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

To: Buncombe County Planning Board & Buncombe County Board of Commissioners
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2	Remove outdated standards and references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

6/15/2026 – Planning Board recommends approval of the proposed amendments