Growth Impact Strategies

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Planning & Development

Background

- Buncombe County Government is keenly interested in issues related to growth, development, anti-displacement
- Commissioners have adopted formal plans to address these issues that have been informed by thousands of public comments and county-wide community engagement opportunities
- Rather than focusing on a new policy, our goal is to implement the current adopted policies that support growth, development and anti-displacement
- Creation of Plans, Policies and Programs must be legally compliant and informed by community engagement
- This presentation includes details about our work to Plan, Protect, Preserve and Produce housing, which is central to the idea of anti-displacement

Framework

- ***Plan:*** analyze environment, anticipate growth/displacement pressures, develop strategies
  - Comp Plan, Strategic Plan, Helene Recovery Plan

- ***Protect/Preserve:*** enhance housing stability, maintain existing housing
  - Home Repair
  - Fair Housing Liaison

- ***Produce:*** create housing opportunities, infrastructure to enable housing
  - Affordable Housing Services Program
  - Affordable Housing Bonds

Plan

Key Concepts

Urbanization	Regionalism	Capitalism	Market Forces
Interstate Commerce Clause	NCGS – Enabling Legislation	Case Law	Political Subdivision of the State

Buncombe 2043 Comprehensive Plan

- Adopted May 16, 2023
- The County's first true Comprehensive Plan
- Created Overall Vision Themes for the Future
- Goals, Policies and Actions
- Future Land Use Map (growth management tool)
- Small Area Planning
- Used in other Planning processes in the County



How a Comp Plan Guides Growth and Development



- **Sets a Clear Vision**
- **Guidance for Land Use Decisions**
- **Policy Foundation, Basis for Text Amendments**
- **Provides Legal Foundation for our Development Regulations**
- **Supports anti-displacement policies**





Images: Plan Types and Planning Cycle (Comprehensive Plan: Pgs. 10 & 11)

Growth Management Framework

The 2043 Comprehensive Plan provides a Growth Management Framework.

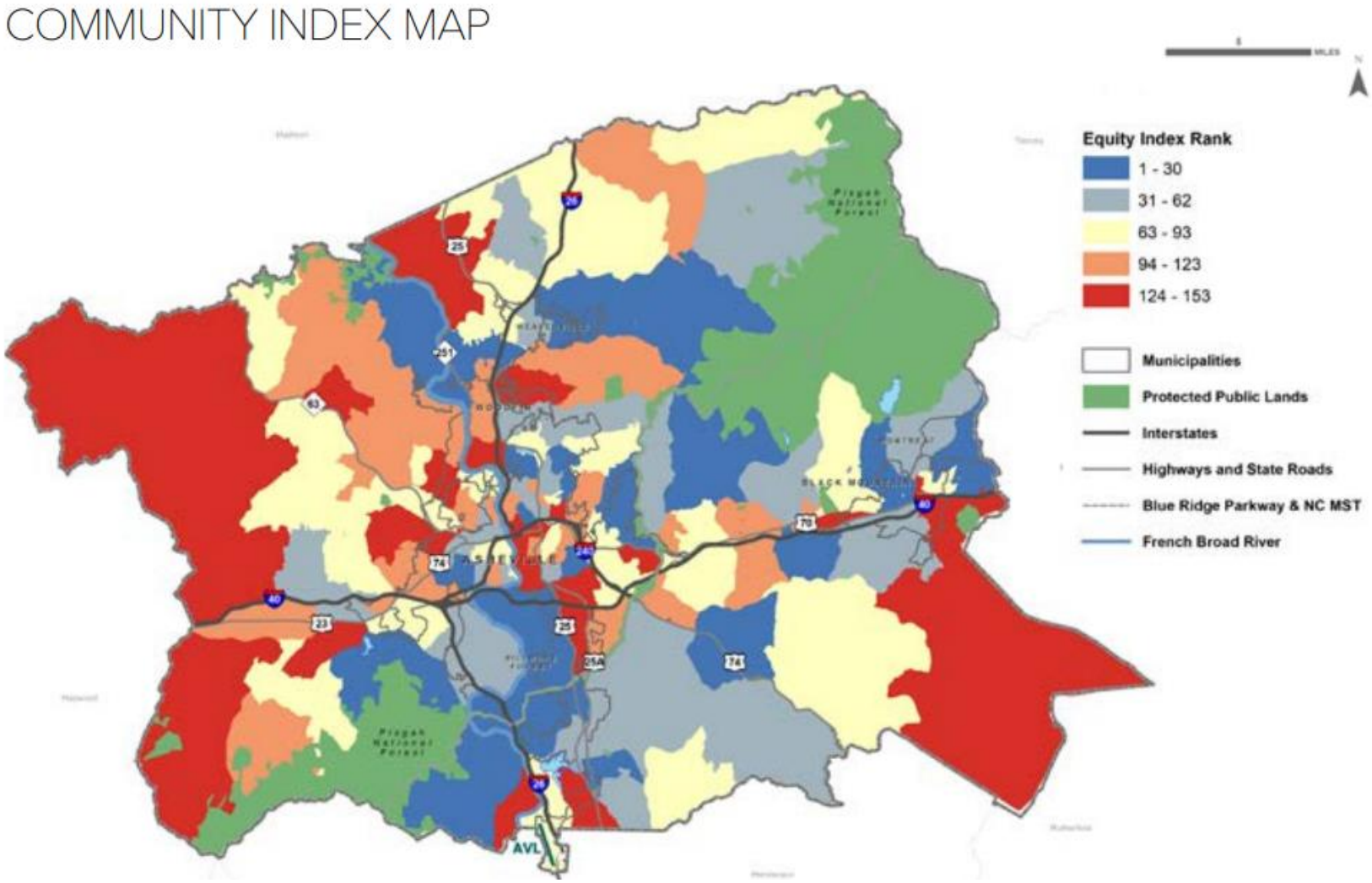
Buncombe County is committed to growth management strategies, policies and actions that seek to address where our residents live, the services they need and where they work.

Rather than create numerous stand-alone policies on singular issues, the County seeks to address complex issues through **long-range planning efforts** that speak directly to community concerns through informed policies and actions emanating from these plans.

- Community Index Map, page 49
- Impact Analysis Tool, page 50
- Land Use Matrix (FLUM), page 51

Comprehensive Plan, pgs. 49-51

Community Index Map



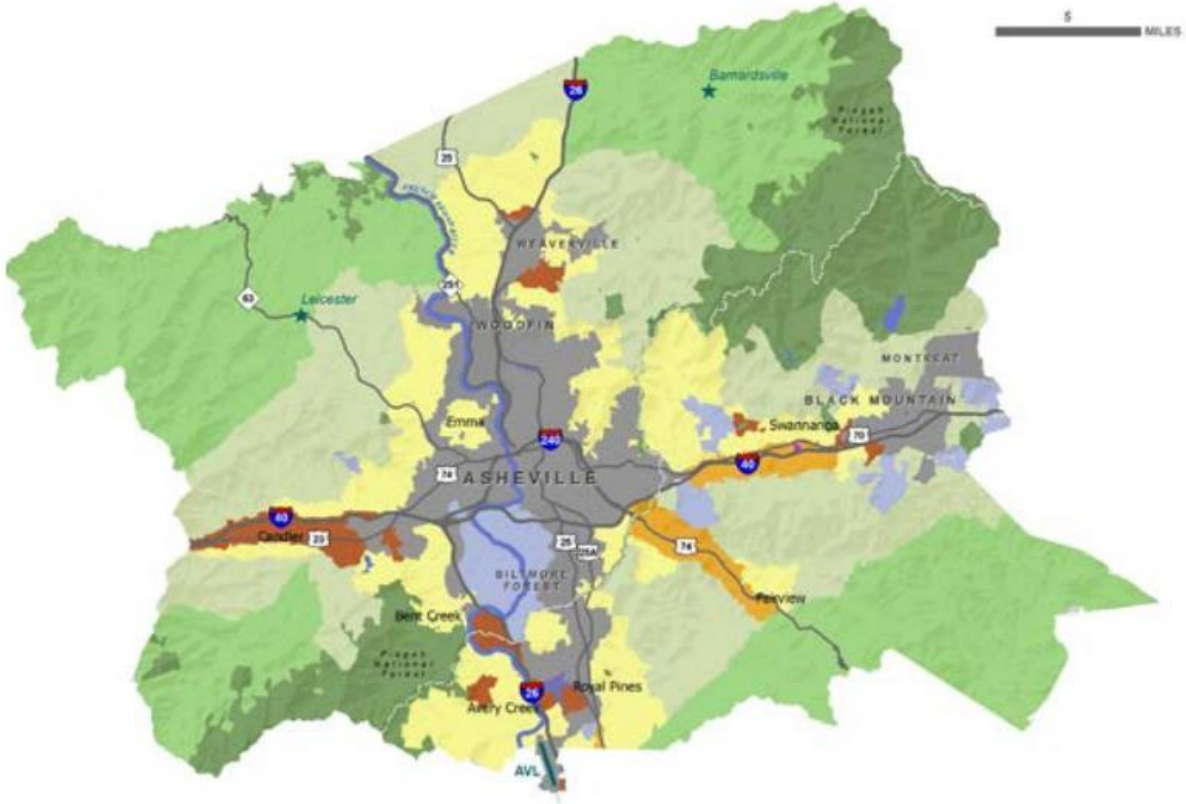
GEC/FLUM Impact Analysis Tool

- Using the GEC/FLUM Impact Analysis Tool
  - Planning and Development Staff will evaluate the impacts of proposed projects by responding to the questions included in the Tool
  - This will help inform the County's Planning Board and Board of Commissioners of potential impacts to be created by proposed projects
- Example: Edins Rezoning

- ***What is being proposed and what does it seek to address?***
- ***Who does the project affect and to what degree? Are historically marginalized groups consulted and involved from the early stages of the development of this project?***
- ***Which plan goal(s) or policies does this project advance and how?***
- ***What are the anticipated positive outcomes of the project and how will success be measured?***
- ***What negative consequences would persist if this were not implemented?***
- ***Are there sufficient population-level data to understand whether this would positively address or create any disparities?***

Future Land Use Map

GROWTH, EQUITY, & CONSERVATION FRAMEWORK MAP



Growth Areas
- Mixed Use Neighborhood
- Mixed Use I
- Mixed Use II
- Walkable Destination Center

Conservation Areas
- Protected Public Lands
- Conservation Working Lands
- Rural Community
- ★ Rural Center

Other Areas
- Municipalities (including Montreat ETJ)
- Institutional

Equity

The Equity Opportunity Areas (EOAs) are the only land use category that is not delineated on the map. EOAs offer an opportunity to examine equity throughout Buncombe County's planning and zoning jurisdiction.

For more information, see page 47.

Protect, Preserve, and Produce

Plan, Preserve, and Produce

- Tools / Strategies
  - Text Amendments
  - Mitigation Strategies
  - Affordable Housing
  - Economic Development

Text Amendments

RECOVERY & RESILIENCE

(Protect)

- Flood Ordinance Revisions (in process)
- E-911 Addressing Ordinance
- Watershed Ordinance
- Stormwater
- Erosion Control
- Hillside Development Standards
- Overlays

ECONOMIC DEVELOPMENT

(Produce)

- Development review efficiency changes (BOA)
- Increase by-right options to reduce regulatory barriers
- Modernize Standards (lighting, buffering, parking)

HOUSING

(Produce/Preserve)

- End mandatory single-family zoning (completed)
- Incentivize missing middle housing
- Reduce regulatory barriers to housing construction

- Changes could be limited or legally complex based on the Disaster Recovery Act

Mitigation Strategies

- Community Oriented Development ✓
- End to mandatory single-family zoning ✓
- Concurrency Management (EMS bases)
- Right size development entitlements (USSR)
- Exactions (Sidewalks)
- Implement the Comp Plan!

Putting Plan,
Protect, Preserve,
Produce to work

Comprehensive Plan, pg. 156

Affordable Housing

- **Emergency Home Repair**
  - ***Preserves*** housing by repairing homes and preventing displacement
- **Tenant-based and downpayment rental assistance**
  - ***Preserves*** housing by supporting rental payments and creating homeownership opportunities
- **Affordable Housing Services Program**
  - ***Produces*** affordable housing by supporting Low Income Housing Tax Credits (LIHTC)
  - ***Preserves*** affordable housing through deed restrictions guaranteeing 30 years of affordability based on targeted Area median Income (AMI) levels

Strategic Plan, pgs. 8 & 9

Affordable Housing Results

Under the 2025 Strategic Plan

- **833** affordable rental units funded through the Affordable Housing Bond
- **670** households received tenant based rental assistance
- **64** households purchased a home with downpayment assistance
- **440** emergency home repairs completed

Economic Development

Economic Development projects *produce* and *preserve* high-wage jobs and improve economic outcomes.

- Economic Development Agreements (EDAs)
  - Strategic Plan Goal: Increase average wage of jobs created through EDAs to $45.50 by 2030 (pg. 16)
  - Strategic Plan Goal: Increase total employment in target industries (pg. 16)
- Inclusive Hiring Partners and workforce programming like More Than a Job NC
  - Strategic Plan Goal: Increase the percentage of More Than a Job participants who gain employment upon completion of program (pg. 14)
  - AVL 5x5 Plan Strategy: Convene and strengthen partnerships among educators, workforce developers, and employers (pg. 17)
- Futures Factory – *pending grant award*
  - AVL 5x5 Plan Strategy: Establish a major technology, engineering and design-focused workforce development Center (pg. 20)

Economic Development Results

Under the 2025 Strategic Plan

- Companies with new Economic Development Agreements committed to:
  - Creating **947** jobs
  - Paying **$31.84** average wages
  - Investing **$715,500,000** in capital
- Affordable Parking Program created **200** parking spots in downtown Asheville for LMI households
- **2,500** broadband expansion locations funded through grants
- **77** small businesses supported and **270** jobs created through support from Mountain Community Capital Fund
- **107** job seekers served by Accelerate Buncombe
- **75** job seekers benefitted annually from Inclusive Hiring Partners

Operationalizing and Optimizing Growth Strategies

By implementing the 2043 Comprehensive Plan, Buncombe County continue to work towards:

- **Identifying Residents Most at Risk of Displacement:** AHSP – low and moderate-income households earning <80% AMI associated program guidelines, Community Index Map, Small Area Planning pg. 80, Comprehensive Plan
- **Investing in Affordable Housing:** Strategic Plan goals and AHSP program design, emergency repair, GO Bond projects including Ferry Road and Coxe Avenue
- **Protecting Storm-Impacted Renters and Homeowners:** AHSP updates include Helene impact prioritization across programs as adopted in November 2025, Temporary Housing Ordinance passed by the BOC immediately after Helene is still in force, and Reduce to Rebuild.

Operationalizing and Optimizing Growth Strategies

- **Coordinating Efforts Across Departments:** Community Development is centralized and works with and follows along the work of HHS Economic Services, Sustainability Office (weatherization)
- **Developing and Implementing Standalone Plans that align with the Comprehensive Plan:** Helene Recovery Plan, Parks Master Plan, Pedestrian Plan, Swannanoa Small Area Plan

Questions