BUNCOMBE COUNTY
PLANNING & DEVELOPMENT

Agenda
Buncombe County Planning Board
April 20, 2026
9:30 am
30 Valley Street, Asheville, NC 28801

1. Call to Order
2. Announcements – Nancy Waldrop
3. Announcements – Staff
4. Roll Call of Board Members
5. Approval of Agenda
6. Planning Minute Approvals:
    a. 3-16-2026 Minutes
7. General Public Comment
8. **ZPH2026-00011 Avery Wood Map Amendment**: Logan Turner of Unicorn Farm Nursery, on behalf of owner Mack Padgett, has applied to rezone one (1) parcel of land located at tax PIN 9699-21-4681, 6 Avery Wood Drive, Swannanoa, from R-3 to CS Commercial Service.
    a. Staff Presentation
    b. Applicant Presentation
    c. Public Hearing
    d. Board Discussion
    e. Vote on Map Amendment
9. **ZPH2026-00016-** Street Name, Street Address, and Address Display Ordinance Amendment Introduction
    a. Staff Presentation
    b. Questions
10. **Swannanoa Small Area Plan**: Planning Board Review of Policies and Actions
11. Adjournment

BUNCOMBE COUNTY
PLANNING & DEVELOPMENT

Minutes
Buncombe County Planning Board
March 16, 2026
30 Valley Street, Asheville, NC 28801

1. Call to Order

   Chair Nancy Waldrop called the meeting to order at 9:31am.

2. Announcements – Nancy Waldrop

   - Chair Nancy Waldrop announced there will be two opportunities for public comment.

3. Announcements – Staff

   - Nate Pennington, Planning Director, reminded the board to park at 30 Valley Street to avoid any potential tickets.
   - Nancy Waldrop stated the board was out of parking passes.
   - Ileya, clerk to the board, stated new ones will be made in time for next month's meeting.
   - Gillian Phillips, of the Planning Department, reminded the board to send RSVPs for the workshop in April
   - Nate Pennington updated the board with new information regarding the new boardroom and a potential ready date of early summer.

4. Roll Call of Board Members

   - Board Members present were Jay Marino, Ken Kahn, Nancy Waldrop (chair), Tim Collins and Alan Coxie

5. Approval of Agenda

   - Mr. Collins motioned to approve, Mr. Kahn seconded, and passed unanimously

6. Planning Minute Approvals:

   - 02-16-2026 Minutes

Mr. Collins motioned to approve, Mr. Kahn seconded, and passed unanimously

7. General Public Comment

- DeDe Stiles from Swannanoa stated the starting point of debris flow in the Lytle Cove area seems to be connected to the homes and roads that have been built in steep slope areas. Miss Stiles also commented that the hopes for the Planning Department is looking into the connections between where debris flows started and where there has been steep slope development.
- Jeff Dektor of Swannanoa brought attention to the board regarding a meeting last week on a proposed greenway.

8. ZPH2025-00042 Flood Ordinance Revisions – Angela Lee

A. Staff Presentation

- Nate Pennington mentioned advancing the Flood Text Amendments to the Commissioners' meeting next month.
- Angela Lee, Flood Plain Administrator, reviewed the text amendments that were brought before the board in last month's meeting.
- Board members asked questions. These included:

  What is the county's look back period? Does this include existing uses and are they grandfathered in?

B. Public Hearing

- DeDe Stiles commented in previous sessions (other meetings) there was discussion of allowing landowners to put something near the river and making fill to raise the land high enough to be above a foot of the flood stage. Miss Stiles also commented on her concern about the danger to the people near the river.
    - Mr. Pennington clarified that fill is prohibited in the floodway and the planning department is strengthening the floodway standards.
    - A question was asked (by DeDe Stiles) if the flood changes only apply to the Swannanoa River or does it include the French Broad?
    - Mr. Pennington answered the flood changes apply to all special flood hazard areas, not just in Swannanoa.
- Jeff Dektor asked how the proposed flood amendments will affect bridges, using the Whitson Bridge in Swannanoa as an example of the damage it sustained during Hurricane Helene.
    - Mr. Pennington stated there is DOT infrastructure, older infrastructure, and debris dams to consider in events like Hurricane Helene (a thousand-year event) and that those things are being looked into by the Planning Department.

Chair Nancy Waldrop closed public hearing period.

C. Planning Board Discussion

D. Motion for Recommendation

- Mr. Coxie made a motion to approve ZPH2026-00002, Mr. Collins seconded, and passed unanimously

9. Swannanoa Small Area Plan: **Review of Draft Vision Maps**

- Gillian Phillips presented several maps for the Swannanoa area, focusing on the Draft Future Land Use Map, the Draft Transportation Improvements Map, and the Draft Sidewalk Bike Lane Priorities Map
- Miss Phillips also discussed the proposed River Corridor, Neighborhood Center, and a Walkable Destination Center (discussed during Future Land Use)
- These changes and adjustments might create a new zoning overlay or a new zoning district and are based on the 500 year flood plain
- These changes can also be replicated in other areas of the county
- Buncombe County has received a grant for sidewalks in the downtown (Beacon Village) area and is currently working towards a grant for sidewalks along Highway 70
- Mr. Marino commented the speed in Swannanoa is excessive to which Miss Phillips replied that there has been a request to lower the 55 mph speed limit to 45 mph
- Board members asked several questions. These included:

  What is left for the Small Area Plan? Are the funds available for sidewalks immediately? What are some traffic calming examples? Is the plan to be similar to Downtown Asheville?

- Miss Phillips commented the next meeting will be reviewing policy and actions to the board as well as examples of current businesses and the goals Buncombe County Small Area Plan is trying to achieve.

10. Adjournment

- Mr. Marino motioned to adjourn, Mr. Kahn seconded. The meeting adjourned at 10:36am.

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PLANNING & DEVELOPMENT
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ZONING MAP AMENDMENT
STAFF ANALYSIS
Legislative Hearing

A. CASE	ZPH2026-00011 Avery Wood Rezoning

B. LOCATION MAP



C. PROPERTY INFORMATION

PIN: 9699-21-4681

ADDRESS: 6 Avery Wood Dr

APPLICANT: Logan Turner, Unicorn Farm

OWNER: Mack Padgett

ACREAGE: 2.91 acres

UTILITIES: Public Sewer and COA water

ACCESS ROAD: US 70 Highway

D. REZONING REQUEST

Summary: Logan Turner of Unicorn Farm Nursery, on behalf of owner Mack Padgett, has requested to rezone one (1) parcel of land from R-3 Residential to CS Commercial Service.

Existing: R-3 Residential

Proposed: CS Commercial Service

E. PUBLIC NOTICE	Planning Board	Board of Commissioners
Newspaper and BC website: Mailed to owners within 1,000 ft: Physical posting on site: Hearing Date:	4-8-26 4-8-26 4-8-26 4-20-26	TBD

F. RECOMMENDATION & SUMMARY OF CONSISTENCY REVIEW

STAFF: APPROVAL	Staff recommends that the rezoning of the parcel be approved as it is consistent with the G.E.C recommendations from the 2043 Comprehensive Plan.

G. SPOT ZONING & STATEMENT OF REASONABLENESS		
Spot Zoning: *A zoning ordinance, or amendment, which singles out and reclassifies a relatively small tract owned by a single person and surrounded by a much larger area uniformly zoned, so as to impose upon the smaller tract greater restrictions than those imposed upon the larger area, or so as to relieve the small tract from restrictions to which the rest of the area is subjected, is called "spot zoning." Spot Zoning, David W. Owens, April, 2020, quoting Blades v. City of Raleigh, 280 N.C. 531, 547, 187 S.E.2d 35, 45 (1972).*	**CONSISTENT**	**POTENTIAL SPOT ZONING**
1. Staff Analysis of spot zoning: The subject parcel is adjacent to CS zoning to the East and South, and is located along a major transportation corridor (US 70 Hwy). Staff does not consider this request a spot zoning.	**X**	
Statement of Reasonableness: *When adopting or rejecting any petition for a zoning map amendment, a statement analyzing the reasonableness of the proposed rezoning shall be approved by the governing board. This statement of reasonableness may consider, among other factors:*	**CONSISTENT**	**IN-CONSISTENT**
1. The size, physical conditions, and other attributes of the area proposed to be rezoned	**X**	
2. The benefits and detriments to the landowners, the neighbors, and the surrounding community	**X**	
3. The relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment	**X**	
4. The action taken is in the public interest	**X**	
5. Any changed conditions warranting the amendment	**X**	

H. 2043 COMPREHENSIVE PLAN CONSISTENCY		
PLEASE NOTE: If a rezoning request is approved that is not consistent with the adopted comprehensive plan, the zoning amendment shall have the effect of also amending any future land use map (e.g., the Growth, Equity, and Conservation Map) in the approved plan. No additional request or application for a plan amendment shall be required per the statute.		
GEC CHARACTER FRAMEWORK (FUTURE LAND USE MAP):	**CONSISTENT**	**NOT CONSISTENT**
1. **FLUM CATEGORY DESCRIPTION** The proposed rezoning is consistent with the Character area description of 'Mixed Use 1", which has recommended primary uses of commercial, retail, and offices, limited intensity manufacturing, etc.	**X**	
2. **WASTEWATER & POTABLE WATER TYPE** The parcel has access to existing public COA water and MSD.	**X**	
3. **DENSITY** The proposed zoning district of CS has a maximum density of up to 12 units an acre, which is the same as the current R-3 zoning.	**X**	

4. **PRIMARY AND SECONDARY LAND USES** The uses allowed in the proposed zoning district include uses which are consistent with the Character Framework recommendations for this area.	**X**	
PLAN POLICIES AND ACTIONS:	**CONSISTENT**	**NOT CONSISTENT**
5. **Proximity to Transportation Corridor** *(Transportation Action 4)* The parcel is directly accessed from the US 70 Highway, a major transportation corridor.	**X**	
6. **Support higher density residential development near job centers and amenities** *(Transportation Action 4)* The density will not change with this rezoning.	**X**	
7. **Prioritize environmental conservation of other natural lands (such as intact forest lands, wetlands, and other unique habitats) to protect and increase the capacity to sustain the county's existing biodiversity** *(Env. Conserv. Action 3)* This parcel contains significant areas within the floodway, 100 year regulated floodplain, and 500 year floodplain. Parcels within these areas are prone to flooding.		**X**
8. **Prioritize the conservation of physical connections between natural landscapes to avoid fragmentation of large forest blocks in order to benefit wildlife migration** *(Env. Conserv. Action 3)* This parcel does not provide a connection to in-tact forest blocks.	**N/A**	
9. **Using the guidance of the GEC Map, work with private development partners to bring new sites to market that have promising transportation access, proximity to current and future economic corridors, a robust utility service, labor draw, community synergies, etc.** *(Economic Dev. Action 2)* This parcel is along a major transportation corridor near other commercial development. The location may make it more appropriate for commercial uses, especially as it is not recommended to put housing within floodplains.	**X**	
10. **Support the creation of place-based community gathering destinations at Walkable Destination Centers, Mixed Use Areas, and Rural Centers identified on the GEC Map** *(Economic Dev. Action 3)* Not applicable.	**N/A**	
ENVIRONMENTAL:	**CONSISTENT**	**NOT CONSISTENT**
11. Steep Slope/High Elevation and Protected Ridge Overlay Districts The parcel is not within an Overlay District.	**X**	
12. Regulated Flood Hazard Areas The parcel is within a regulated flood hazard area.		**X**
13. High or Moderate Hazard Stability Areas The parcel contains no moderate and high hazard stability areas.	**X**	

I. NEIGHBORHOOD CONSISTENCY	CONSISTENT	NOT CONSISTENT

1. CURRENT DEVELOPMENT TYPES:
Subject acreage has the following adjacent zonings and uses:

DIRECTION	ZONING	ADJACENT USES
NORTH	R-1	Vacant
EAST	CS	Vacant
SOUTH	CS / R-1	Vacant
WEST	R-3	Vacant

X

2. Does the proposed rezoning allow for any transition between higher density or intensity uses and lower density or intensity uses? *(Examples include medium intensity zoning between a low and high intensity district, topographic separations, other natural features to ensure a transition or buffer.)*

Yes. Adjacent parcels are primarily vacant, and this section of US 70 Highway is increasingly commercial. Existing residential development nearby is separated by US 70 Highway or the river.

X

3. Are the uses allowed in the proposed zoning district compatible with the existing uses in the area?

Yes. Many properties along US 70 Highway in this section are already commercial or industrial, and this area is not part of the proposed Walkable Destination Center land use category.

X

4. ALLOWED DEVELOPMENT TYPES AFTER CHANGE:
The proposed rezoning would allow additional uses in the district that are not currently allowed. Examples of new uses: Veterinary hospitals, Banks, Commercial greenhouses and nurseries, Hotels, Dry cleaning, Manufacturing, Motor vehicle maintenance, repair, sales, and fuel stations, Restaurants, Retail, Warehousing, etc.

5. DENSITY & DIMENSIONAL STANDARDS COMPARISON:

		Existing District:	Proposed District:
		R-3 Residential	CS Commercial
Min. Lot Size	No Public Sewer	30,000 SF	30,000 SF
	Public Sewer/No Water	10,000 SF	10,000 SF
	Public Water & Sewer	6,000 SF	5,000 SF
Max. dwelling units per acre		12	12
Setbacks (Front/Side/Rear)		10/7/15 with public sewer 20/10/20 septic system	10/10/10
Max. height		35 feet	50 feet

6. PREVIOUS ZONING ACTIONS & RELEVANT SITE HISTORY:
The site was previously approved in 2021 as a Mobile Home Park with 8 single-wide homes and 3 stick-built homes. The US 70 Hwy corridor was heavily damaged by Tropical Storm Helene in 2024. The property is located in a special flood hazard area.

J. COMPARISON OF ZONING ORDINANCE DISTRICT STATEMENT OF INTENT

EXISTING ZONING DISTRICT – R-3	PROPOSED ZONING DISTRICT – CS
The R-3 Residential District is primarily intended to provide locations for a variety of residential development depending upon the availability of public water and sewer services. Some areas within the R-3 Residential District will have no public water and sewer services available and will thus be suitable primarily for single-family residential units on individual lots and mobile homes on individual lots. Other areas within the district will have public water and/or sewer service available and will thus be suitable for higher density uses such as multifamily residential units, planned unit developments, and mobile home parks. The R-3 district also provides for various recreational, community service and educational uses that will complement the residential development.	The CS Commercial Service District is primarily intended to provide suitable locations for clustered commercial development to encourage the concentration of commercial activity in those specified areas with access to major traffic arteries, to discourage strip commercial development, and to allow for suitable noncommercial land uses. Such locations should currently have water and sewer services or be expected to have such services available in the future. This CS Commercial Service District may be applied to suitable areas adjacent to existing commercial concentration to allow for their expansion.

K. PLANNING BOARD RECOMMENDATION

1. BOARD BASIS FOR DECISION MAKING

The Board must determine if there is a reasonable basis for the requested change in light of its effect on all involved including the following considerations:

- The requested change does not directly or indirectly result in the creation of spot zoning
- Size of the tract in question
- Compatibility of the change with the adopted 2043 Comprehensive Plan
- Benefits and detriments resulting from the change for the owner of the newly zoned property, their neighbors, and the surrounding community
- Relationship between the uses envisioned under the new zoning and the uses currently present in adjacent tracts

References: Good Neighbors of South Davidson v. Town of Denton, 355 N.C. 254, 559 S.E.2d 768 (2002)
Chrismon v. Guilford County, 322 N.C. 611, 370 S.E.2d 579 (1988)

L. BOARD OPTIONS

The following options are available to the Board:

a. Recommend approval of the proposed rezoning as it is consistent with the Buncombe County 2043 Comprehensive Plan, as presented.
b. Recommend approval of a portion of the proposed rezoning as it is consitent with the Buncombe County 2043 Comprenhensive Plan.
c. Recommend denial of the proposed rezoning, as presented as it is inconsistent with the Buncombe County 2043 Comprehensive Plan.

M. ATTACHMENTS

- Application
- Maps

Application for a Zoning MAP AMENDMENT *(Rezoning)*

BUNCOMBE COUNTY
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(828) 250-4830 - PlanningInfo@BuncombeCounty.org
www.buncombecounty.org/planning

A PRE-SUBMITTAL CONFERENCE WITH THE PLANNING DEPARTMENT IS REQUIRED PRIOR TO SUBMITTAL.

A. Property Information

Application is hereby made to the Board of Commissioners of Buncombe County to amend the Official Zoning Map of Buncombe County as it pertains to the following properties:

PIN(s): 9699214681

Address(es): 6 Avery Wood Drive Swannanoa NC 28778

Acreage: _____ **Available Utilities:** ☐ Public water ☐ Public MSD Sewer ☐ Private well ☐ Private septic

B. Zoning Classification

Current zoning district(s): R-3 Requested zoning district(s)*: CS

**If only a portion of the property is requested to be rezoned, or a rezoning to include more than one zoning district is proposed, please enclose a map indicating the area(s) of the property to be considered for rezoning.*

C. Applicant Contact Information

Unicorn Farm Nursery + Landscaping
Company/Corporate Name (*if applicable*)

Logan Turner
Applicant's Name

16 Unicorn Farm Road
Mailing Address

Asheville NC 28805
City, State, and Zip Code

(828) 357-7783
Telephone

Logan@UnicornFarmNL.com
Email

Property Owner Contact Information (*If different*)

Mack Padgett
Owner's Name

110 2nd Street
Mailing Address

Black Mt, NC, 28711
City, State, and Zip Code

(828) 231-2330
Telephone

_____
Email

OFFICE USE ONLY:

Case Number: ZPH_____-_____

Date Received: _____

Owner's Affidavit Submitted: ☐ Yes ☐ No

Pre-Submittal meeting with: _____

Planning Board Hearing Date: _____

4. Is/are the applicant(s) listed below the owner(s) of the property? ☐**Yes** ☒**No**

If the applicant(s) listed herein are not the owner(s) as listed within the Buncombe County Tax Records, North Carolina General Statutes require the applicant to certify that the owner(s) received notice for each public hearing. ***An owner's affidavit must be submitted with this application, and certification of notice must be provided by the applicant once notice has been made for each public hearing*** *5 days prior to the hearing date;* ***sample documents for both items can be obtained from the Planning Department.***

E. CERTIFICATION

- I hereby certify that I am the owner, authorized agent of the owner, or have provided legal notification to the owner, and the above information is correct to the best of my knowledge and hereby make application for a Zoning Map Amendment. Any information given that is incorrect will cause this application to become null and void.
- I acknowledge that withdrawal of this application after notice has been made will result in forfeiture of any application fees associated with said application.

Joseph Tuttle	Mack Padgett
Signature of Applicant	**Signature of Owner**
Signature of Applicant	**Signature of Owner**
Signature of Applicant	**Signature of Owner**
Signature of Applicant	**Signature of Owner**
Signature of Applicant	**Signature of Owner**
Signature of Applicant	**Signature of Owner**

BUNCOMBE COUNTY
NORTH CAROLINA
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NOTE TO USER: THIS VERSION OF SECTION E. CERTIFICATION IS FOR USE IN CASES WHERE NUMEROUS PROPERTIES, OWNED BY NUMBEROUS PROPERTY OWNERS, ARE INVOLVED IN THE REZONING APPLICATION

Application for a Zoning
MAP AMENDMENT
Multiple Lots and Owners

E. CERTIFICATION

E.1. Required Information: Each property owner who is participating in this rezoning application must complete this form. Each owner or group of owners (corporation, LLC, trust, or similar) should provide their information on a separate form. Owners of multiple properties within the rezoning area may use one form to list all affected properties. Use additional forms if necessary.

E.1.1. Location of Properties Proposed for Rezoning

	Physical E-911 Address *Street number, name, city, state, zip code. You may verify your E911 Address at https://discover.buncombecounty.org/*	**PIN Number** *15-digit unique identifier for each parcel. PIN numbers can be found on your tax bill or online at https://gis.buncombecounty.org/buncomap/. Example: 965415728000000 or 9654-15-7280*
1	6 Avery Wood Drive Swannanoa NC 28778	9699-21-4681
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

E.1.2. *Contact Information and Certification of All Owners of Above-Referenced Property or Properties.*

By signing this document I hereby certify that I am the owner of the property or properties referenced herein, and that any information given that is incorrect will cause this application to become null and void. I hereby authorize Buncombe County Staff to enter upon the property referenced below for the purpose of processing this rezoning request. I acknowledge that withdrawal of this application after notice has been made will result in forfeiture of any application fees associated with said application. I hereby authorize the Applicant referenced below, to act as my representative for the purposes of this rezoning request.

	Owner Name	**Corporate Title** (if applicable)	**Mailing Address** *Street number, name, city, state, zip code*	**Telephone Number**	**Email Address**
1	Mack H Padgett		110 2nd Street Black Mt NC 28711	828-231-2330	
	Owner Signature: Date: 3/4/2026		Applicant/ Designated Representative - Name: Signature: Date:		
2	Mark Padgett				
	Owner Signature: Date:		Applicant/ Designated Representative - Name: Signature: Date:		
3					
	Owner Signature: Date:		Applicant/ Designated Representative - Name: Signature: Date:		
4					
	Owner Signature: Date:		Applicant/ Designated Representative - Name: Signature: Date:		

1. Tract Size & Suitability for Proposed Zoning

The subject property consists of approximately **3.06 acres** located along **US Highway 70 in Swannanoa, North Carolina**. The parcel is of sufficient size to support small-scale commercial activity while maintaining appropriate setbacks, circulation, and floodplain management requirements.

The property has historically supported a **higher density residential use as a manufactured home park**, which resulted in multiple dwelling units and associated infrastructure within the floodplain. The proposed rezoning to a commercial classification represents a **reduction in residential density and long-term occupancy** within the Special Flood Hazard Area.

The tract is well suited for commercial use due to several physical characteristics:

- Direct frontage on **US Highway 70**, a major transportation corridor
- Existing driveway access and circulation patterns
- Adequate parcel depth and area to accommodate parking, retail display areas, and open space
- A layout that allows floodplain areas to remain largely undeveloped while concentrating activity on higher ground portions of the parcel

Surrounding properties along this portion of the US Highway 70 corridor include a mix of **commercial, light industrial, and service-oriented uses**, making the tract appropriate for a small-scale commercial zoning designation consistent with the existing development pattern of the area.

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2. Consistency with the Growth, Equity, and Conservation Framework

(Buncombe County 2043 Comprehensive Plan)

The proposed rezoning is consistent with the **Growth, Equity, and Conservation Framework** outlined in Buncombe County's 2043 Comprehensive Plan.

The Comprehensive Plan emphasizes the importance of directing commercial activity toward **existing transportation corridors and previously developed sites** while preserving environmentally sensitive areas such as floodplains and river corridors.

The subject property represents an appropriate opportunity for **adaptive reuse of an already developed site**, rather than encouraging new development in previously undeveloped areas of the county. The conversion from a former manufactured housing park to a small-scale commercial nursery reduces residential exposure to flood hazards while maintaining productive economic use of the property.

The proposed business model—a retail plant nursery and garden center—supports several goals identified in the Comprehensive Plan, including:

- Encouraging **locally owned small businesses**
- Supporting **agricultural and horticultural enterprises**
- Promoting **environmentally responsible land use practices**
- Maintaining **open space within floodplain areas**

In addition, the proposed use focuses on outdoor plant sales and horticultural services, which are inherently **low-impact land uses** compatible with conservation-oriented planning objectives.

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3. Reasonableness & Public Interest

The proposed rezoning is reasonable and in the public interest because it aligns with existing land use patterns along the **US Highway 70 corridor** while improving floodplain safety conditions on the property.

Historically, the site functioned as a manufactured home park with multiple residential units located within areas susceptible to flooding. Following Hurricane Helene and the subsequent loss of residential occupancy, the proposed commercial use represents a **safer and lower-risk use of the property**.

Unlike residential uses, the proposed nursery operation:

- Does not involve permanent residential occupancy in the floodplain
- Utilizes **temporary and movable inventory**
- Maintains open flood conveyance areas
- Implements a formal **Emergency Action Plan** for removal of temporary structures during severe weather events

The surrounding area already includes a mix of commercial and service-oriented uses, and the proposed business is consistent with that pattern. The scale of the operation is relatively small and is not expected to generate significant traffic, noise, or environmental impacts.

The proposed rezoning will also provide positive benefits to the surrounding community by:

- Supporting **local economic activity and employment**
- Providing a **local source for plants, landscaping materials, and horticultural services**
- Repurposing an existing developed property in a manner that reduces long-term flood risk

For these reasons, the rezoning is consistent with the public interest and represents an appropriate and responsible reuse of the property following the impacts of Hurricane Helene.



0 0.05 0.1 0.2 Miles

6 Avery Wood Dr
9699-21-4681

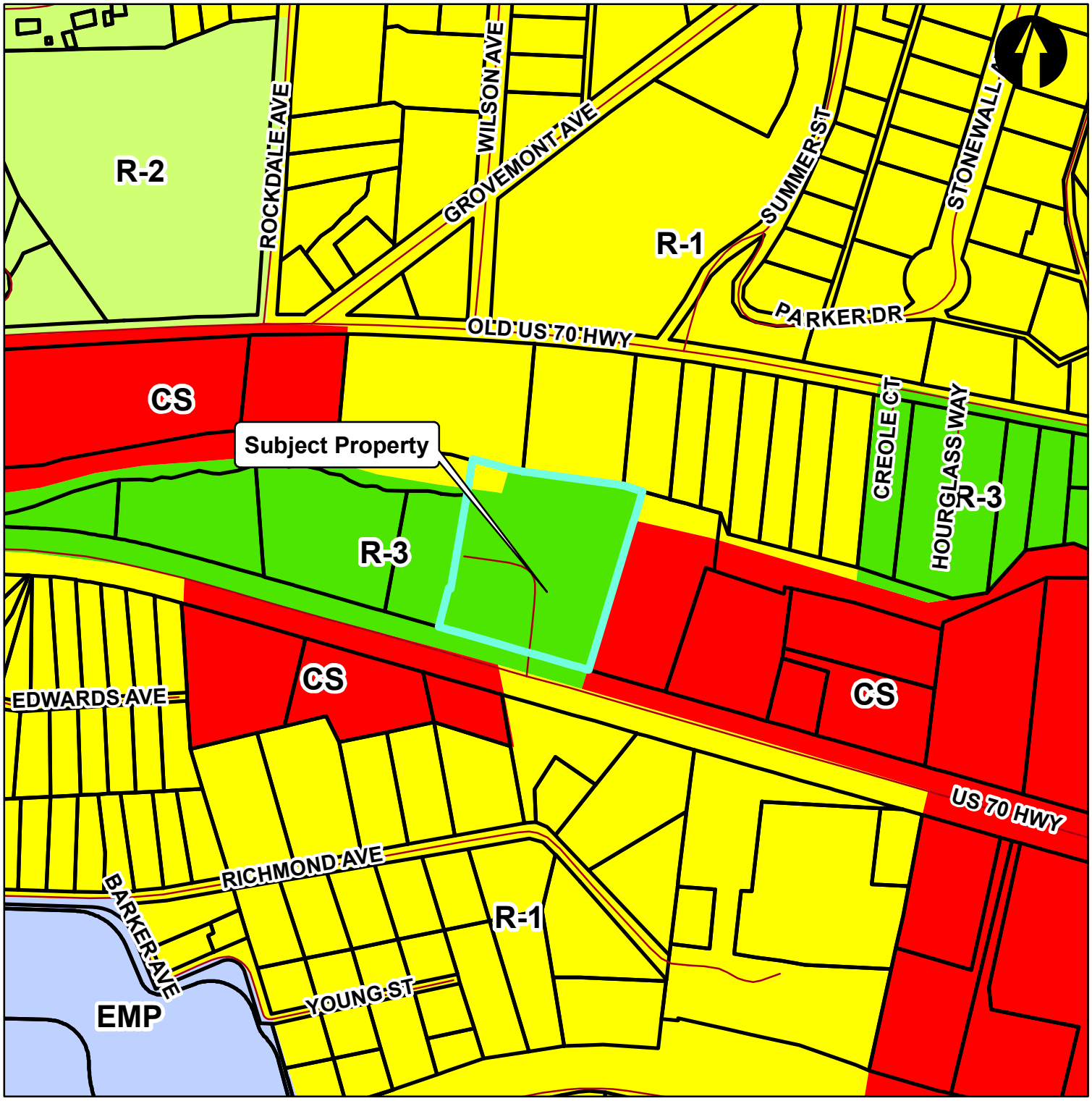
ZPH2026-00011
Avery Wood Rezoning

Aerial Map

Roads

Property Boundaries

Created By: Buncombe Co. Planning
Date: 3/26/2026



0 0.05 0.1 0.2 Miles

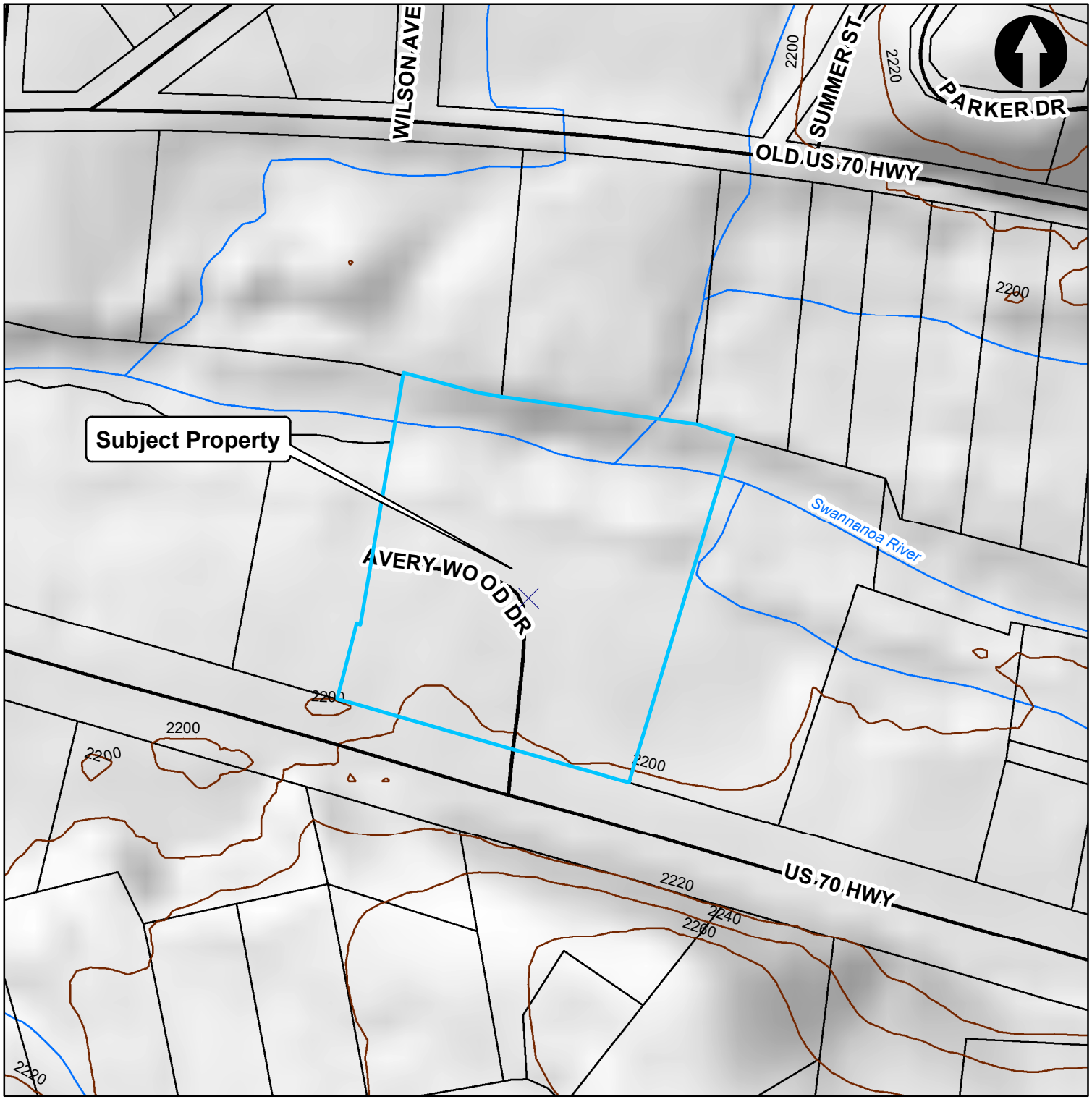
6 Avery Wood Dr
9699-21-4681

ZPH2026-00011
Avery Wood Rezoning

Zoning Map

AI	EMP	R-1
BDM	NS	R-2
CR	OU	R-3
CS	PS	R-LD

Created By: Buncombe Co. Planning
Date: 3/26/2026



0 150 300 600 Feet

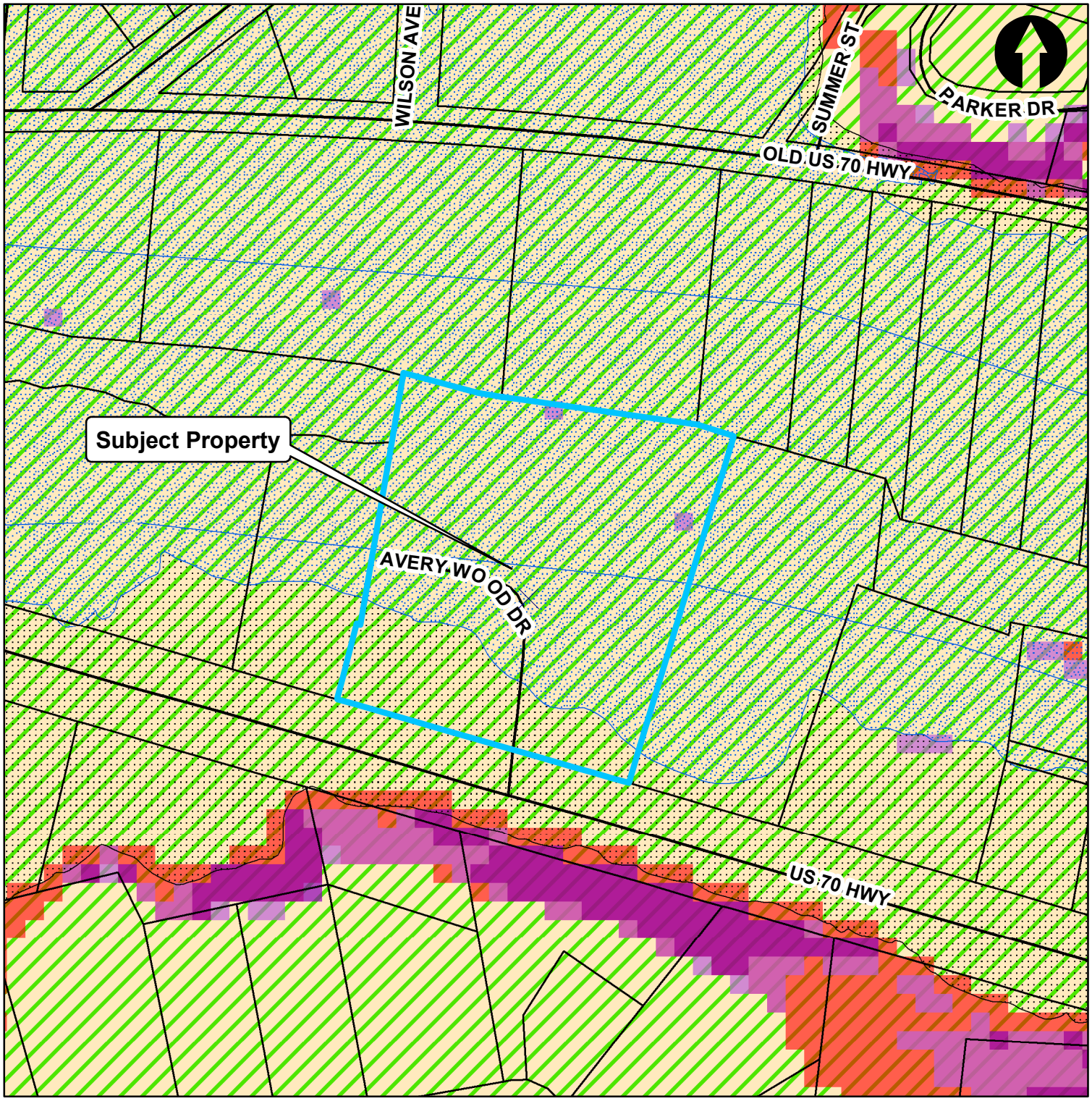
6 Avery Wood Dr
9699-21-4681

ZPH2026-00011
Avery Wood Rezoning

Topo Map

Roads
20 Foot Contours
Property Boundaries

Created By: Buncombe Co. Planning
Date: 3/26/2026



Feet
0 150 300 600

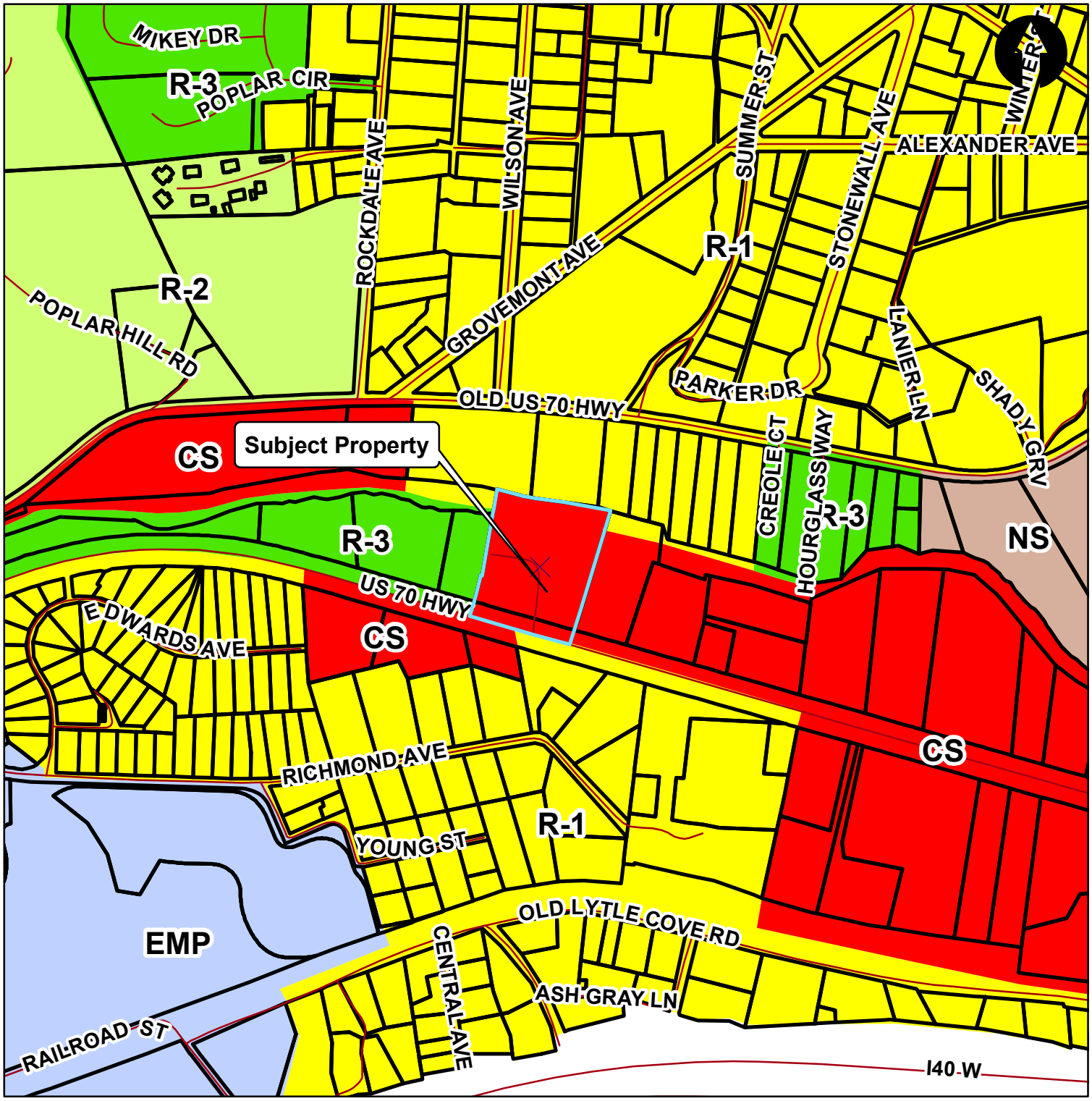
6 Avery Wood Dr
9699-21-4681

ZPH2026-00011
Avery Wood Rezoning

Land Use Map

Created By: Buncombe Co. Planning
Date: 3/26/2026

- 500 yr
- A - 100yr
- AE - 100 yr
- High Hazard
- Moderate Hazard
- Low Hazard
- 0 - 25 % Slope
- Greater than 25% Slope
- Greater than 2500'
- Proximity to Public Utilities
- Transportation Corridors



0 0.075 0.15 0.3 Miles

6 Avery Wood Dr
9699-21-4681

ZPH2026-00011
Avery Wood
Rezoning

Proposed Zoning Map

AI	EMP	R-1
BDM	NS	R-2
CR	OU	R-3
CS	PS	R-LD

Created By: Buncombe Co. Planning
Date: 3/26/2026

Buncombe County Planning and Development
Long Range Planning Division
35 Woodfin St.
Asheville, NC 28801

To: Buncombe County Planning Board
From: Gillian Phillips, AICP, Long Range Planning Division Manager
Date: 4/20/26
Re: ZPH2026-00016 Text Amendment Addressing the Street Name, Street Address and Address Display Ordinance

PURPOSE

T.S. Helene has driven a multitude of changes and actions across the County, including revisions of County ordinances beyond those called for in the Comprehensive Plan. One of these is the "Street Name, Street Address and Address Display Ordinance," which governs the County's assignment and maintenance of its roadway names, including for E911 addressing and emergency response. The proposed text amendment is intended to modernize, simplify, and clarify the ordinance to increase transparency and accessibility for the public and provide staff with clearer policy guidance and support.

FAIRNESS ANALYSIS

Comprehensive and clear addressing standards can support increased fairness across the county when emergency services and responders are able to navigate to an address without issue or uncertainty as to where they are going, thereby improving response times.

COMPREHENSIVE PLAN DIRECTION

These text amendments are supported by the following sections of the Comprehensive Plan:

Hazards & Resilience

Policy 2: Align emergency response with the Regional Hazard Mitigation Plan and Hazard Vulnerability Assessment.

Relevant *policy objectives* include addressing geographic-based disparities, understanding where the most vulnerable populations are in order to better prioritize emergency responses, and continuing measurement of emergency response times.

Infrastructure & Energy

Policy 2: Plan for the long-term sustainability of public services.

Relevant *policy objectives* include coordinating services with population growth which will bring challenges in response and capacity… Levels of service should align with the needs of the community based on population density.

SUMMARY OF PROPOSED TEXT AMENDMENTS

The following table summarizes the proposed text amendments:

1	Simplify and condense inconsistent terminology
2	Remove outdated standards and references
3	Add defined terms
4	Add clarifying language based on the addresser experience and current policy
5	Revise penalty amount to match other Ordinance

Proposed changes follow research on addressing practices in other NC counties including: Carteret, Iredell, Pitt, Polk, Chatham, Duplin, Orange, Rutherford, Henderson, and New Hanover.

PROPOSED REVIEW TIMELINE

4/20/2026 - Introduction of text amendments to Planning Board

Street Name, Street Address and Address Display Ordinance Text Amendment
Planning Board Draft
4/20/2026

ZPH2026-00016

~~Deletions~~
Additions

Chapter 66 – ~~STREETS~~ ROADWAYS, SIDEWALKS AND OTHER PUBLIC PLACES[1]

Footnotes:

--- (1) ---

Cross reference— Any ordinance establishing or prescribing street grades saved from repeal, § 1-10(13); buildings and building regulations, ch. 10; traffic and vehicles, ch. 74.

~~*State Law reference— Roads and bridges, G.S. 153A-239 et seq.*~~

ARTICLE II. – ~~STREET~~ ROADWAY NAMES AND ~~STREET~~ ADDRESSES[2]

Footnotes:

--- (2) ---

Cross reference— Any ordinance naming any street or public way in the county saved from repeal, § 1-10(6).

~~*State Law reference— Authority to name roads and assign street numbers, G.S. 153A-240.*~~

Sec. 66-26. - Title of article.

This article shall be known and may be cited as the "~~Street~~ Roadway Name, ~~Street~~ Address and Address Display Ordinance of Buncombe County, North Carolina."

(Ord. No. 20351, art. 2, 11-30-93)

Sec. 66-27. - Intent of article.

The purpose and objectives for which this article is adopted and enacted are as follows:

(1) Provide a uniform system of assigning ~~street~~ addresses throughout the county.

(2) Facilitate provision of adequate public safety and emergency response services.

(3) Minimize difficulty in locating buildings for public service agencies and the general public.

(Ord. No. 20351, art. 1, 11-30-93)

Sec. 66-28. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Address means the combination of numbers and roadway names assigned by the county that identifies a particular building, utility, or lot.

~~*BCMSAL (Buncombe County Master Street Address List)* means the official listing of all streets and roads within the county.~~

Driveway means a private way of passage giving access to a lot from a roadway and serving not more than two structures. A driveway serving more than two structures shall be considered a roadway.

End point means a point at either end of a ~~street~~ roadway where the ~~street~~ roadway either begins or ends.

Plat means a map representing a lot, parcel, or a tract of land showing the boundaries and location of ~~streets~~ roadways, rights-of-way, easements, and other ways of passage, and other information required by this article.

Point of origin means:

(1) For dead-end streets, the point of origin is located at the end point from which the street emanates.

(2) For all streets which are not dead-end streets, the point of origin shall be the end point of the street closest to the center of the intersection of Patton Avenue and Broadway Street.

(3) Where the point of origin is questionable and for all other conditions not defined in subsections (1) and (2) of this definition, the determination of the point of origin is left to the discretion of the street address administrator.

Roadway means any street, road, highway, driveway, right-of-way, thoroughfare or other way of passage serving more than two structures.

~~*Street a*~~*Address administrator* means an official or designated person of the county responsible for the administration of this article.

~~*Street A*~~*ddress number* means the address number assigned to a lot, property, utility, emergency location, or building by the ~~street~~ address administrator.

~~*Street naming and numbering proposal* means a proposal submitted to the street address administrator prior to subdividing and recording subdivided parcels.~~

(Ord. No. 20351, art. 3, 11-30-93)

Cross reference— Definitions generally, § 1-2.

Sec. 66-29. - Enforcement.

(a) No building permit shall be issued until an official ~~street~~ address has been assigned to the lot.

(b) Power shall not be released nor shall a certificate of occupancy be issued until the assigned ~~street~~ address number has been properly displayed in accordance with section 66-32.

(c) Owners or occupants of buildings already constructed, which do not comply with ~~street~~ address display requirements described in this article, will be notified by registered or certified mail and requested to meet these requirements within 60 days from the date of notification. A warning notice will be issued after 60 days if the requirements have not been met. If the owner or occupant does not comply voluntarily with this article within 30 days of the delivery of the warning notice by registered or certified mail, or by hand delivery, a ~~$25.00~~ $100.00 civil penalty shall be assessed.

(d) The ~~street~~ address administrator shall have the authority to issue warning notices, to collect civil penalties and to coordinate the enforcement activities of this article.

(Ord. No. 20351, art. 7, 11-30-93)

Sec. 66-30. – ~~Street~~ Roadway names.

(a) ~~*On file.* The street roadway names listed in the BCMSRAL kept on file with the county planning department, are hereby declared the official names of streets roadways in the county, unless hereafter changed by action of the county board of commissioners.~~

(b) *Determination of need for roadway names, driveway names, and name changes.* The ~~street~~ address administrator is hereby authorized to determine the need for ~~street~~ roadway names, driveway names, and name changes to maintain E911 standards and to ~~recommend~~ facilitate such additions or changes ~~to the county board of commissioners~~ for both private and public ~~streets~~ roadways and driveways ~~outside the jurisdiction of any municipality~~ within the county and its jurisdiction.

(c) ~~*Public hearing.* A public hearing is required and shall be held before the naming or renaming of a street or road roadway is official in accordance with G.S. 153A-240.~~

(d) *Duplication.* There shall be no assignment of duplicate ~~street~~ roadway names. ~~Street~~ Roadway names should not closely approximate phonetically the name of any ~~street~~ roadway within the county, irrespective of the use of a suffix (street, avenue, boulevard, drive, place, court, etc.).

(e) *Extensions of existing ~~streets~~ roadways.* Where proposed ~~streets~~ roadways are the extension of existing ~~streets~~ roadways, the existing ~~street~~ roadway names shall be used.

Sec. 66-31. - ~~Street~~ Roadway addresses.

(a) *Duties of ~~street~~ address administrator.* The ~~street~~ address administrator is hereby authorized to:

(1) Assign ~~street~~ addresses on ~~streets~~ roadways which are not presently addressed; and

(2) Resolve conflicts in numbers, assign and reassign numbers, or propose any changes which are deemed necessary ~~and in accordance with G.S. 153A-240~~.

(b) Inclusions and exclusions. ~~Street A~~ddressing includes the assignment of ~~street~~ numbers to residences, businesses, and other structures, as well as utilities, emergency locations and other property within the county and its ~~outside the~~ jurisdiction ~~of any municipality within the county~~. It shall not include the assignment of numbers to interior offices and rooms in

existing or future houses, buildings and other structures. Unit numbering includes the assignment of unit numbers to offices, apartment buildings, strip malls, and multifamily residential and commercial. Unit numbering does not include assignment of numbers to hotels or hospitals.

(c) Assignment procedures. Addresses shall be assigned to buildings and property according to the following procedures:

(1) Address numbers shall follow in numerical sequence from low to high, beginning at the point of origin of the ~~street~~ roadway.

(2) For all address assignments, beginning at the ~~street's~~ point of origin, even numbers shall be assigned on the left side of the ~~street~~ roadway and odd numbers shall be assigned on the right side of the ~~street~~ roadway.

(3) Allowances shall be made for vacant properties in order that numbers may be assigned to future structures on such properties. For all new ~~streets and roads~~ roadways and all ~~streets~~ roadways receiving new ~~street~~ addresses, two numbers shall be assigned~~, one on either side of the street,~~ at 50-foot intervals.

(4) The ~~street~~ address administrator will have the right to authorize and approve alternate methods of ~~street~~ address numbering which meet the intent of this article when strict adherence to these standards cannot reasonably be met, such as in higher density developments.

(d) ~~New street naming and numbering; proposal.~~ ~~For all subdivisions where new streets are proposed, a street naming and numbering proposal shall be submitted to the street address administrator for approval before any property can be subdivided and recorded. The proposal shall include:~~

New roadway naming and numbering procedure. For all subdivisions where new roadway names are required, proposed names shall be submitted for approval by the applicant. Once the roadway names are approved and returned to the applicant, a site plan shall be submitted showing the roadways labeled with the approved roadway names and designating the proposed lots. Preassigned house numbers shall be assigned for each lot to be included on the recorded plat.

~~(1) A scaled plat of the overall tract illustrating street layout;~~

~~(2) The name proposed for each street identified on the map;~~

~~(3) The proposed address scheme for the subdivision identified on the map; and~~

~~(4) An alphabetical list of the proposed street names, together with an alternate name for each name proposed.~~

~~The street address administrator will review the proposed street naming and numbering proposal for duplicate names, appropriateness of names, and for overall compliance with the street naming and numbering policy and make a recommendation to the county commissioners to accept or deny the proposal. Approved street names and addresses shall be included in the final plat submitted for recordation.~~

(e) For all presently unnamed ~~streets or roads~~ roadways, whenever there is a need to name said ~~street or road~~ roadway for 911 purposes the procedure shall be as follows:

(1) The ~~street~~ address administrator shall send by certified mail a notice to all property owners of parcels through which the unnamed roadway runs and parcels serviced by ~~on~~ the unnamed ~~street or road~~ roadway informing them of the need to name said ~~street or road~~ roadway, and of their right to select a name for the ~~street or road~~ roadway within 30 days;

(2) If within 30 days of the sending of said notice, the ~~street~~ address administrator receives a petition signed by the majority of the responding property owners stating a preference for the name, the ~~street or road~~ roadway shall be named accordingly unless the chosen name is already in use for another ~~street or road~~ roadway within the county regardless of roadway suffix (Rd, Ln, Dr, etc.) and in accordance with section 66-30, or is otherwise objectionable as determined by the address administrator. Objectionable names include but are not limited to names with special characters/symbols, unconventional spellings, offensive language, and any which are like-sounding or otherwise too similar to existing roadway names. Owners of multiple parcels on the road in question shall have only one vote for the purpose of determining a majority;

(3) In the event the name chosen by the property owners is already in use or otherwise objectionable, the ~~street~~ address administrator shall notify the property owners that the name they have selected cannot be used and the process specified in the foregoing paragraphs (1) and (2) shall be repeated;

(4) That in the event the property owners shall fail to respond to the ~~street~~ address administrator's notice within 30 days, or there is no majority among responding property owners, the ~~street~~ address administrator shall be authorized to choose a name for the ~~street or road~~ roadway.

Sec. 66-32. - Display of ~~street~~ address numbers.

(a) It shall be the duty of every owner or occupant of a house, building or mobile home to erect or cause to be erected the assigned ~~street~~ address number of the property so that the location can be easily identified from the ~~street~~ roadway. Rural route box numbers shall be substituted for ~~street~~ address numbers only in areas where ~~street~~ addresses have not been assigned.

(b) The official ~~street~~ address number shall be displayed on the front of or at the entrance to the structure so as to be clearly legible from the ~~street~~ roadway on which the property fronts.

(c) If the structure is situated so that reasonably sized numerals cannot be clearly seen from the ~~street~~ roadway, the address number shall also be displayed at the end of the driveway or easement nearest the ~~street~~ roadway which provides access to the building.

(d) Numerals indicating the address number of a single-family dwelling shall be at least three inches in height, shall be in a contrasting color to the background on which they are applied and shall be posted and maintained so as to be legible from the ~~street~~ roadway.

(e) Numerals for multiple dwelling units and nonresidential buildings shall be at least six inches in height, shall be in a contrasting color to the background on which they are applied and shall be placed on the front of the building facing the ~~street~~ roadway or on the end of the building nearest the ~~street~~ roadway.

(f) ~~Street a~~Address numbers of all mobile home lots must be clearly displayed on each lot so as to be legible from the ~~street or service street~~ roadway.

SWANNANOA SMALL AREA & RESILIENCE PLAN
DRAFT POLICIES AND ACTIONS
VERSION 1 (Updated 3-25-26)

HAZARDS & RESILIENCE

Problem 1: Development patterns and storm events along the Swannanoa River create risks in flood-prone areas.

Policy 1.1: **Increase adaptive capacity by limiting future growth and the types of new development in Special Flood Hazard Areas (SFHA)**				***Hazards & Resilience***
2043 Comprehensive Plan Alignment:	**G.E.C.:** Policy 4 (pg. 74); Policy 5 (pg. 75); Action 5 (pg. 168) **Hazards & Resilience:** Policy 3 (pg. 138); Policy 4 (pg. 139); Action 2 (pg. 191); Action 5 (pg. 196) **Performance Metrics:** Metric 6 (pg. 163)			
ACTION	**TIMELINE**	**RESOURCES**	**LEAD/PARTNERS**	**IMPACT**
Action 1.1.1: Increase minimum lot sizes, restrict land use (e.g., hazardous materials storage, outdoor storage, travel trailer parks, etc.), and regulate the amount of impervious surface in special flood hazard areas.	Medium	Low	Planning Dept.	High
Action 1.1.2: Require major and minor subdivisions with 30% or more of their total development tract within Special Flood Hazard Area (SFHA) to develop as a Conservation Subdivision.	Short	Low	Planning Dept.	Medium
Action 1.1.3: Strengthen Special Use Permit (SUP) standards and Special Requirement Standards to regulate development in the SFHA.	Medium	Low	Planning Dept.	High
Action 1.1.4: Acquire high-hazard properties that cannot be retrofitted, or which are repetitive loss properties, through private, local, state, and federal funding programs.	Long	High	Emergency Mgt. Public-private State/Federal	High
Action 1.1.5: Prioritize creating and implement a land use and management plan for hazard mitigation properties (HMGP) acquired by the county as a result of Tropical Helene to ensure open space, natural resource conservation, floodplain management, and allowable recreational and agricultural uses. ***Open Space Property Project, Helene Recovery Plan (pg.96).***	Medium	High	Land Resources Emergency Mgt. FEMA	Medium

Policy 1.2: **Increase standards for new development in Special Flood Hazard Areas (SFHA).**				***Hazards & Resilience***
ACTION	**TIMELINE**	**RESOURCES**	**LEAD/PARTNERS**	**IMPACT**
Action 1.2.1: Strengthen regulations in the 100 yr (fringe) floodplain.	Medium	Low	Planning Dept.	Medium
Action 1.2.2: In coordination with joining the CRS program, limit the use of fill material in the 100-year floodplain to a maximum percentage of the project site.	Medium	Low	Planning Dept.	Medium
Action 1.2.3: In coordination with joining the CRS program, raise the freeboard requirement for the 100 yr (fringe) floodplain.	Medium	Low	Planning Dept.	Medium
Action 1.2.4: Prioritize Establishing Buncombe County as a participating member of the National Flood Insurance Program (NFIP) Community Rating System (CRS). ***Action 2: Hazards and Resilience - Buncombe County Comprehensive Plan (pg. 192).***	Medium	High	Planning Dept. State/Federal	High
Action 1.2.5: Implement a cumulative 10-year lookback period for substantial improvements for regulated 100 yr (fringe) floodplain	Medium	Medium	Planning Dept.	Medium
Action 1.2.6: Increase riparian buffer requirements in the SFHA 100 yr (fringe) floodplain.	Medium	Low	Planning Dept.	Medium

Policy 1.3: **Increase awareness of hazard vulnerability and risk, especially in high-hazard areas.**				***Hazards & Resilience***
ACTION	**TIMELINE**	**RESOURCES**	**LEAD/PARTNERS**	**IMPACT**
Action 1.3.1: Require that new subdivisions and development contain notifications about landslide and SFHA risks on their recorded development plats. Also, require SFHA boundaries to be mapped on recorded plats.	Medium	Low	Planning Dept.	Low
Action 1.3.2: Support and prioritize the Community Risk Reduction Campaign. Implement a countywide risk reduction campaign to promote emergency preparedness, increase community readiness, and mitigate risks from future disasters. ***Community Risk Reduction Campaign, Helene Recovery Plan (pg. 96).***	Medium	High	Emergency Mgt. CAPE Community groups	Medium
Action 1.3.3: Analyze data and develop and implement a targeted public education campaign that informs residents, property owners, design professionals, and developers about landslide, floodplain, and wildfire risks. Include educational materials to promote informed decision-making and risk reduction practices.	Medium	Medium	Planning Dept. CAPE Strategy & Innov. Emergency Mgt.	Medium
Action 1.3.4: Require new developments (e.g.: apartments, manufactured home parks, subdivisions, and campgrounds) within SFHA, landslide areas, Steep Slope and Protected Ridge Overlays, and high-hazard wildfire areas, to include emergency evacuation information in their recorded Covenants and Restrictions.	Medium	Medium	Planning Dept.	Low
Action 1.3.5: Improve processes for the Planning Department to provide permit applicants and potential land purchasers with hazard risk information as part of the application or inquiry process.	Medium	Low	Planning Dept.	Low
Action 1.3.6: Provide resources such as education and evacuation planning assistance to existing neighborhoods and homes within high hazard areas, and ones that have infrastructure limitations, such as only one way in and out entrances.	Medium	Medium	Emergency Mgt. CAPE Community groups	Low

Policy 1.4: **Support floodplain and stream restoration.**				***Hazards & Resilience***
ACTION	**TIMELINE**	**RESOURCES**	**LEAD/PARTNERS**	**IMPACT**
Action 1.4.1: Prioritize the Stream Stabilization project: Undertake activities to stabilize and restore streambanks, to include both County property (such as river parks) and private property (such as residential and farmland property). ***Stream Stabilization, Helene Recovery Plan (pg. 114).***	Medium	High	Land Resources	High
Action 1.4.2: .Support and partner with local nonprofits who are engaging in stream and floodplain restoration projects.	Long	Medium	Land Resources Non-profits	Medium

Policy 1.5: **Direct future growth to areas consistent with the Future Land Use Map (FLUM) and away from high hazard areas.**				***Hazards & Resilience***
ACTION	**TIMELINE**	**RESOURCES**	**LEAD/PARTNERS**	**IMPACT**
Action 1.5.1: Amend the Growth, Equity, and Conservation Map (FLUM) of the Comprehensive Plan to reflect areas with flood and landslide hazards, and designate appropriate land use descriptions for proposed new categories or revisions to existing categories	Low	Low	Planning Dept.	Low
Action 1.5.2: Revise the Buncombe County Zoning Ordinance to designate a River Corridor Overlay or River Corridor Zoning District to reduce flood risks to lives and property, increase flood storage capacity, improve water quality, and protect the environment. Limit allowed uses and increase development standards within this overlay or district.	Medium	Medium	Planning Dept.	High

Problem 2: **Swannanoa faces increasing risks from flooding, stormwater runoff, and landslides due to damage from storm events, development patterns, vulnerable infrastructure, and steep terrain. These risks endanger lives, property, and water quality. At the same time, the community must balance these risks with meeting essential needs, such as housing and economic stability.**

Policy 2.1: Evaluate stormwater and erosion control standards and investigate areas where flood and environmental regulations can work synergistically.				***Hazards & Resilience***
ACTION	**TIMELINE**	**RESOURCES**	**LEAD/PARTNERS**	**IMPACT**
Action 2.1.1: Identify changes to the Stormwater Management Ordinance to increase storm system requirements and storm capacity levels for development within high hazard areas, such as nature based solutions like swales and open space.	Medium	High	Planning Dept.	Medium

Policy 2.2: Increase the resilience of new developments through safer access and stormwater control measures and explore options to mitigate impacts or retrofit/fortify infrastructure from existing developments.				***Hazards & Resilience***
ACTION	**TIMELINE**	**RESOURCES**	**LEAD/PARTNERS**	**IMPACT**
Action 2.2.1: Create Zoning and Subdivision Ordinance development standards for new and replacement private culverts and bridges to ensure that they are designed to withstand higher impact flooding events, and to accommodate emergency vehicle weights.	Medium	Low	Planning Dept.	Medium
Action 2.2.2: Identify programs and funding to assist residents in replacing vulnerable private bridges and culverts that are at high risk from hazards.	Long	Medium	Planning Dept. Strategy & Innov.	Low
Action 2.2.3: Identify programs and funding to mitigate stormwater issues resulting from existing developments which may have negative impacts on adjacent infrastructure and properties.	Long	Medium	Planning Dept. Strategy & Innov.	Medium
Action 2.2.4: Evaluate options to increase development standards related to landslide protection/education within Hillside Developments, and Steep Slope/High Elevation and Protected Ridge Overlays, such as limiting vegetation removal, land disturbance, and road construction.	Medium	Medium	Planning Dept.	Low
Action 2.2.5: Require geotechnical evaluation of slope stability and hazard risk for the construction of roads and driveways in the Steep Slope/High Elevation and Protected Ridge Overlays, debris flow pathways, and Hillside Developments.	Medium	Low	Planning Dept.	Low
Action 2.2.6: Require geologic evaluation for structures in debris flow pathways to determine the safest placement for the structure on the site.	Medium	Low	Planning Dept.	Low

Problem 3: **Tree blowdown areas from Tropical Storm Helene in 2024 added significant wildfire fuel to the forests from debris, increasing the risk of larger, hotter fire events in the future.**

Policy 3.1: Increase awareness of wildfire vulnerability and risk and develop ways to mitigate current risk and increase adaptive capacity of people and structures, and resilience in the future.				***Hazards & Resilience***
ACTION	**TIMELINE**	**RESOURCES**	**LEAD/PARTNERS**	**IMPACT**
Action 3.1.1: Prioritize completing a comprehensive Community Wildfire Protection Plan (CWPP) for each of the 19 fire districts to provide hazard and risk identification along with pre-planning and mitigation measures and response plans. ***Wildlife Protection Plans, Helene Recovery Plan (pg. 121).***	Medium	High	Emergency Mgt.	Low
Action 3.1.2: Implement an outreach program to inform residents of wildfire risks and provide resources for mitigating risk and forest management best practices.	Long	Medium	CAPE Emergency Mgt.	Low
Action 3.1.3: Promote Firewise development standards (from the National Fire Protection Association) and conduct ongoing public and builder outreach to encourage defensible space, fire-resistant materials, and wildfire-resilient site design within hazard-prone areas.	Long	Medium	CAPE Planning Dept. Permits Dept.	Medium

FARMS, FORESTS, & CONSERVATION

Problem 1: **Poor water quality is an ongoing concern due to development driven runoff, failing septic systems, and constrained stream buffers, and was exacerbated by erosion caused by Tropical Storm Helene in 2024.**

Policy 1.1: Strengthen riparian protections in flood-impacted corridors and watersheds. Support programs that stabilize, restore, and protect stream corridors to reduce long-term erosion and flood risk, improve water quality, and increase environmental resilience.			***Farms, Forests, & Conservation***	
ACTION	**TIMELINE**	**RESOURCES**	**LEAD/PARTNERS**	**IMPACT**
Action 1.1.1: Evaluate creating minimum riparian buffer protections along perennial and intermittent streams, with wider buffer requirements in high-hazard areas. Incentivize larger buffers in key areas for development projects.	Medium	Medium	Planning Dept.	Medium
Action 1.1.2: Evaluate creating minimum riparian buffer protections along perennial and intermittent streams, with wider buffer requirements in high-hazard areas. Incentivize larger buffers in key areas for development projects.	Medium	Medium	Planning Dept.	Low
Action 1.1.3: Prioritize the Sewer Extension and Septic Mitigation project: Work with partners to develop and implement plans for sewer system expansion, including the removal of septic systems and package plants, to generate environmental benefits and opportunities for economic development in unincorporated areas. ***Sewer Extension and Septic Mitigation, Helene Recovery Plan (pg. 107).***	Long	Medium	Environmental Health MSD Municipalities	Medium
Action 1.1.4: Continue to participate in the **Emergency Watershed Protection program** (EWP) to prioritize damaged stream reaches and embed a three-phase recovery approach—revegetation, stabilization, and long-term restoration—into all repair efforts.	Long	High	Land Resources	High

Problem 2: **Loss of farmland reduces local food system resilience, increases impervious surfaces and stormwater runoff, and eliminates landscapes that provide informal flood storage, wildlife habitat protection, and rural character preservation value.**

Policy 2.1: Utilize land-use tools to reduce development pressure on working lands.				***Farms, Forests, & Conservation***
ACTION	**TIMELINE**	**RESOURCES**	**LEAD/PARTNERS**	**IMPACT**
Action 2.1.1: Prioritize dedicated local revenue streams for farmland preservation as outlined in the **Buncombe County Farmland Protection Plan**, including: A land-use conversion fee is assessed per acre when land is removed from the Present-Use Valuation (PUV); Redirection of back taxes paid upon removal from PUV into a farmland preservation fund; A voluntary property-tax checkoff (≤1 percent) dedicated to conservation easements. **Buncombe County Farmland Protection Plan (pg. 22).**	Medium	Medium	Land Resources Dept. Tax Dept.	Low
Action 2.1.2: Promote the Agriculture and Land Resources Department services that provide conservation technical assistance, cost-share programs, and other resources to support small farms.	Medium	Medium	Land Resources Dept. CAPE	Low
Action 2.1.3: Support agriculture through local farmers' markets and assist small farmers with utilizing the bona fide farm exemption for farm stands and sales of agriculture-related products in all zoning districts.	Medium	Medium	Land Resources CAPE Planning Dept.	Medium

Problem 3: **Buncombe County currently uses a combination of voluntary conservation easements, hillside development standards, erosion and sedimentation controls, and tax-based incentives to help protect forests and natural lands. While these tools provide important safeguards, some high-value forest and habitat areas remain vulnerable to fragmentation and reduced connectivity, which can affect wildlife movement and ecological resilience in certain parts of the county.**

Policy 3.1: Integrate forest protection into growth management and infrastructure decision-making. ***Farms, Forests, & Conservation***				
ACTION	**TIMELINE**	**RESOURCES**	**LEAD/PARTNERS**	**IMPACT**
Action 3.1.1: Continue promoting Buncombe's **Farmland Preservation Program**, partnering with local land trusts to establish voluntary conservation easements through the Land Conservation Advisory Board and Agricultural Advisory Board. **Buncombe County Farmland Protection Plan (pg.48)**	Long	High	Land Resources	High
Action 3.1.2: Evaluate ways to use conservation and cluster development options to protect prime forest habitat and active working lands to reduce the fragmentation of habitat and wildlife corridors.	Medium	Low	Planning Dept. Land Resources	Medium
Action 3.1.3: Evaluate requiring or incentivizing the conservation subdivision option in rural, forested areas, and adjacent to planned greenways, to preserve large, contiguous forest tracts.	Medium	Low	Planning Dept. Land Resources	Medium

GROWTH & REDEVELOPMENT IMPACTS

Problem 1: **Tropical Storm Helene caused significant damage and destruction to homes in the area, threatening housing stability and affordability, displacing residents, causing loss of life and property, highlighting the need for resilient and accessible housing options, and exacerbating pre-storm socioeconomic factors.**

Policy 1.1: Support existing community members and those displaced by T.S. Helene, and preserve existing affordable housing.			*Growth & Redevelopment Impacts*	
ACTION	**TIMELINE**	**RESOURCES**	**LEAD/PARTNERS**	**IMPACT**
Action 1.1.1: Prioritize text amendments to development ordinances that protect naturally occurring affordable housing.	Medium	Low	Planning Dept.	High
Action 1.1.2: Assess fiscal tools, incentive programs, grants, and County funding to identify ways to support homes being rented or owned by full-time community members instead of used for short-term stays. Work with housing nonprofits, banks, and community groups to identify voluntary, market-based ways to encourage homes to stay available for people who live and work in the area.	Medium	High	Strategy & Innov. Planning Dept.	Low

Policy 1.2: Expand pathways to homeownership and long-term affordability.			*Growth & Redevelopment Impacts*	
ACTION	**TIMELINE**	**RESOURCES**	**LEAD/PARTNERS**	**IMPACT**
Action 1.2.1: Prioritize the **Down Payment Assistance Project in the Helene Recovery Plan**. Establish a down-payment assistance program for low- and moderate-income households affected by Helene. Down payment assistance would provide loans to income-eligible homebuyers who have been permanently displaced due to the storm. **Helene Recovery Plan (pg. 80).**	Long	High	Planning Dept.	Low
Action 1.2.2: Explore creating a rehabilitation grant program for existing homes, with funding tied to long-term affordability requirements. Engage local affordable housing non-profits that currently do repair work to assess their interest and ability to partner in delivering rehabilitation services through such a program.	Long	High	Planning Dept. Non-profits	Low
Action 1.2.3: Continue to engage in and support the **Development Assistance Program**, which helps renters transitioning to homeownership through financial counseling and assistance.	Long	Medium	Planning Dept.	Low
Action 1.2.4: Continue protections for long-term residents facing displacement pressure through the **Homeowner Grant Program**.	Long	Medium	HHS Tax Dept.	Low

Policy 1.3: Use zoning and regulatory tools to support affordability and missing middle housing.				*Growth & Redevelopment Impacts*
ACTION	**TIMELINE**	**RESOURCES**	**LEAD/PARTNERS**	**IMPACT**
Action 1.3.1: Create incentives through the Community Oriented Development program to increase the number of affordable and middle-income units created as outlined in the **Comprehensive Plan G.E.C. Action 1 (pg. 164)**	Medium	Low	Planning Dept.	Medium
Action 1.3.2: Increase development of multiple homes on a single property through a public awareness campaign highlighting their permissibility under existing County regulations, and offering guidance for applicants.	Medium	Medium	CAPE Planning Dept.	Low

Policy 1.4: Improve access to housing information and resources.				*Growth & Redevelopment Impacts*
ACTION	**TIMELINE**	**RESOURCES**	**LEAD/PARTNERS**	**IMPACT**
Action 1.4.1: Increase awareness of available housing resources in Swannanoa through a public awareness campaign, with a focus on helping displaced residents understand all of their housing options.	Medium	Low	CAPE Planning Dept. Non-profits	Low
Action 1.4.2: Host an information session for local nonprofits and community organizations to learn about community ownership models as strategies to prevent displacement. Highlight tools such as community land trusts, housing cooperatives, and worker-owned businesses. Participants will leave with practical next steps, partnership opportunities, and resources to explore implementing community ownership models in their neighborhoods.	Medium	Low	Non-profits CAPE	Low

Problem 2: **Tropical Storm Helene damaged or destroyed key businesses and commercial properties in the area, disrupting the local economy and threatening the long-term viability of essential goods, services, and employment opportunities.**

Policy 2.1: Strengthen and retain locally owned and small businesses.				*Growth & Redevelopment Impacts*
ACTION	**TIMELINE**	**RESOURCES**	**LEAD/PARTNERS**	**IMPACT**
Action 2.1.1: Support the creation of place-based community gathering destinations at Neighborhood Centers and the Walkable Destination Center.	Long	High	Economic Dev.	Low
Action 2.1.2: Assess the feasibility of providing temporary retail spaces, such as kiosks, pop-up shops, food truck lots, and market stalls, at reduced rates to support small businesses and local artists.	Long	High	Economic Dev.	Medium

Problem 3: **Many residents in Swannanoa face limited access to fresh, affordable, and nutritious food due to the lack of grocery store options, pedestrian safety, and transportation options, contributing to food insecurity and health disparities.**

Policy 3.1: Improve access to healthy, affordable food.				*Growth & Redevelopment Impacts*
ACTION	**TIMELINE**	**RESOURCES**	**LEAD/PARTNERS**	**IMPACT**
Action 3.1.1: Promote the establishment of a variety of full-service and small-scale grocery stores in Swannanoa.	Long	Medium	Economic Dev.	Low
Action 3.1.2: Support the development and citing of community gardens and other opportunities for growing, processing, and selling local food.	Medium	Medium	Parks & Recreation	Low
Action 3.1.3: Partner with the Swannanoa Farmers Market to provide logistical, promotional, and technical support to strengthen the farmers market and increase vendor participation and visitor awareness.	Medium	Medium	Land Resources	Low
Action 3.1.4: Continue to support the Buncombe County Community Markets in Swannanoa.	Long	Low	CAPE	Medium

Problem 4: **Tropical storm Helene has significantly increased the pace of neighborhood change, including the displacement of community members, loss of neighborhood character, loss of institutions, and changes to the sense of place.**

Policy 4.1: Encourage the preservation of and reflection of community character in new developments.				*Growth & Redevelopment Impacts*
ACTION	**TIMELINE**	**RESOURCES**	**LEAD/PARTNERS**	**IMPACT**
Action 4.1.1: Explore programs that preserve, promote, and educate the public about the history of Swannanoa, specifically, but not limited to, the historic town center, Upper and Lower Beacon Village, and Grovemont.	Long	Medium	Special Collections Planning Dept.	Low

Policy 4.2: Support local artists and creative economies.				*Growth & Redevelopment Impacts*
ACTION	**TIMELINE**	**RESOURCES**	**LEAD/PARTNERS**	**IMPACT**
Action 4.2.1: Support the use of Swannanoa artists, and placement of art in the Swannanoa area, when implementing the **Public Art project in the Helene Recovery Plan**. **Helene Recovery Plan (pg. 101).**	Medium	Medium	CAPE	Low
Action 4.2.2: Support programming that builds capacity for local artists, especially emerging artists and youth.	Long	Medium	Parks & Recreation Library Svc. CAPE	Low
Action 4.2.3: Create an inventory of cultural and historic sites and develop strategies to promote them. **Comprehensive Plan, GEC, Action 9 (pg. 171).**	Medium	High	Land Resources Historic Res. Comm.	Low
Action 4.2.4: Incorporate public art, local history and culture, and environmental interpretation into redevelopment and public space improvements, partnering with local artists to create work that communicates the area's ecology, watershed dynamics, and documented flood history in accessible, place-based, and visually compelling ways. **Riparian Plan (pg. 20-21)**	Long	Medium	CAPE Library Svc.	Low

TRANSPORTATION & CONNECTIVITY

Problem 1: **There is a lack of safe, accessible multi-modal transportation options from areas of higher housing density to businesses, schools, services, and recreation in Swannanoa. A lack of sidewalks, connectivity, inadequate crossings, high vehicular speed limits, lack of transit, and poor street design create barriers that limit access and increase the risk of injury.**

Policy 1.1: Increase safety, access, connectivity, and availability of transportation options along US HWY 70 and within other high-priority areas identified on the Swannanoa Bike/Ped and Transportation Improvement maps.			*Transportation & Connectivity*	
ACTION	**TIMELINE**	**RESOURCES**	**LEAD/PARTNERS**	**IMPACT**
Action 1.1.1: Update private development road standards to require traffic calming, safe pedestrian crossings and universal design features in new and redevelopment projects.	Medium	Medium	Planning Dept.	Low
Action 1.1.2: Advocate for the NCDOT to reduce speed limits and implement other multi-modal safety improvements in key areas, especially in the Neighborhood Center and Walkable Destination Center land use character areas.	Long	Low	Planning Dept. NCDOT	High
Action 1.1.3: Partner with NCDOT to implement temporary options (tactical urbanism or quick-build demonstration projects) for multi-modal transportation improvements to support safety and access while awaiting large-scale, permanent infrastructure projects.	Long	Medium	Planning Dept. NCDOT	Medium
Action 1.1.4: Partner with the Town of Black Mountain and the City of Asheville to connect Swannanoa's proposed sidewalk system between jurisdictions.	Long	High	Buncombe Cty. Municipalities	High
Action 1.1.5: Partner with the City of Asheville to identify opportunities to improve transit routes in the area.	Long	High	Planning Dept. Municipalities	Medium
Action 1.1.6: Increase multi-modal transportation access that links neighborhoods to local services, businesses, and recreation, through the construction of sidewalks, bike lanes, and greenways, in partnership with NCDOT and other stakeholders. Advocate for protected or separated bike lanes where possible.	Long	High	Planning Dept. Parks & Rec. Dept. NCDOT Municipalities	High
Action 1.1.7: Evaluate the need for community lighting in key areas to improve safety.	Long	Medium	Planning Dept. NCDOT	Medium

FUTURE LAND USES

Problem 1: **Inefficient, low-density development patterns and sprawl exist around the US 70 Hwy corridor and other areas with public infrastructure and which are outside of high-hazard areas, resulting in fewer housing options, higher prices, and loss of rural character and agricultural lands.**

Policy 1.1: Direct future growth to areas with access to public infrastructure and away from hazardous and environmentally sensitive areas, as outlined in the Future Land Use Map.			*Future Land Uses*	
ACTION	**TIMELINE**	**RESOURCES**	**LEAD/PARTNERS**	**IMPACT**
Action 1.1.1: Update the Growth, Equity, and Conservation Map in the Buncombe Comprehensive Plan based on the Swannanoa Future Land Use Map (FLUM).	Short	Low	Planning Dept.	Low
Action 1.1.2: Identify opportunities to update zoning to align with the Future Land Use Map. Evaluate all options, including rezoning land, creating overlay districts, and ordinance text amendments.	Medium	Medium	Planning Dept.	High
Action 1.1.3: Evaluate increasing and decreasing zoning density limits to achieve stated growth and conservation goals and create other protections for rural character and the environment in areas identified on the Future Land Use map.	Medium	Medium	Planning Dept.	Medium
Action 1.1.4: Update development standards and create incentives to encourage higher density, pedestrian-oriented development patterns within the Neighborhood Centers and Walkable Destination Center.	Medium	Medium	Planning Dept.	Medium

Problem 2: **Housing is becoming more unaffordable, making it less accessible for residents. There is a lack of affordable housing and protections for existing naturally occurring affordable housing, especially for rental units and low-barrier options. Increasing costs and development pressure in the area may also cause the displacement of existing residents**.

Policy 2.1: Increase housing options and affordability and protect existing affordable housing.				*Future Land Uses*
ACTION	**TIMELINE**	**RESOURCES**	**LEAD/PARTNERS**	**IMPACT**
Action 2.1.1: Create and improve development incentives within growth areas that provide missing middle, co-housing, multi-family rental, and homeownership housing options, and middle-income and affordable housing.	Medium	Medium	Planning Dept.	Medium
Action 2.1.2: Make manufactured home park owners and managers aware that North Carolina law requires park owners to provide at least 180 days' notice to each resident and to the North Carolina Housing Finance Agency before converting a park to another use that would force residents to move. Evaluate requiring extended notices to residents beyond what's required by the state.	Medium	Medium	CAPE Planning Dept.	Low
Action 2.1.3: Increase housing affordability by continuing to fund the construction of new affordable rental units, and repair and utility assistance programs, especially for low-income households impacted by T.S. Helene.	Long	High	Planning Dept. Non-profits	High
Action 2.1.4: Actively engage with the State Department of Corrections regarding the transfer or sale of vacant or underutilized portions of the State Women's Correction Facility for the purpose of developing affordable housing.	Long	High	County Manager	Medium

Problem 3: **Commercial space is becoming more unaffordable, making it less accessible for small business owners and entrepreneurs.**

Policy 3.1: Increase affordable commercial space and development options.				*Future Land Uses*
ACTION	**TIMELINE**	**RESOURCES**	**LEAD/PARTNERS**	**IMPACT**
Action 3.1.1: Create development incentives within identified growth areas that support commercial and flexible space for businesses.	Medium	Medium	Planning Dept.	Low

ECONOMIC DEVELOPMENT

Problem 1: **Future growth may exacerbate existing housing and transportation challenges and could impact the area's character.**

Policy 1.1: Enact regulatory changes, infrastructure improvements, and expanded services that create opportunities for residents and businesses while supporting existing community character.				*Economic Development*
ACTION	**TIMELINE**	**RESOURCES**	**LEAD/PARTNERS**	**IMPACT**
Action 1.1.1: Support community history and character through placemaking features and programs, such as public art programs, historical markers, education initiatives, and more.	Long	Medium	Library Svc. Strategic Partnership Parks and Recreation	Medium
Action 1.1.2: Advocate for wayfinding to promote economic development in the Walkable Destination.	Medium	Medium	Economic Dev. Dept. Planning Dept.	Low

Policy 1.2: Increase opportunities for commercial and industrial land uses in appropriate areas.				*Economic Development*
ACTION	**TIMELINE**	**RESOURCES**	**LEAD/PARTNERS**	**IMPACT**
Action 1.2.1: Reduce regulatory barriers to development in key growth areas, by improving permitting processes, streamlining reviews, improving and clarifying development regulations, and increasing administrative review options.	Long	High	Planning Dept. Information Tech. Permit Dept. CAPE	Medium
Action 1.2.2: Support the establishment of liquor-by-the-drink for unincorporated Buncombe County to help small businesses located there to compete. Comprehensive Plan Economic Development Action (pg. 183).	Medium	Low	Business Community County Managers Office	High
Action 1.2.3: Support the establishment of a social district within the Walkable Destination Center where people can legally consume alcoholic beverages purchased from local businesses while walking around	Medium	Low	Business Community County Managers Office	High

Problem 2: **Following T.S. Helene, it became clear that there are opportunities to further streamline and improve the local permitting process to help support community members as they navigate recovery and reconstruction.**

Policy 2.1: Streamline local government processes to improve efficiency, accessibility, and predictability. *Economic Development*				
ACTION	**TIMELINE**	**RESOURCES**	**LEAD/PARTNERS**	**IMPACT**
Action 2.1.1: Create a program to offer pre-approved housing plans for infill development, multiple homes on a single lot, and home rebuilds due to T.S. Helene. Expedite Site Plan Permit review, and consider offering plans at low or no-cost for these projects within designated growth areas.	Medium	Medium	Planning Dept. Permits Dept. Non-profits	Low
Action 2.1.2: Audit permitting processes and forms to identify barriers and make application processes more user-friendly for applicants of all experience levels.	Medium	High	Planning Dept. Information Tech. Permits Dept.	Medium
Action 2.1.3: Complete the build-out of the County's electronic plan review (EPR) software to incorporate all permit types.	Medium	High	Information Tech. Planning Dept. Permits Dept.	Medium
Action 2.1.4: Evaluate ways to make the Accela public facing permitting portal more user-friendly.	Medium	High	Information Tech. Planning Dept. Permits Dept.	Medium

Problem 3: **The median household income in Swannanoa is below the area's livable wage. The population of Swannanoa with less than a 9th-grade education has increased, which may result in more social vulnerability and lower income potential.**

Policy 3.1: Work to attract employers that provide higher wages and workforce training for the community. *Economic Development*				
ACTION	**TIMELINE**	**RESOURCES**	**LEAD/PARTNERS**	**IMPACT**
Action 3.1.1: Partner with the County's Economic Development Department and the Economic Development Coalition to attract higher wage jobs that will employ residents.	Long	High	Econ Dev. Dept. Econ. Dev. Coalition	Medium
Action 3.1.2: Invest in programs that support workforce development, literacy programming, local business development, and entrepreneurship.	Long	High	Econ Dev. Dept. Econ. Dev. Coalition	Medium
Action 3.1.3: Partner with stakeholders to support and advocate for infrastructure improvements that attract employers to the area and support small business development and retention.	Long	High	Econ Dev. Dept. Econ. Dev. Coalition	Medium

Problem 4: **The current Walkable Destination Center FLUM Character Area description and boundaries do not reflect the historic town center, or the area's full employment and economic development needs.**

Policy 4.1: Expand the Walkable Destination Center FLUM Character Area to incorporate the historic town center and other areas identified during public engagement, and update the description to reflect the economic development needs of the area.			*Economic Development*	
ACTION	**TIMELINE**	**RESOURCES**	**LEAD/PARTNERS**	**IMPACT**
Action 4.1.1: Revise the Walkable Destination Center description to include light manufacturing as a recommended primary land use type.	Short	Low	Planning Dept.	Low
Action 4.1.2: Revise the boundaries of the Walkable Destination Center Character Area to incorporate the historic town center as identified on the Future Land Use Map update for Swannanoa.	Short	Low	Planning Dept.	Low

HEALTH & RECREATION

Problem 1: **Many residents lack access to safe, well-connected outdoor spaces and community gathering places that support recreation, community connection, physical activity, and environmental resilience.**

Policy 1.1: Accelerate the development of new parks, community facilities, and greenways that link residents and visitors to businesses, schools, employment centers, points of interest, and the natural environment.			*Health & Recreation*	
ACTION	**TIMELINE**	**RESOURCES**	**LEAD/PARTNERS**	**IMPACT**
Action 1.2.1: Rebuild Owen Park in a way that increases resilience to future flooding and enhances residents' enjoyment and access through nature-based design.	Medium	High	Parks & Recreation	High
Action 1.2.2: Develop accessible, connected greenways and trails to meet health and recreation goals, and create meaningful connectivity for residents.	Long	High	Parks & Recreation NCDOT	High
Action 1.2.3: Evaluate the need for, location of, and funding strategies for a new, appropriately sized, and modern library facility to meet current and future community needs. Consider expanding the facility beyond library uses to serve other community needs and offer programming for workforce development, literacy, entrepreneurship, and other activities and training	Long	High	Library Svc. Facilities	High

Problem 2: **There is a lack of medical services, including primary care and urgent care facilities in the area.**

Policy 2.1: XXX			*Health & Recreation*	
ACTION	**TIMELINE**	**RESOURCES**	**LEAD/PARTNERS**	**IMPACT**
Action 1.2.1: XXXX	XXX	XXX	X	XX

INFRASTRUCTURE & ENERGY

Problem 1: **Existing transportation infrastructure is not sufficient to accommodate future growth, multi-modal transportation needs, and increased hazards and risks. Further, many roads and bridges remain damaged or destroyed from the storm.**

Policy 1.1: Ensure that current development regulations support long-term resilience, sustainability, and adaptability for future growth and emergencies, including climate-related risks and infrastructure challenges. *Infrastructure & Energy*				
ACTION	**TIMELINE**	**RESOURCES**	**LEAD/PARTNERS**	**IMPACT**
Action 1.1.1: Incentivize nature-based solutions in parking areas, driveways, and private roads, including permeable surfaces, swales and bioretention where appropriate.	Medium	Medium	Planning Dept.	Low
Action 1.1.2: Increase private road development and access standards in steep-slope overlay districts, flood-prone areas, and landslide hazard areas to enhance resilience and reduce vulnerability.	Medium	Medium	Planning Dept.	Medium
Action 1.1.3: Incentivize the use of backup power systems, water reuse (greywater) systems, and redundant sewer connections within larger developments.	Medium	Medium	Planning Dept.	Low
Action 1.1.4: Require the construction of sidewalk or greenway segments as a part of development approvals in identified areas.	Medium	Medium	Planning Dept.	Medium
Action 1.1.5: Incentivize energy efficiency and resilience features in new construction.	Medium	Low	Planning Dept.	Low

Problem 2: **The area lacks permanent resilience hubs or sufficient backup services to support residents during emergencies, such as places where people can access emergency power, communication, and essential services when disasters disrupt normal systems.**

Policy 2.1: Strengthen residents' ability to withstand and recover from emergencies by creating and supporting resilience hubs, installing alternative energy systems on critical facilities, and fostering partnerships with communities most vulnerable to disasters.			*Infrastructure & Energy*	
ACTION	**TIMELINE**	**RESOURCES**	**LEAD/PARTNERS**	**IMPACT**
Action 2.1.1: Support the creation of community resilience hubs, including rural, low-income, and historically disadvantaged communities.	Long	Medium	Recovery Office	Medium
Action 2.1.2: Prioritize the **Resilience Hub project**: Add features to public facilities (e.g. libraries, community centers, schools) for resilience before, during, and after emergencies. Features may include alternative energy sources, telecommunications, wind hardening, floodproofing, water hookups and storage, enhanced air filtration systems, accessibility, and adaptable multi-use spaces. **Recovery Plan (pg. 104).**	Long	High	Recovery Office	Medium

Problem 3: **Many roads and bridges are unsafe or inaccessible for pedestrians and bicyclists. In addition, some roads and bridges worsen flooding by blocking water flow and trapping debris.**

Policy 3.1: Advocate for improvements to NCDOT transportation infrastructure to increase pedestrian and bicyclist access and safety, and flood resilience.			*Infrastructure & Energy*	
ACTION	**TIMELINE**	**RESOURCES**	**LEAD/PARTNERS**	**IMPACT**
Action 3.1.1: Evaluate grant funding for the County to partner with NCDOT to make transportation improvements that advance resilience, safety, and multi-modal accessibility.	Long	High	Strategy & Innov. Planning Dept. NCDOT	Medium
Action 3.1.2: Request feasibility studies by NCDOT or other partners to evaluate pedestrian infrastructure improvements, flood mitigation projects, and accessibility needs along state-maintained routes.	Long	High	Planning Dept. NCDOT	Low
Action 3.1.3: Coordinate with, and provide data, community input, and technical support to NCDOT to advance context-sensitive roadway improvements including, but not limited to, pedestrian and bicycle infrastructure, flood mitigation, ADA accessibility, speed limit reductions, traffic calming, and multi-modal safety and access improvements, as outlined on the Swannanoa Transportation Improvement map.	Long	High	Planning Dept. NCDOT	Low