 PRIORITY LISTING- TIER 1 (RENEWAL PROJECTS)

Applicant	Project	Project Type	Recommended Funding
City of Asheville	NC-501 HMIS FY2026	HMIS	$71,796
Homeward Bound	Bridge To Recovery	PSH	$485,979
Helpmate	DV Survivors Renewal Housing Supports	RR	$84,986
Homeward Bound	Shelter Plus Care	PSH	$501,140
		Total	**$1,143,901**

Note: PSH (Permanent Supportive Housing), RR (Rapid Rehousing)

FY26 PRIORITY LISTING- TIER 2 (NEW PROJECTS)

Applicant	Project	Project Type	Recommended Funding
Haywood Street Respite	The Well House in Haywood St. Respite	TH	$163,154
ABCCM	Transformation Village TH	TH	$500,000
Helpmate	DV Survivors New Housing Supports (Expansion)	RR	$180,720
Helpmate	DV Survivors New Housing Supports SSO	SS	$72,968
Western Carolina Rescue Ministries	WCRM Recovery Programs	TH	$450,000
Eliada Homes	ESTA Transitional Housing	TH	$76,479
		Total	**1,443,321**

Note: TH (Transitional Housing), RR (Rapid Rehousing), SS (Supportive Services)

HUD YOUTH HOMELESSNESS DEMONSTRATION PROGRAM (YDHP)

Annual funds for youth homelessness system improvements

- Notice of Funding Opportunity (NOFO) Released June 12, 2026
- CoC eligible to apply for Youth Homelessness Systems Improvement (YHSI) grant
- CoC Board approved submitting $1M application for project management for developing youth components of service system

RIGHT AT HOME HOMELESSNESS PREVENTION

Funds for direct financial assistance to prevent homelessness

- CoC will receive at least $6M to serve at least 1,000 households over 3 years
- City of Asheville to manage national initiative and provider funding agreements
- Implementation expected to begin by end of CY26

Provider	Households Served	Estimated Financial Assistance
Homeward Bound	75	$262,500
ABCCM	125	$437,500
	50*	$175,000
Operation Gateway	50*	Managed by ABCCM
Pisgah Legal Services	25+	$102,726
	Total	**$977,726**

**contingent upon MOU execution*

DOGWOOD HEALTH TRUST

Funds for CoC Development

CoC Development Funds

- CoC Board approved $20,000 to be used for contracted fund development
- CoC Board approved $25,000 to be used for strategic communications strategy

CoC GRANTS & FUNDING REVIEW

Submitted Funding Applications:

- Emergency Solutions Grant: CoC applied for full funding amount available.
- HUD CoC Program: CoC applied for full funding amount available; due to Tier 1 funding change a 25% loss in permanent supportive housing capacity is anticipated.
- HUD Youth Homelessness Demonstration Program (YDHP): CoC applied for first time $1 million dollar grant.

Funds Received and in Process:

- Right at Home: Providers selected with anticipated implementation by calendar year end.
- Dogwood Health Trust: Allocated funding to specific activities.

ADDITIONAL CoC BOARD ACTIONS

ADDITIONAL CoC BOARD ACTIONS

Approved:

- New Coordinated Entry Assessment Tool and Prioritization Schema
- Additional members for established Committees and Work Groups

Submitted:

- Letter to City Council regarding prioritization of emergency shelter development using CDBG-DR funds

Adopted:

- Data Policy establishing data quality standards for HMIS-participating agencies
- Prohibition of Illicit Drug Enablement Policy (prevents CoC-funded housing projects from engaging in harm reduction activities)

UPCOMING MEETINGS & MEMBERSHIP

UPCOMING MEETINGS

CoC Board

November 12, 2026, 4:00pm

Virtual

CoC Membership

Thursday, November 19, 2026

Location and time to be confirmed

COUNTY REPRESENTATION ON CoC BOARD

Non-Voting Liaison: **Commissioner Drew Ball**

Buncombe County Staff Appointed Seat: **Lacy Hoyle**

QUESTIONS?

PEDESTRIAN PLAN UPDATE

William High

Planning & Development

OVERVIEW

- Plan Development Background
- Review of Public Engagement
- Recommendations and Projects
- Next Steps

PLAN DEVELOPMENT BACKGROUND

PLAN HISTORY

- Originally proposed as “Multimodal Plan” to begin FY22
- Repurposed as “Pedestrian Plan”; contracted in FY25

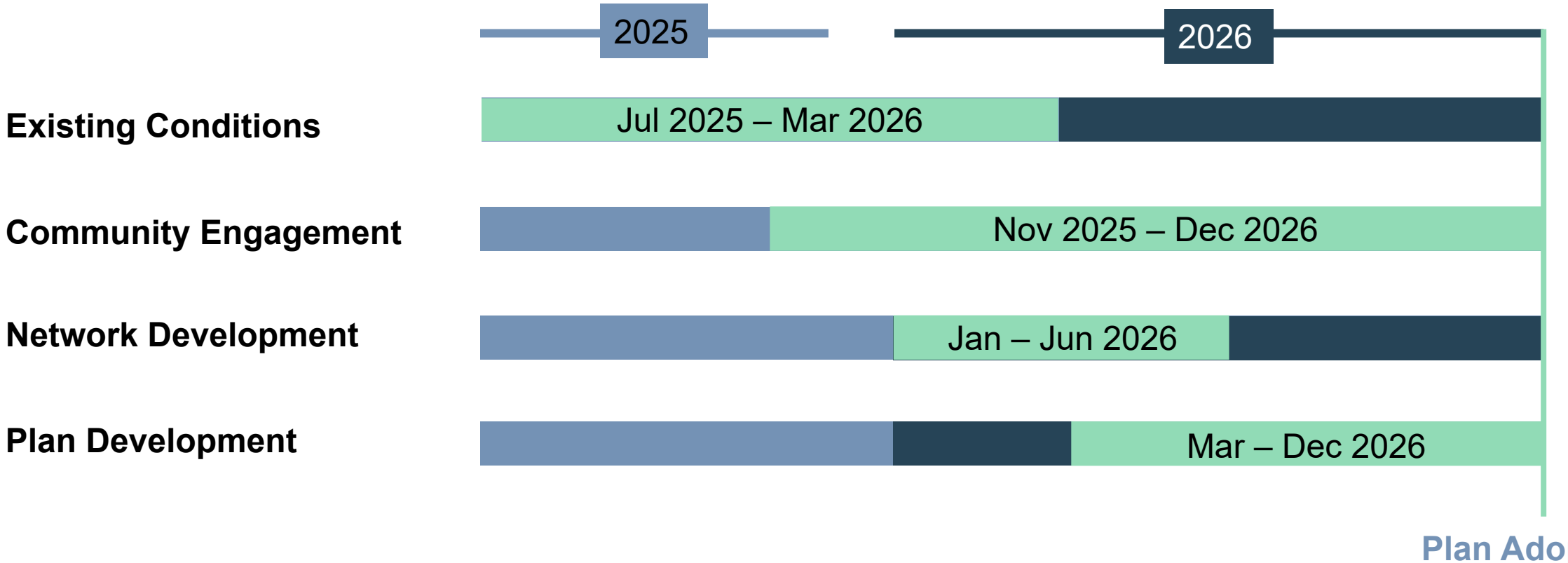
PLAN STAKEHOLDERS

External Stakeholders (Steering Committee)

- French Broad River MPO
- Municipal Representatives
  - City of Asheville
  - Town of Biltmore Forest
  - Town of Weaverville
  - Town of Woodfin

Internal Stakeholders (County Departments)

PLAN TIMELINE

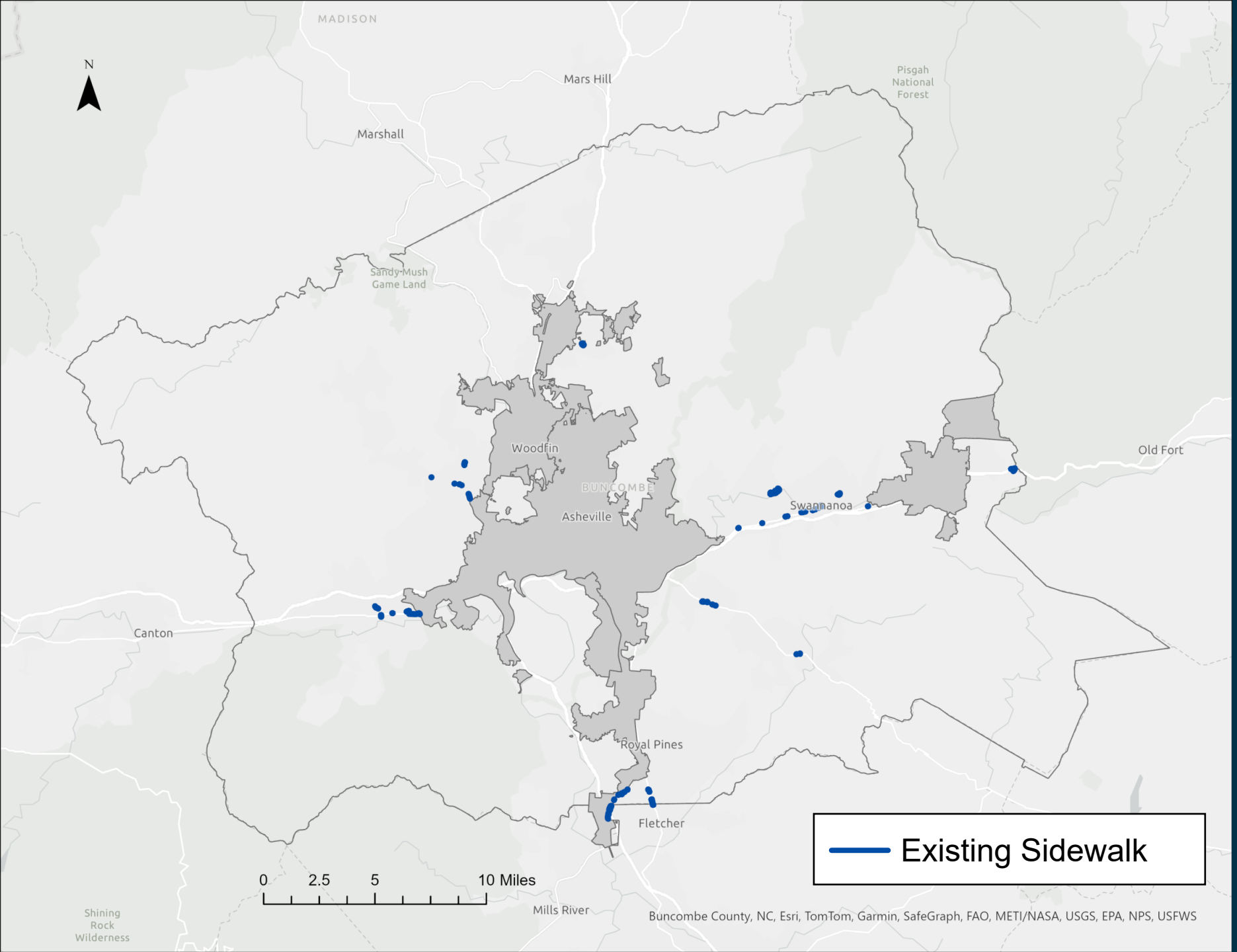


WHY WE ARE HERE

- 6 pedestrian deaths annually (average, 2020 to 2024)
- Unincorporated Buncombe continues to suburbanize
- Growth of unincorporated sidewalk network requires consideration of and commitment to maintenance

- Pedestrian Plan allows for:
  1. Access to federal funds
  2. Implementation of NCDOT Complete Streets Policy

FEW EXISTING SIDEWALKS



NCDOT COMPLETE STREETS POLICY

- Directs NCDOT to consider and incorporate several modes of transportation when building new projects or making improvements to existing infrastructure
- Benefits:
  - Makes it easier for travelers to get where they need to go;
  - Encourages use of alternative forms of transportation;
  - Builds more sustainable communities;
  - Increases connectivity between neighborhoods, street, and transit systems;
  - **Improves safety for pedestrians**, cyclists, and motorists.

REVIEW OF PUBLIC ENGAGEMENT

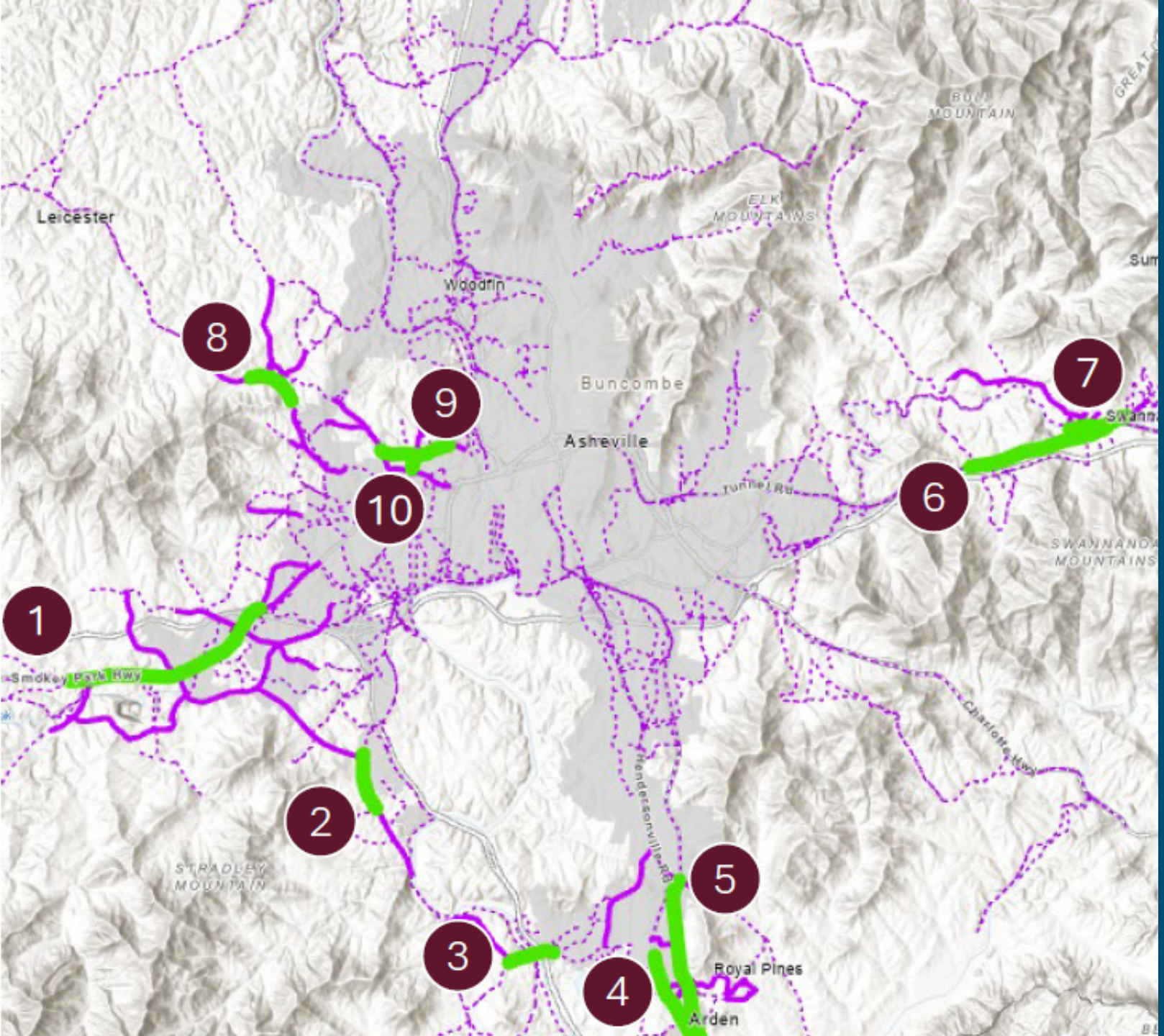
PUBLIC ENGAGEMENT

- Steering Committee:
  - Formed December 2025
  - Meetings December, April, and July
- Pedestrian Plan Public Meetings:
  - March: Land of Sky RC
  - August: Enka Candler Library
- Additional Engagement:
  - Swannanoa Small Area Plan, Owen Park Meeting, Buncombe County Parks Plan
  - Interdepartmental discussion
  - Meetings with NCDOT, municipal partners, and other counties

RECOMMENDATIONS & PROJECTS

PROJECT SELECTION GUIDELINES

- High Injury Network (all)
- High-volume high-speed roads (except Emma projects)
- Connect to transit (most connect to ART or Mountain Mobility Trailblazer)
- Provide access (most connect shopping, commercial areas, employment, homes, and recreation)
- Seek to address significant gaps in the walking network
- Seek to meet high demand for walking connections
- All are constrained by existing development, topography, road network, and easements constrain project selection



PRIORITY PROJECTS

1. Smokey Park Highway
2. Brevard Road
3. Long Shoals Road / Clayton Road
4. Hendersonville Road
5. Sweeten Creek Road
6. US Highway 70
7. Old US Highway 70
8. New Leicester Highway
9. Emma Road
10. North Louisiana Avenue

*These are not rank-ordered but are numbered for reference.

PRIORITY PROJECTS

- Ideal:
  Sidewalk One Side;
  Multi-use Path One Side
- Minimum:
  Sidewalk One Side

Project	Length (Miles)
1. Smokey Park Highway	3.50
2. Brevard Road	1.00
3. Long Shoals Road/Clayton Road	1.50
4. Hendersonville Road	1.75
5. Sweeten Creek Road	2.75
6. US Highway 70	2.25
7. Old US Highway 70	1.00
8. New Leicester Highway	1.25
9. Emma Road	1.50
10. North Louisiana Avenue	0.25

EXAMPLE PRIORITY PROJECT: SMOKEY PARK HWY

Major regional corridor serving daily needs

Constraints:
- Existing bridge structures
- Numerous driveway crossings
- Creeks
- Topography

Transit connections (Mountain Mobility)

Plan references:
- Asheville GAP (Greenway, ADA, Pedestrian Plan)
- 2050 Metropolitan Transportation Plan (MTP)

US 19/23 (Smokey Park Hwy) at NC 151 (Pisgah Hwy)/Dogwood Rd
Looking East

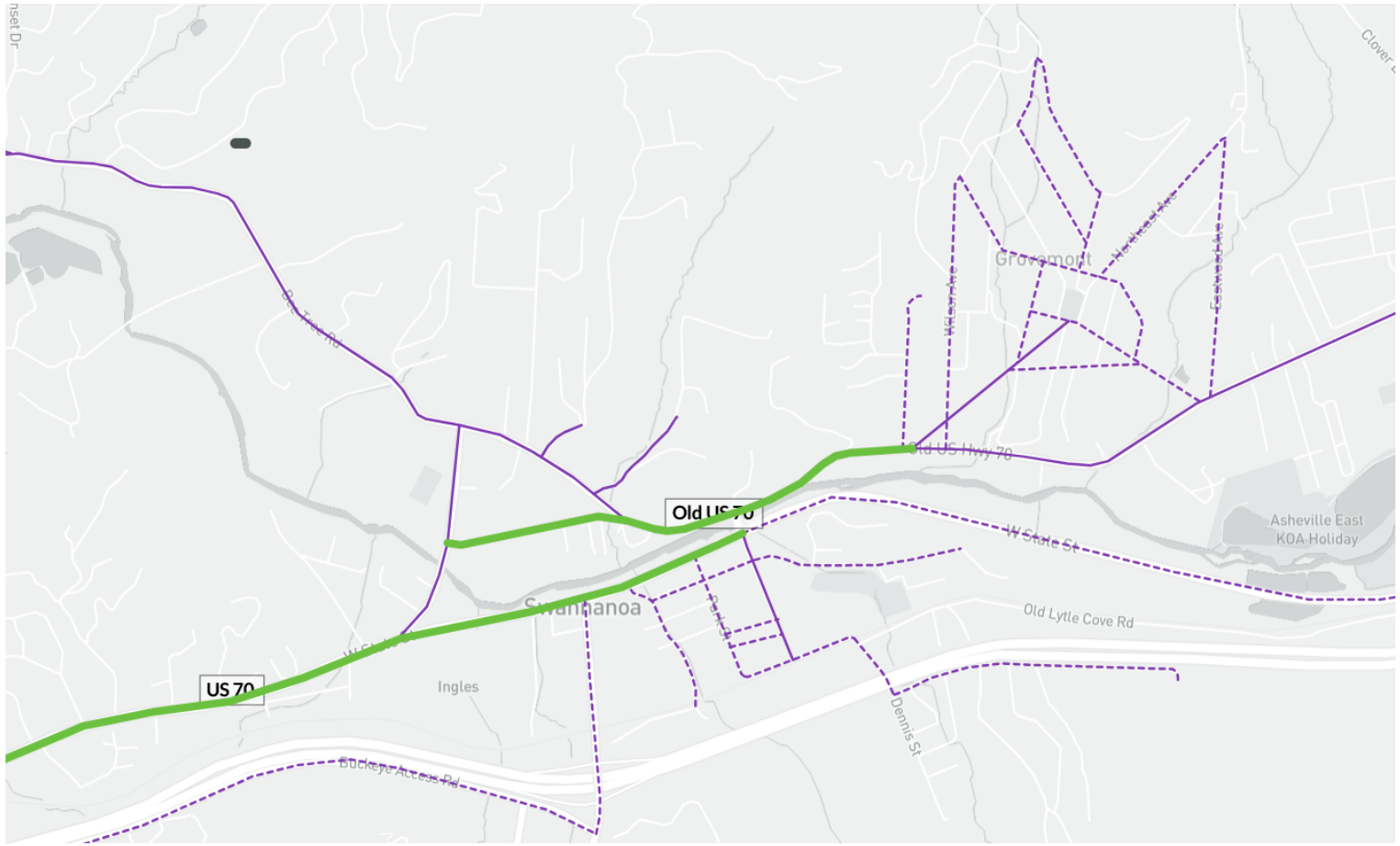
- Planting strip/buffer width varies based on amount of available ROW.



SUPPORTING & ADDITIONAL PROJECTS

- Projects that are recommended but not high-priority
- Included projects will be eligible for NCDOT Complete Streets road improvements and federal funding
- Benefit of the Pedestrian Plan is the NCDOT will cover the cost of construction of sidewalk infrastructure where it is shown in a plan (provided the local government agrees to take on maintenance)

EXAMPLE SUPPORTING & ADDITIONAL PROJECTS



Priority Project

Supporting Project

Additional Project

SHORT-TERM NEXT STEPS

- October & November: Final Draft edits as needed
- December: Board of Commissioners reviews plan and considers adoption
- January: FBRMPO considers adoption

FUTURE NEXT STEPS

- Establish County Policies on Sidewalks
  - Development requirements
  - New projects
  - Maintenance
- Apply for funding as relevant
- Incorporate recommendations into NCDOT projects

QUESTIONS

SWANNANOA SMALL AREA PLAN UPDATE

Gillian Phillips, AICP and Shannon Capezzali, AICP

October 20, 2026

Board of Commissioners Briefing

Agenda

- Comprehensive Plan Vision for the Future
- The Planning Cycle and Small Area Plans
- Helene and Swannanoa
- Engagement
- Vision for Swannanoa
- Policies and Actions in the Plan
- Implementation
- Alignment with Other Plans
- Remaining Timeline
- Future Comprehensive Plan Implementation

Comprehensive Plan Vision for the Future



Vision Themes express the ideal aspirations of the Plan

and

the priorities and critical outcomes the County is striving to achieve.

The Planning Cycle





Helene, Resilience, and a Need to Focus on Swannanoa


2023
1st Comprehensive Plan adopted
2024
T.S. Helene hits Extreme damage in Swannanoa
2025
Swannanoa Small Area Plan Process begins
2026
Swannanoa Plan Adoption and Update Comprehensive Plan
2027 & beyond
Implementation & Other Small Area Plans

Engagement Overview

1,862 community member responses

24 Technical Expertise Committee members

38 local groups and organizations engaged

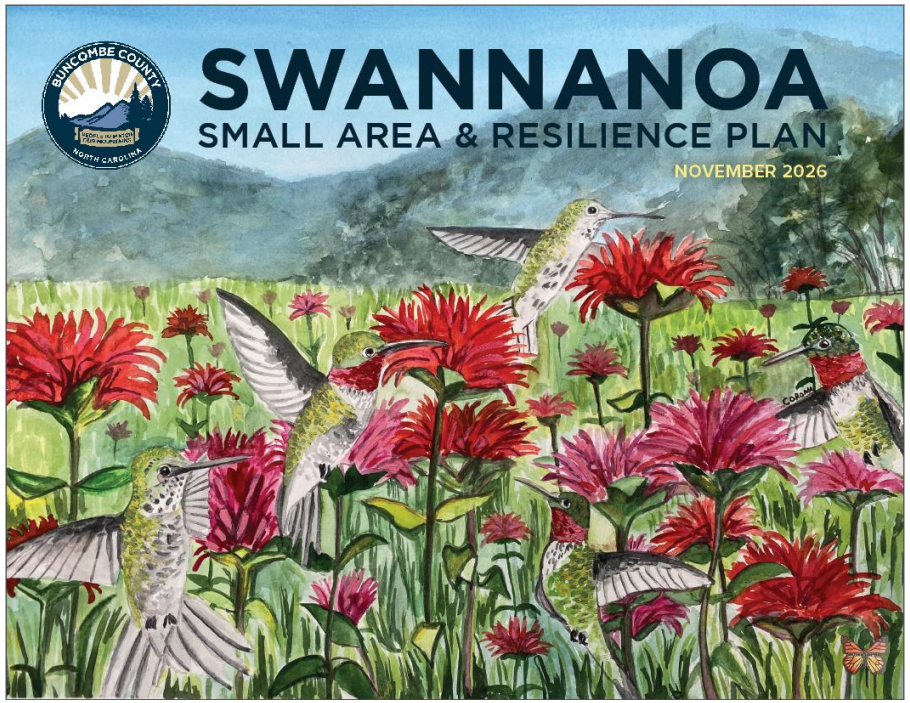
6 phases of public engagement

- Boundary Poll – May 2025
- S.W.O.T Analysis – Aug 2025
- Design Workshops – Dec 2025
- Vision poll – Jan 2026
- Maps, policies, actions poll – May 2026
- Draft Plan Exhibits – Aug 2026

September 1 – Draft Plan completed



Community Focused Engagement and Involvement



Cover: Carolina Corona



Back: Craggy Bald, Jerald Pope

Engagement Key Takeaways

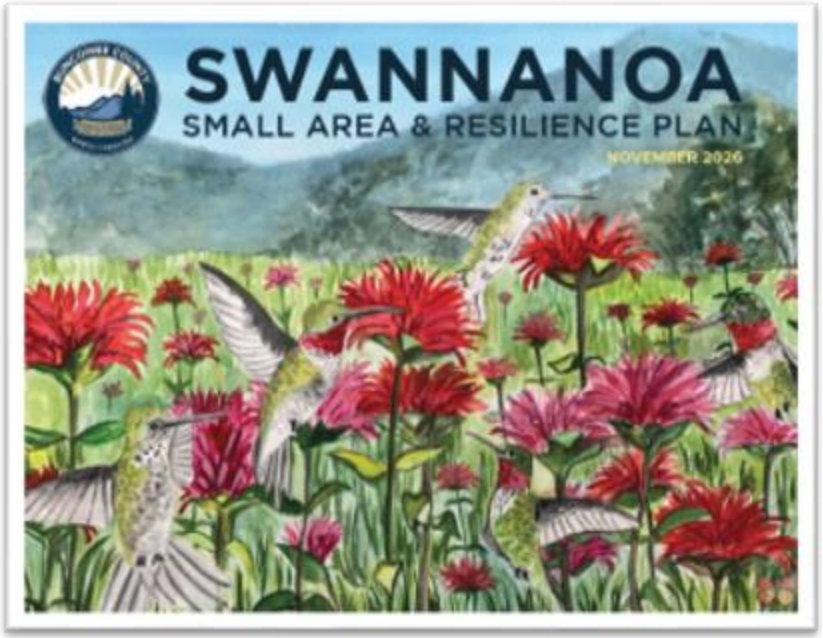
2% MINOR	26% MODERATE	72% WANT MAJOR CHANGES

1. The community wants MAJOR changes to development regulations to focus on disaster mitigation
2. Nature, walkability, parks, and affordability are top themes.
3. Downtown Swannanoa infrastructure should be people-oriented
4. Sidewalks are a major need
5. Greenways are strongly supported


Nature
Walkable
Parks
Community
Vibrant
Affordable
Green
Bikable
Skating
Sports Fields
Quiet
Quaint
Equality
Thriving
Inclusive
Connected
Trees
Rural
Peace
Homey
Resilient
For Locals
Recreation
Multi-modal
Antiques
Hip
Bookstore
Gta
Family Friendly
Central
Free
Liquor
Welcoming
Sustainable
Growing
Library
Greenville
Small Town
Robust
Crisis Center
Nature
Art
Trees
Sidewalks
Shops
Ymca
Housing
Inspirational
Fewer Houses
Clean Rivers
Slow Down
Flourishing
Party Spaces
Better Roads
Friendly
Safe
Enjoyable
Purpose
Together
Civic Amenities
Post Office
Beautiful
Dynamic
Fun
Quaint
Authentic
Better Restaurants
Vibrant
Buildings
Art
Multi-cultural
Balanced
Incorporated
Grassroots
Entertainment
Accessible
Destination
Festivals
Thriving
Progressive
Enjoyable
Safe
Hiking
Visibility
Robust
Equality
Comfortable
Library
Sustainable
Growing
The Same
Old Community
Beacon Of Hope
Community Garden
Free Expression
Therapy Dogs
Connected
Greenways
Main Street Vibes
Homeless Shelters
Better Transportation
Local Business
Accessible
Library
Connected People And Nature
Appalachian Culture
Parks
Clean
Homey
Small Grocery
Multi-modal
Recreation
Thriving
Antiques
Art
Resilient
Liquor
Empowered
Housing
Food Security
Green
Party Spaces
Farmers Market
Better Roads
Sidewalks
Walkable
Sports Fields
Pedestrian Friendly
Homeless Support
Family Friendly
Destination
Inclusive
Central
Free
Welcoming
Community
Skating
Affordable
Festivals
Peace
Homey
Nature
Trees
Thriving
Bookstore
Gta
Safe
Purpose
Together
Civic Amenities
Road Landscaping
Balanced
Incorporated
Grassroots
Entertainment
Accessible
Enjoyable
Safe
Progressive
Thriving
Inclusive
Parks
Trees
Nature
Hiking
Visibility
Robust
Crisis Center
Greenville
Equality
Comfortable
Library
Sustainable
Growing
The Same
Old Community
Beacon Of Hope
Community Garden
Fun
Hip

Swannanoa Small Area Plan Vision

- Engaged and welcoming community
- Honors its heritage and character
- Safe, connected community where people can live, work, and play in harmony with the surrounding mountains and river valley.
- Working together, protect our natural resources and waterways for future generations, strengthen our infrastructure
- Ensure opportunity and belonging for all who call Swannanoa home



Action Table Format

CHALLENGE: The issue facing the community.
POLICY: The principles, or procedures that the government will use to guide decision-making.
ACTION: The specific step or activity to help address the challenge and make the Plan's Vision a reality.

ACTION	TYPE	TIME	RESOURCE	LEAD/ PARTNER	IMPACT
Action 1.1.1	REGULATORY	Medium	Low	Planning Dept.	Low
Action 1.1.2	PARTNERSHIP	Long	Medium	Emergency Mgt.	High
Action 1.1.3	FUNDING		High	Permits Dept.	Medium

Find it on page 17

Actions in the Plan

31 Hazard & Resilience

11 Farm, Forest, & Conservation

22 Growth & Redevelopment

8 Transportation & Connectivity

10 Future Land Uses

13 Economic Development

4 Health & Recreation

10 Infrastructure & Energy

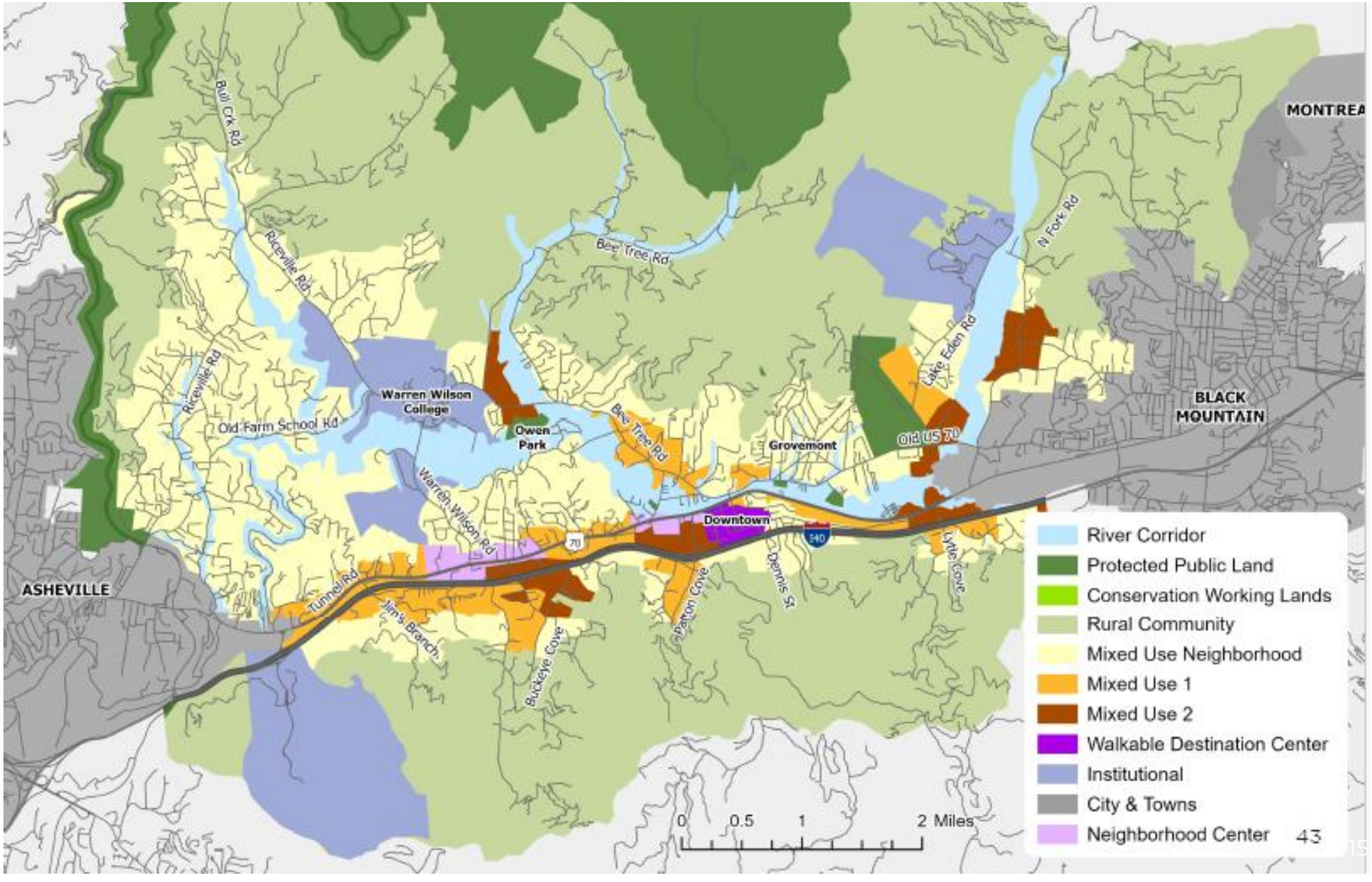
EXAMPLES

H. Action 1.2.1 Strengthen regulations in the Special Flod Hazard Area,

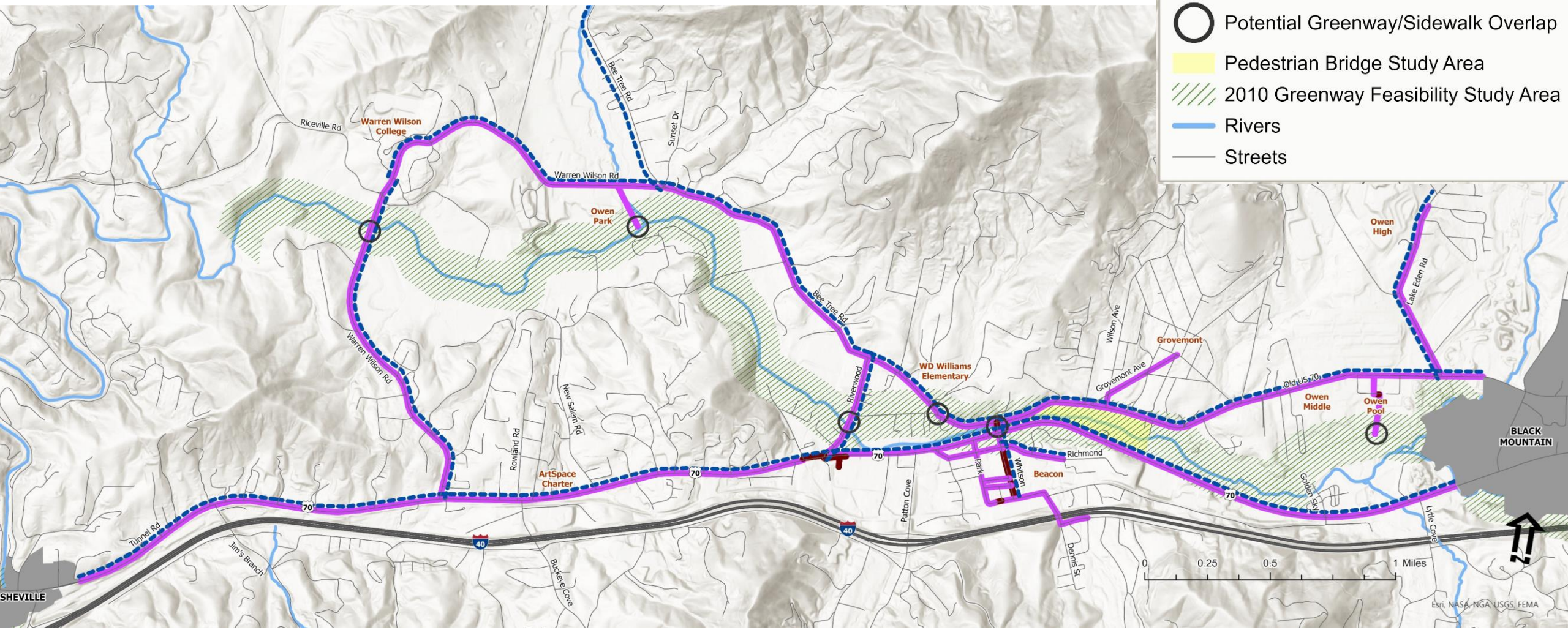
G. Action 1.3.4 Increase the maximum allowed density in the R-1 zoning district to encourage infill development

E. Action 1.2.1 Reduce regulatory barriers to development in key growth areas by....

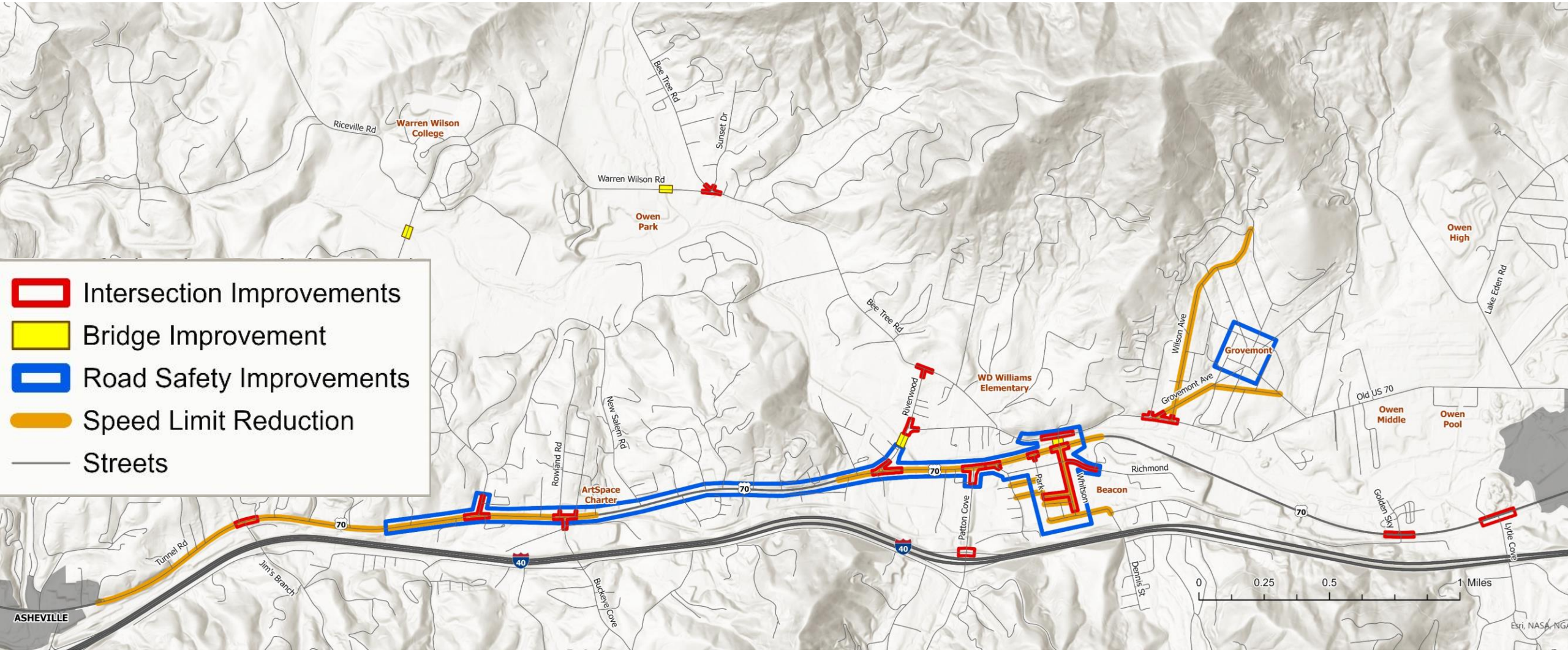
Future Land Use Map



Sidewalk & Bike Priority map



Transportation Improvement Recommendations



Action Overview

- 70% of Swannanoa Plan actions will have a county-wide impact and help with implementation of Goals, Policies, and Actions in the Comprehensive Plan
- 39% of all actions are near-term (5-year) actions
- 5 actions come directly from the Comprehensive Plan

Action Type	Swannanoa Action	County-wide Action
Partnership	23	7
Planning	4	6
Regulatory	6	36
Funding	0	14
Outreach	0	13
TOTAL	**33** *(30%)*	**76** *(70%)*

5-Year Action Plan

= *Already working on it*

= *Impact is countywide*

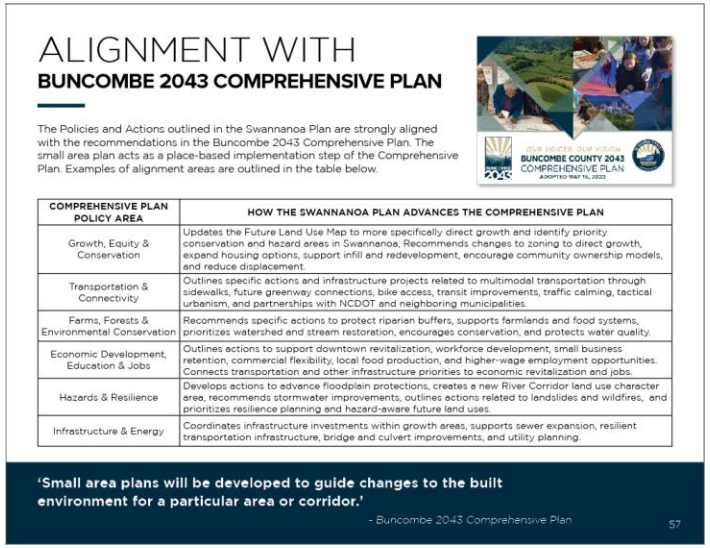


	ACTION GROUP	ACTION CHAPTER & NUMBER
A	Update the Flood Development Ordinance	Hazards 1.2.5 and 1.2.6 Farms 1.1.1 and 1.1.2
B	Join the Community Rating System (CRS)	Hazards 1.2.2
C	Increase public awareness of infill development options, hazard risks, and the bona-fide farm agriculture exemption	Growth 1.3.2 and 1.4.2 Hazards 1.3.5 Farms 2.1.3
D	Update the Zoning & Subdivision Ordinances: FLUM alignment	Growth 1.3.4 Land Use 1.1.2, 1.1.3, 1.1.4, 2.1.1 3.1.1, and 3.1.5 Econ. Dev. 1.2.1
E	Update the Comprehensive Plan GEC map and character descriptions to match the Swannanoa Plan FLUM map	Econ. Dev. 3.1.1, 3.1.2, 4.1.1, and 4.1.2 Land Use 1.1.1 Hazards 1.5.1
F	Create River Corridor standards	Hazards 1.1.1, 1.1.3, and 1.5.2
G	Update transportation infrastructure standards in the Zoning Ordinance	Transportation 1.1.1 Infrastructure 1.1.2 and 1.1.4
H	Update Steep Slope & Flood standards in the Zoning Ordinance	Hazards 1.1.2, 1.3.1, 1.3.4, 2.2.4, 2.2.5, and 2.2.6
I	Work with NCDOT and other partners to implement Swannanoa Plan goals	Transportation 1.1.2 and 1.1.3. Infrastructure 3.1.2
J	Support wayfinding	Econ. Dev. 1.1.1
K	Develop a MHP Owner Awareness Campaign	Land Use 3.1.2
L	Support Health & Recreation Goals	Health & Rec. 1.1.1 and 1.1.4.

Alignment and Working with Other Plans

BUNCOMBE COUNTY
PARKS & RECREATION

BUNCOMBE COUNTY
PEDESTRIAN PLAN



ALIGNMENT WITH
BUNCOMBE 2043 COMPREHENSIVE PLAN

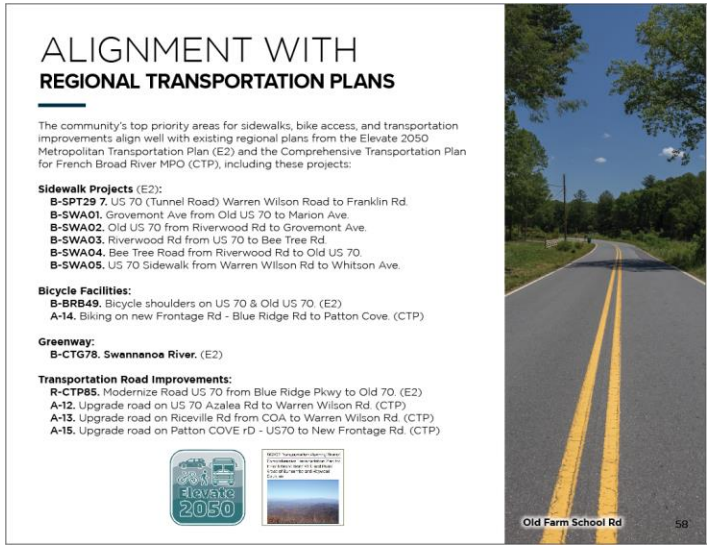
The Policies and Actions outlined in the Swannanoa Plan are strongly aligned with the recommendations in the Buncombe 2043 Comprehensive Plan. The small area plan acts as a place-based implementation step of the Comprehensive Plan. Examples of alignment areas are outlined in the table below.

COMPREHENSIVE PLAN POLICY AREA	HOW THE SWANNANOA PLAN ADVANCES THE COMPREHENSIVE PLAN
Growth, Equity & Conservation	Updates the Future Land Use Map to more specifically direct growth and identify priority conservation and hazard areas in Swannanoa; Recommends changes to zoning to direct growth, expand housing options, support infill and redevelopment, encourage community ownership models, and reduce displacement.
Transportation & Connectivity	Outlines specific actions and infrastructure projects related to multimodal transportation through sidewalks, future greenway connections, bike access, transit improvements, traffic calming, tactical urbanism, and partnerships with NCDOT and neighboring municipalities.
Farms, Forests & Environmental Conservation	Recommends specific actions to protect riparian buffers, supports farmlands and food systems, prioritizes watershed and stream restoration, encourages conservation, and protects water quality.
Economic Development, Education & Jobs	Outlines actions to support downtown revitalization, workforce development, small business retention, commercial flexibility, local food production, and higher-wage employment opportunities. Connects transportation and other infrastructure priorities to economic revitalization and jobs.
Hazards & Resilience	Develops actions to advance floodplain protections, creates a new River Corridor land use character area, recommends stormwater improvements, outlines actions related to landslides and wildfires, and prioritizes resilience planning and hazard-aware future land uses.
Infrastructure & Energy	Coordinates infrastructure investments within growth areas, supports sewer expansion, resilient transportation infrastructure, bridge and culvert improvements, and utility planning.

'Small area plans will be developed to guide changes to the built environment for a particular area or corridor.'

- Buncombe 2043 Comprehensive Plan

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ALIGNMENT WITH
REGIONAL TRANSPORTATION PLANS

The community's top priority areas for sidewalks, bike access, and transportation improvements align well with existing regional plans from the Elevate 2050 Metropolitan Transportation Plan (E2) and the Comprehensive Transportation Plan for French Broad River MPO (CTP), including these projects:

Sidewalk Projects (E2):
- **B-SPT29 7.** US 70 (Tunnel Road) Warren Wilson Road to Franklin Rd.
- **B-SWA01.** Grovemont Ave from Old US 70 to Marion Ave.
- **B-SWA02.** Old US 70 from Riverwood Rd to Grovemont Ave.
- **B-SWA03.** Riverwood Rd from US 70 to Bee Tree Rd.
- **B-SWA04.** Bee Tree Road from Riverwood Rd to Old US 70.
- **B-SWA05.** US 70 Sidewalk from Warren Wilson Rd to Whitson Ave.

Bicycle Facilities:
- **B-BRB49.** Bicycle shoulders on US 70 & Old US 70. (E2)
- **A-14.** Biking on new Frontage Rd - Blue Ridge Rd to Patton Cove. (CTP)

Greenway:
- **B-CTG78. Swannanoa River.** (E2)

Transportation Road Improvements:
- **R-CTP85.** Modernize Road US 70 from Blue Ridge Pkwy to Old 70. (E2)
- **A-12.** Upgrade road on US 70 Azalea Rd to Warren Wilson Rd. (CTP)
- **A-13.** Upgrade road on Riceville Rd from COA to Warren Wilson Rd. (CTP)
- **A-15.** Upgrade road on Patton COVE rD - US70 to New Frontage Rd. (CTP)

Old Farm School Rd

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Purpose of small area plan is to do more detailed land use planning in a specific area, including transportation, economic dev., and future land uses.

Timeline

- July 13 – Final Steering Committee Meeting
- September 1 – Draft completed
- October 19 – Planning Board Review
- October 20 – Commissioner Briefing
- November 16 – Planning Board Public Hearing
- November 17 – Commissioner Public Hearing

Comprehensive Plan Implementation

RECOVERY & RESILIENCE

- Flood Ordinance Revisions (in process) – *(1st Phase Completed)*
- E-911 Addressing Ordinance – *(completed)*
- Watershed Ordinance – Working On
- Stormwater – Working On
- Erosion Control
- Hillside Development Standards

ECONOMIC DEVELOPMENT

- Development review efficiency changes (BOA)
- Increase by-right options to reduce regulatory barriers
- Modernize Standards (lighting, buffering, parking) – *Working On*

HOUSING

- End mandatory single-family zoning (completed)
- Incentivize missing middle housing
- Reduce regulatory barriers to housing construction – *Working On*

Comprehensive Plan Implementation

1. **Stormwater Ordinance Text Amendments:** RFQ for consultant submitted to Procurement
   - Scope: Research, analyzing stakeholder feedback, and draft ordinance
   - RFQ Process ≈ 4 months
   - Consultant Work ≈ 12-15 months
2. **Watershed Ordinance Text Amendments:** Current Draft Version 3
   - NCDEQ Review/Approval required once final draft complete
3. **Parking/Statement of District Intent, Transportation/Road Standards, Lighting, Manufactured Home Park Ordinance**
   - Worked with Legal Department given legal framework of Downzoning bill

PROCESS OVERVIEW



PROCESS HIGHLIGHTS:

- 5 Step process covering research through implementation
- Inter-departmental and agency technical feedback, Stakeholder Impact
- Incorporation of an Impact Analysis
- Planning Board work sessions
- Commissioner briefing

Future Small Area Plans

	Process Planning	Existing Conditions Study	Plan Development	Manage-ment & Board Review	Implement
RURAL CENTER	3 months	3+ months	6-8 months *(Rural center)*	3+ months	Existing staff cannot develop and implement plans at the same time
SMALL AREA PLAN CORRIDOR PLAN	3 months	3+ months	12-18 months *(Small area and Corridor plans)*	3+ months	

QUESTIONS