



Group 1 (Virtual)

CEW #1 and Factbook Discussion

Steering Committee | April 12th, 2022

Group members:

Jennifer Billstrom

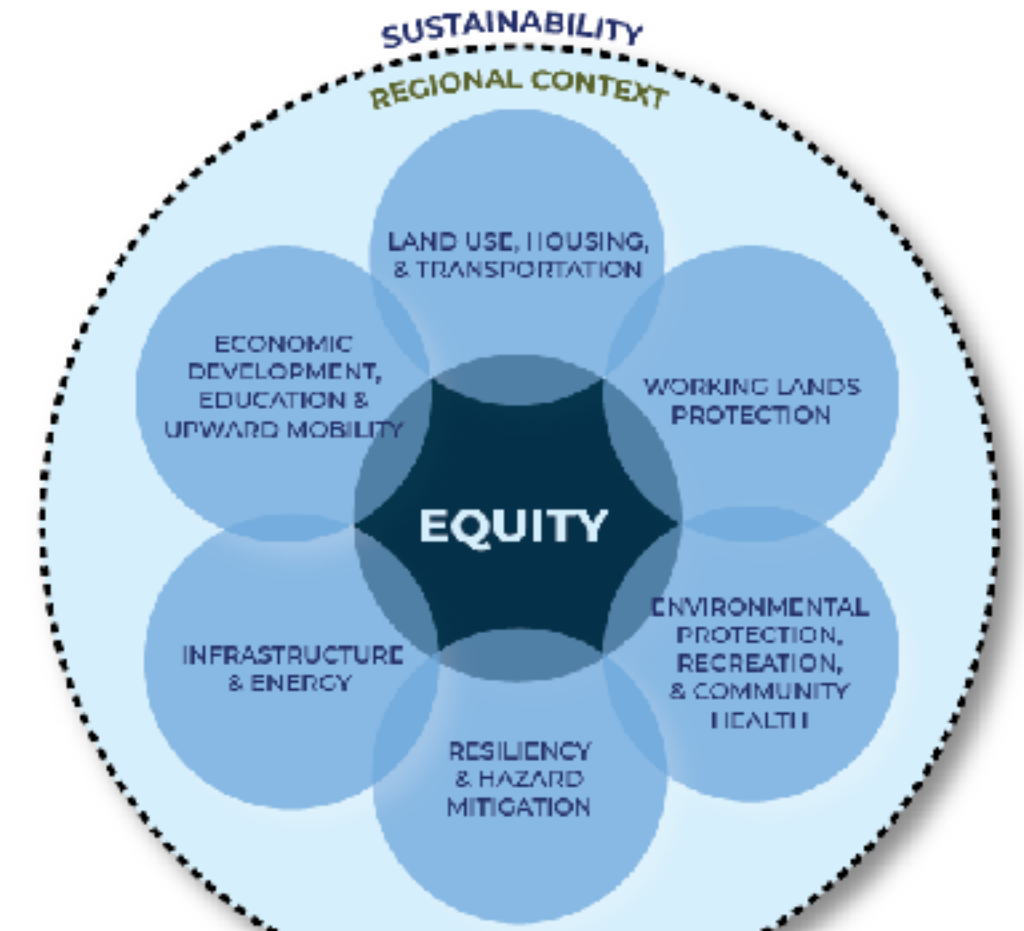
Kit Cramer

Robin merrell

Bruce Snelson

Emily Gvino

Griffin Kearns



Planning Topic: Land Use, Housing, and Transportation

1. What issues/opportunities rise to the top that are candidates for policy change?
2. What questions do we need to ask the public in upcoming public engagement opportunities regarding that potential policy change?

1. issue/opportunity
2. questions for policy

1. encourage people to convert short term rentals to long-term

1. Strategically invest in infrastructure, beyond water, sewer, etc. Q: Are you willing to think of these like bonds as a funding mechanism?

1. affordability in general

support transportation for workers

Better connections between city and county transit, and better integration with regional transit networks. Meet needs of workers

1. affordable housing 2. will the community support tax breaks for landlords to make property rentals affordable?

1. Help people understand role of density in allowing housing for all income levels

Reconfigure transit systems - not just hub-and-spoke model for bus service

joint city-county bus system + park and rides

People seeking more access to sidewalks, greenways, etc. Q: Could we encourage these not just as recreation opportunities but also as transportation options?

Planning Topic: Economic Development, Education, and Upward Mobility

1. What issues/opportunities rise to the top that are candidates for policy change?
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Utilize
already-developed
space for business
opportunities

More support for
apprenticeship
model - trades and
other high-demand
jobs

1. supporting
all services for
new workers
(housing,
childcare, etc.)

policies to reduce
barriers to
employment
(transportation,
housing, childcare)

Planning Topic: Infrastructure and Energy

1. What issues/opportunities rise to the top that are candidates for policy change?
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1. public safety
(property crimes, police response times)

TDA funds to provide for infrastructure, public safety, etc.? Generally greater latitude for use of TDA funds

Policies to encourage residents to adopt more sustainable/renewable energy

policies to allow or incentivize solar panels + selling power back to grid

Childcare as a component of infrastructure - need to add more childcare facilities.

1. public water and sewer + aquifer

1. public safety
2. review of current policies

1. public safety
2. community policing policies

question for staff: sell solar power back to grid? (JB)

Planning Topic: Resiliency and Hazard Mitigation

1. What issues/opportunities rise to the top that are candidates for policy change?
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**Rain gardens
and other
stormwater
control
measures**

**Repeated flooding
in Biltmore Village -
how can we focus
on areas of this
nature which are
continuously
subjected to
flooding?**

**Regulating and
improving forestry
practices to mitigate
wildfire risk.
Program to help
owners understand
and mitigate risk**

**resident
education on
wildfire risk?**

**controlled
burns, IPM to
reduce dead
trees -->
reduce
wildfire risk**

Planning Topic: Environmental Protection, Recreation, and Community Health

1. What issues/opportunities rise to the top that are candidates for policy change?
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Q: Are you willing to agree to density in strategic areas to protect environmentally vulnerable areas?

1. steep slope ordinances 2. enforcement in municipalities (county-wide) - keep housing development off steep slopes to reduce runoff/erosion

Planning Topic: Working Lands Protection

1. What issues/opportunities rise to the top that are candidates for policy change?
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**1. balancing
working lands
and
transportation
/ development
needs**

Planning Topic: Equity

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Consider projected growth in Hispanic/Latino population - make all information available bilingually

aging population - housing accessibility (w/disabilities), healthcare, transportation, nursing homes/related facilities

support diversity of housing stock (house size) for aging population

Other Planning Topics

1. What issues/opportunities rise to the top that are candidates for policy change?
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**Present
information
about
population
growth
contextually**

**Ensure local youth
population is
retained by
increasing access to
housing,
employment, etc.**



Group 2 (In-Person)

CEW #1 and Factbook Discussion

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Group members:

Nancy Waldrop

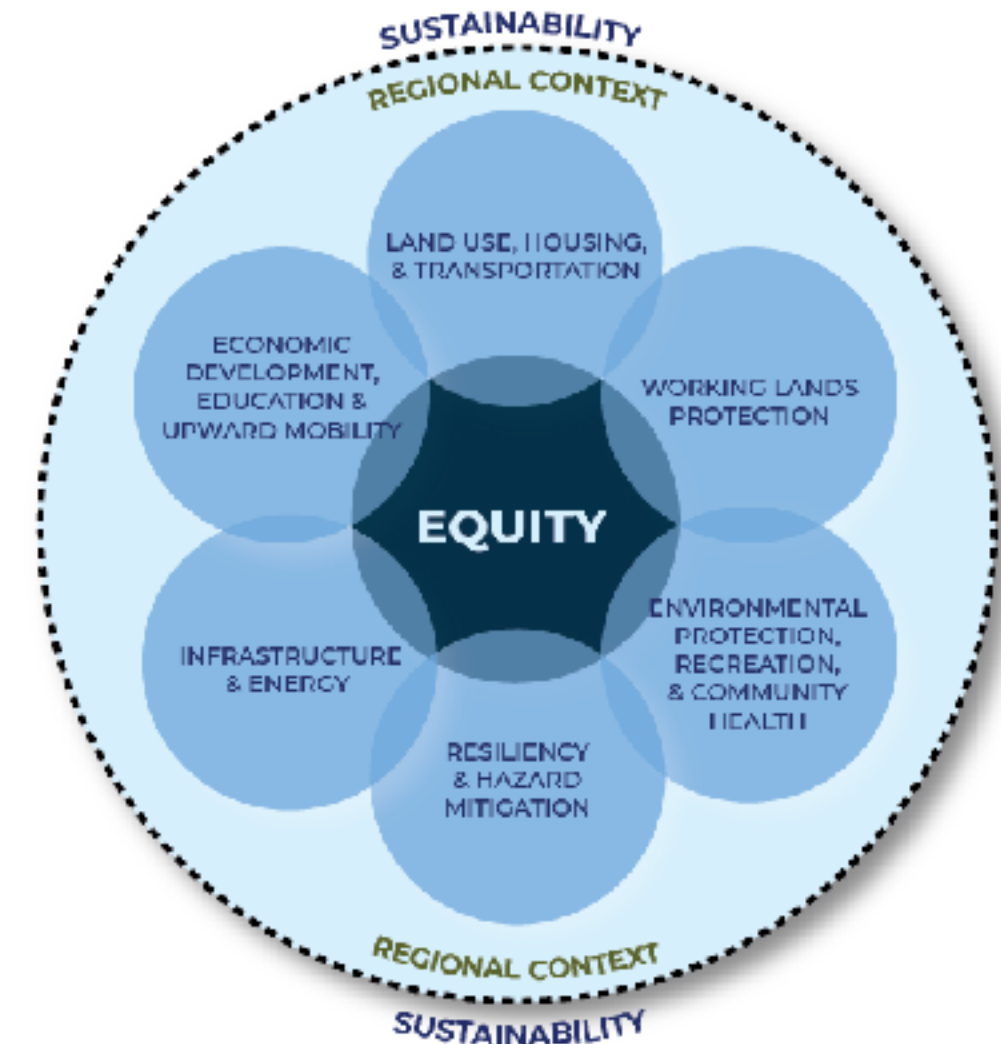
Chris Joyell

Dee Williams

Andrea Golden

Illiana Hernandez

Kareen Boncales



Planning Topic: Land Use, Housing, and Transportation

1. What issues/opportunities rise to the top that are candidates for policy change?
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have conversation or collaboration to show there is not duplication. Long standing non-profits should have to show there is some collaboration in the community. Include a new start component in funding programs,

district to take place of the ETJ. Can they work with the municipalities to coordinate on those areas? Developers locating right outside of the city, but with no ETJ there are few regulations. No amenities required in those areas. We are

Zoning changes to zoning ordinance to encourage more multi-modal options. Changes to where building should be happening. Q: What changes are needed to zoning to create the change and protections that is being asked for?

County-wide transit first. Out of county priorities for a regional transit system. Q: Identify what the connection routes should be within the county and in surrounding areas.

Are there other ways to fund a transit policy besides a sales tax? Q: what ideas does the public have about funding ideas?

Can we lower the number of airbnbs allowed to just 1 per person before a SUP is required?

Affordable Housing: what actions can we take to incentivize lower rents? Rent controls? Incentives such as LUIGI program from the city? Deed restrictions for affordable housing- create a county program. Q: What are options to incentivize?

The developers selected by city and county to build affordable housing are not minority. - equity toolkit when making funding decisions.

Action to regulate air-bnbs/vacation rentals. Q: Should the county do similar regulations to the city's. Where would those regulations best be placed- entire county, or in specific areas?

Housing: County housing trust fund- could we do a bond for affordable housing?

Q: Would the public support Inclusionary zoning, impact fees, and other changes that would have to be pushed for at the state level?

county collaboration. asheville installing transit oriented corridor via federal money - HUD and DOT. County could do the same. connect to major employers- they also need to encourage their employees to buy passes to use that

We are preparing to absorb the affluent people, how can we prepare for people with lesser means? What percent of new units should be affordable? How can we make sure its the full spectrum of people? How to become a place not

Q: How to first focus on the airbnb restriction and then to allow further density? Enforcement of existing requirements that airbnbs get zoning permits.

Q: County could experiment with things they arent ready to bring to the whole county. How do we transition from rural to urban?

Small area plans to incorporate greenway planning. Getting Greenway easements as part of utility easements for bigger projects. When development happens near the Greenways master plan have those required to connect.

Community Benefits Agreement: Codify the benefits tables so that in never expires. Developers agree into a housing trust fund, living wage. Q: Would the public support CBA?

Planning Topic: Economic Development, Education, and Upward Mobility

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distressed tract in Buncombe county. Increasing capacity of that tract for economic development and inclusion. Q: What opportunities can the county do to bring economic opportunity to that tract, and policies regarding

to collaborate more to reduce duplication in services? How to have more results-oriented providers that create jobs and can grow? You need people with experience and understanding of the community. Q: Where are there different economic

Operationalizing equity: 1. Begin tracking through purchasing and management minority businesses and women owned businesses participate in contracting.

Issue of low wages and wage gap. Ordinary folks cannot afford to live here. Who can afford to stay? Comes down to recruitment, enforceable policies for higher paying jobs.

County funding to have accelerators and incubators, especially in minority areas.

How to incentivize higher wage industries? Incentivize ESOPs and worker owned businesses? Brings wealth, not just a higher paycheck.

Planning Topic: Infrastructure and Energy

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**Energy - Crypto
currency mining. Q:
Can we create a
high impact use
regulation before
those types of
industries locate in
the county?**

Planning Topic: Resiliency and Hazard Mitigation

1. What issues/opportunities rise to the top that are candidates for policy change?
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Climate resiliency-
Green infrastructure
requirements. Take
a look at pervious
surfaces more. Q:
How to address
that?

Flooding- Developing
for long term hazards.
Q: What changes to
our flood
development
standards and our
steep slope
requirements to
strengthen them?

Planning Topic: Environmental Protection, Recreation, and Community Health

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Planning Topic: Working Lands Protection

1. What issues/opportunities rise to the top that are candidates for policy change?
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Planning Topic: Equity

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vulnerable to gentrification or displacement and then come up with mitigation and resiliency strategies. It would be important for the county to acknowledge climate crisis/gentrification. What areas are going

Racial equity toolkit
- Should the county be using that kit to determine whose voice is missing and what other perspectives do we need on an issue?

Other Planning Topics

1. What issues/opportunities rise to the top that are candidates for policy change?
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Our Voices • Our Vision

Group 3 (In-Person)

CEW #1 and Factbook Discussion

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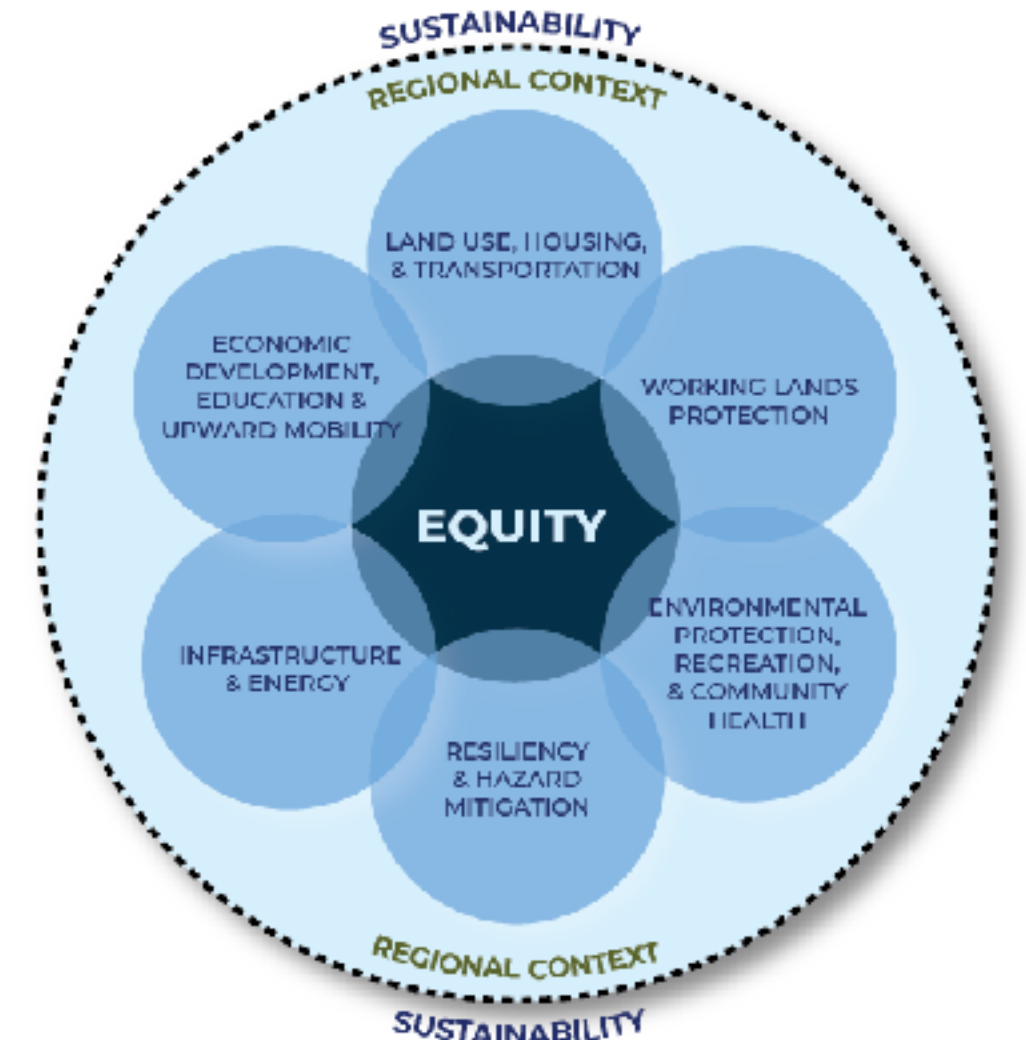
Debbie Lane

Kevan Frazier

Dede Styles

Alan Hall

Megan Robinson



Planning Topic: Land Use, Housing, and Transportation

1. What issues/opportunities rise to the top that are candidates for policy change?
2. What questions do we need to ask the public in upcoming public engagement opportunities regarding that potential policy change?

**1. Example
issue 2.
question
example**

**1. Increase
development where
we already have
development.
Increase density.**

**growing food. With
concerns about
climate change we
need to preserve as
much farmland as
possible and protect
pollinating insects.
Each person should
have a community
garden and/or if they
grow food for sale
they should have a tax**

**1. The current Land
Use Policy is pretty
primitive. There is a
need for Land Use
Policy in general. -
Kevan**

**put in place to
prevent development
in areas that are prone
to landslides and
wildfire (in the
Mountainous and
sensitive forest areas).
Stricter protected
ridge and steep slope
regulations through
looking at the future**

**1. Build
sidewalks in
the County
where there is
a high need.**

Planning Topic: Economic Development, Education, and Upward Mobility

- 1. What issues/opportunities rise to the top that are candidates for policy change?
- 2. What questions do we need to ask the public in upcoming public engagement opportunities regarding that potential policy change?

**1. Example issue
2. question
example**

**1. Need high quality and flexible childcare for all families in Buncombe County.
2. Are you willing to fund universal early childcare.**

1. Need for training and apprenticeships for residents to be able to move upward in their careers.

1. Need to attract higher paying jobs to Buncombe County. There are major industries.

1. Focus on creating more opportunities in the craft community.

Planning Topic: Infrastructure and Energy

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**1. Example
issue 2.
question
example**

**1. Expanding
broadband to areas
of the County do not
currently have it.
Everyone should
have access to free
broadband. 2. Do
you**

**1. Sewer and water
expansion is needed
for more affordable
development.**

**1. Incentivize
solar panels**

**1. Water driven
power plant
for energy**

**1. Commercial
standardization for
energy efficiency in
new buildings**

Planning Topic: Resiliency and Hazard Mitigation

- 1. What issues/opportunities rise to the top that are candidates for policy change?
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1. Example issue 2. question example

1. Increased development on the steep slopes/high elevation leads to stormwater issues, erosion, and flooding events.

put in place to prevent development in areas that are prone to landslides and wildfire (in the Mountainous and sensitive forest areas). Stricter protected ridge and steep slope regulations through looking at the future

1. Incentives to reduce impervious surface for commercial development to prevent stormwater issues and erosion.

1. Native landscaping requirements and incentives for plants to prevent stormwater issues, erosion, and provide habitat for pollinators.

1. Take climate risk into consideration when planning for development or land use decisions.

1. Buncombe County education for local climate hazards. Partnering with Parks and Rec and other climate professionals.

Planning Topic: Environmental Protection, Recreation, and Community Health

- 1. What issues/opportunities rise to the top that are candidates for policy change?
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1. Example issue 2. question example

1. Increase access and eligibility for mental health resources for the County.

1. Increase access and quality of prenatal care for all residents in Buncombe County

1. Increase education and messaging around Buncombe County Parks and Rec services.

1. Provide natural environments (community gardens, etc.) for every community in Buncombe County.

1. Provide opportunities for youth activities through the Parks and Recreation Department.

1. Create an accessible County information portal.

Planning Topic: Working Lands Protection

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**1. Example
issue 2.
question
example**

Planning Topic: Equity

1. What issues/opportunities rise to the top that are candidates for policy change?
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**1. Example
issue 2.
question
example**

Other Planning Topics

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**1. Example
issue 2.
question
example**