ZPH2026-00016
Street Name, Street Address, and Address Display Ordinance Text Amendments

Presented by

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Planning & Development Department

AGENDA

1. Purpose
2. Proposed text amendments
3. Comprehensive Plan Alignment

PURPOSE



- Revise ordinance to support E911 role in emergency services and response
- Increase consistency and clarity of terminology
- Remove outdated standards to align with policy
- Add defined terms
- Clarify ordinance language

REVIEW OF PROPOSED TEXT CHANGES

Refer to your handout for the full text

SUMMARY OF CHANGES
• Simplify and condense inconsistent terminology
• Remove outdated standards and references
• Revise penalty amount to match other Ordinances
• Add defined terms
• Add clarifying language based on addresser experience and current policy

EXAMPLES

- **Clarified what structures should be addressed to other structures besides residences and businesses**.

For Example: Accessory structures such as pools and playgrounds in large apartment complexes must be addressed for emergency purposes

- **Clarification of the disallowing objectionable names, special character/symbols, and too similar road names.**

For Example: Dogwood, Mountain, and Rhododendron are no longer words that can be used in road names in Buncombe County.

- **Added terminology to current industry standards and for clarification.**

For Example: Add a definition of Roadways to help clarify the different types of accesses that are covered by the E-911 Addressing Ordinance.

Hearing Notification

- CASE NUMBER: ZPH2026-00016
- Notice on BC Website:
- Notice in Asheville Citizen-Times legal ad:

Action by the Planning Board

The Planning Board recommended **approval** at their **6/15/2026** meeting.

DRAFT BOARD MOITION

A. The Board approves the text amendment as it is consistent with the Buncombe County 2043 Comprehensive Plan.

B. The Board denies the text amendment as it is NOT consistent with the Buncombe County 2043 Comprehensive Plan.

Alignment with Adopted Plan

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

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

- **Infrastructure and 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.

RECOVERY & RESILIENCE

- Flood Ordinance Revisions (1st Phase Complete)
- **E-911 Addressing Ordinance**
- Watershed Ordinance (Staff Currently Working on Draft)
- Stormwater
- Erosion Control
- Hillside Development Standards
- Overlays

QUESTIONS

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