PLANNING BOARD'S WRITTEN RECOMMENDATION TO THE BUNCOMBE COUNTY BOARD OF COMMISSIONERS TO APPROVE APPLICATION ZPH2026-00016 REQUESTING AN AMENDMENT TO THE OFFICIAL STREET NAME, STREET ADDRESS AND ADDRESS DISPLAY ORDINANCE

WHEREAS, the Planning Board for Buncombe County has reviewed and discussed a proposed text amendment (ZPH2026-00016) and held a public hearing for an amendment to The Buncombe County Street Name, Street Address and Address Display Ordinance. The Board considered an amendment to Chapter 66 of the Buncombe County Code of Ordinances. The amendment proposes to make defined terminology more consistent, align ordinance with current policy, clarify standards language, and add clarifying definitions.

WHEREAS, the Street Address 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 7 **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 text amendment as presented in Exhibit A.

Read, approved, and adopted this the 15th day of June 2026.

ATTEST

Ileya Neville, Clerk

PLANNING BOARD FOR THE
COUNTY OF BUNCOMBE

BY _____

Nancy Waldrop, Chair

APPROVED AS TO FORM

County Attorney

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

Planning Board Members:

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

Exhibit B

PLAN CONSISTENCY STATEMENT

STREET NAME, STREET ADDRESS AND ADDRESS DISPLAY 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 66 (Street Name, Street Address and Address Display Ordinance) of the Buncombe County Code of Ordinances. The amendment proposes to make defined terminology more consistent, align ordinance with current policy, clarify standards language, and add clarifying definitions.

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

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 located in order to better prioritize emergency responses, and continued 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.

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

Approved and adopted this the 15th day of June 2026.

ATTEST

Ileya Neville, Clerk

PLANNING BOARD FOR THE
COUNTY OF BUNCOMBE

BY Nancy Waldrop

Nancy Waldrop, Chair