PLANNING BOARD'S WRITTEN RECOMMENDATION TO THE BUNCOMBE COUNTY BOARD OF COMMISSIONERS TO APPROVE APPLICATION ZPH2026-00002 REQUESTING AN AMENDMENT TO THE OFFICIAL FLOOD DAMAGE PREVENTION ORDINANCE

WHEREAS, the Planning Board for Buncombe County has reviewed and discussed A proposed text amendment (ZPH2026-00002) and held a public hearing for an amendment to The Buncombe County Flood Damage Prevention Ordinance. The Board considered an amendment to Chapter 34 (The Flood Damage Prevention Ordinance) of the Buncombe County Code of Ordinances. The amendment proposes to clarify uses allowed within the Special Flood Hazard Area (SFHA), and prohibitions, specifically the designated floodway and non-encroachment area, and add clarifying definitions.

WHEREAS, the Floodplain Administrator and Zoning Administrator certified that notices of the meeting of the Buncombe County Planning Board at which the proposed amendment was considered have been properly emailed to members of the Planning board and public notice of the meeting has been properly published in a newspaper having general circulation in the County.

WHEREAS, in accordance with North Carolina General Statutes and with the provisions set forth in Division 8 of Chapter 78, Article VI and Sec. 58-15 of the Buncombe County Code of Ordinances, the Planning Board duly advertised and held a public hearing to consider the proposed amendment; and

WHEREAS, pursuant to Buncombe County Code of Ordinances Sec. 78-717 and Sec. 58-15 and N.C. Gen. Stat. § 160D-604(d), the Planning Board has advised and commented on whether the proposed amendment is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable and has provided a written recommendation to the board of county commissioners concerning the same (said written recommendation, which is incorporated herein by reference, is attached hereto as "Exhibit B"); and

WHEREAS, the Planning Board recommends that the Buncombe County Board of Commissioners **APPROVE** the proposed text amendment by a vote of 5 to 0.

NOW, THEREFORE, THE BUNCOMBE COUNTY PLANNING BOARD HEREBY RECOMMENDS AS FOLLOWS:

1. The Planning Board recommends that the Buncombe County Board of Commissioners **APPROVE** the proposed Zoning text amendment as presented in Exhibit A.

Read, approved, and adopted this the 16th day of March 2026.

ATTEST

Ileya Neville, Clerk

APPROVED AS TO FORM

County Attorney

PLANNING BOARD FOR THE
COUNTY OF BUNCOMBE

BY _____

Nancy Waldrop, Chair

Consented to (**YES/NO**):

Planning Board Members:

Nancy Waldrop, Chair - yes
John Noor - Absent
Tim Collins - yes
Ken Kahn - yes
Eric Robinson - Absent
Alan Coxie - yes
Jay Marino - yes
Karl Koon – Absent
Liza Schillo - Absent

Exhibit B

PLAN CONSISTENCY STATEMENT

FLOOD DAMAGE PREVENTION ORDINANCE AMENDMENT
CONSISTENT WITH PLAN

Pursuant to N.C. Gen. Stat. §160D-604(d) the Buncombe County Planning Board hereby approves and adopts the Plan Consistency Statement amendment to Chapter 34 (The Flood Damage Prevention Ordinance) of the Buncombe County Code of Ordinances. The amendment proposes to clarify uses allowed within the Special Flood Hazard Area (SFHA), and prohibitions, specifically the floodway and non-encroachment area, and add clarification definitions.

The proposed text amendment is consistent with the Buncombe County 2043 Comprehensive Plan in that the text amendment:

- **Hazards & Resilience – Policy 4:** Buncombe County will identify opportunities to revise and strengthen design standards—including building codes and the use of low-impact development and infrastructure improvements—to increase adaptive capacity to current and future hazards. This includes floodplain development ordinances, fuel management for wildfire, and the County's Steep Slope/High Elevation Overlay and Protected Ridge Overlay within the Buncombe County Zoning Ordinance.
- **Hazards & Resilience – Action 2**: Employ design standards to increase adaptive capacity and reduce exposure to hazards.

Therefore, the requested text amendment would be **reasonable and in the public interest**.

Approved and adopted this the 16th day of March 2026.

ATTEST

Ileya Neville, Clerk

PLANNING BOARD FOR THE
COUNTY OF BUNCOMBE

BY _____
Nancy Waldrop, Chair