



5 MINUTE COMP PLAN

EXECUTIVE SUMMARY OF THE
BUNCOMBE COUNTY 2043 COMPREHENSIVE PLAN



PURPOSE

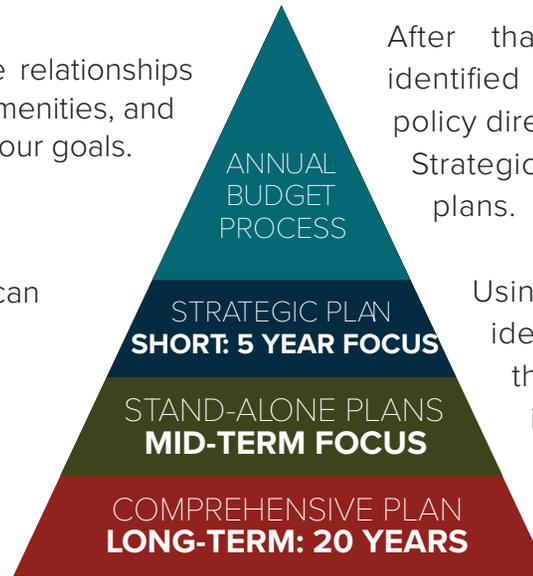
This executive summary highlights the key components of Buncombe County’s first 20-year Comprehensive Plan. It is meant to be a quick guide of the goals, policies, and actions within the Plan. This summary has not been adopted by the Buncombe County Board of Commissioners. The Plan was created in partnership with the community as a guide for future decision-making and prioritization of resources. It was adopted in May 2023.

The Plan is a broad, long-range planning tool that looks at the relationships between land uses, infrastructure, and community services and amenities, and outlines policy guidance and specific actions to work on towards our goals.

IMPLEMENTATION

The Plan outlines specific Policies and Actions that the county can take to implement The Plan, which can take the following forms:

- Changes to regulations and guidelines
- Capital investments and program funding decisions
- Initiatives and further planning efforts
- Partnership opportunities
- Guidance for development and enforcement decisions



PLANNING CYCLE

The creation of a 20-year plan is one step in a cycle of planning undertaken by local governments. Planning begins with identifying a long-range vision and developing policy guidance.

After that, shorter-term priorities are identified that support the long-range policy direction, often through the County’s Strategic Plan and departmental work plans.

Using these plans, the County identifies funding priorities to create the annual budget and capital improvement plan for projects and initiatives. And then the process starts over again to plan for the next 20 years.

PROCESS

The process to create the Plan included four Phases that began in the fall of 2021 and ended in the spring of 2023.



PUBLIC INPUT

Community input was central to the creation of the Plan. The County held in-person meetings and drop-in exhibits in both urban and rural areas, virtual meeting options, and self-paced activities at all county libraries and other locations. Special focus was given to youth participation.

ENGAGEMENT AT A GLANCE

5,233 people participated

18 In-person, drop-in, and virtual meetings hosted by the County

95 Intercepts where staff met the public at local sites and events

81 public boards and committee meetings to discuss the Plan

STEERING COMMITTEE

Throughout the planning process a Steering Committee of 23 County residents helped guide the Plan's development. Members applied to serve on the Committee and were appointed by the Buncombe County Commissioners.

As a representative group of County residents, Steering Committee members provided perspective on the information gathered and submitted feedback on draft policies and implementation actions.



PHOTO: Public outreach at Hola Carolina Festival.

ACCESSIBILITY

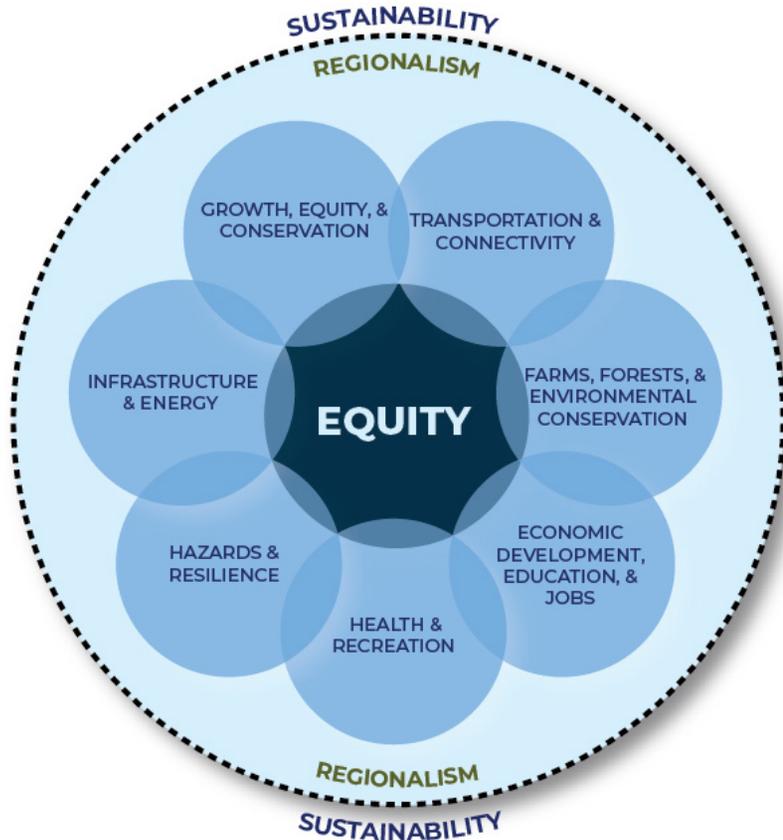
Staff were committed to addressing barriers to participation. When creating options for participation, staff considered:

- transportation
- technology
- language
- work schedules
- visual impairment
- reading/comprehension levels
- making activities family friendly

County staff also worked throughout each phase to evaluate data about who was participating in the process in order to identify any demographic (age, race, gender) or geographic groups that might be underrepresented. Based on that analysis the engagement plan was refined several times to provide additional outreach where needed.

PLANNING LENSES & TOPIC AREAS

Equity, Sustainability, and Regionalism are the three lenses used to guide the development of the Plan. From that starting point, the Plan was organized into seven topic areas, shown in the graphic below. Each topic area has its own Goals, Policies, and Actions outlined in the Plan, and summarized in this document.



PLAN FRAMEWORK

The Plan is organized into the following components: Vision Themes, Goals, Policies, and Actions. The chart below describes the purpose of each component, which are organized to show the progression from the aspirational Vision Themes and Goals to the more tangible Policies and Actions.

COMPONENT	DESCRIPTION OF COMPONENT
VISION THEMES	The highest level of the Plan framework is intended to express the ideal aspirations of the Plan. These articulate the priorities for the County and the critical outcomes the County is striving to achieve.
GOALS	These express desired outcomes related to each planning topic included in the comprehensive plan. These are guided by the Vision Themes and articulate a more specific desired result to be achieved. Policies and actions are organized under these goals.
POLICIES	These are statements of commitment and direction toward achieving the plan goals. These describe positions to inform decision-making either by the County or directed toward a partner agency. Policies are written in short, concise statements with policy intent statements providing more detailed guidance for each policy.
ACTIONS	These are specific implementation tasks that the County and its partners will take in the future to realize the vision themes, goals, and policy direction. Actions immediately follow Policies in this packet.

EQUITY

The Plan prioritizes equity in decision-making processes and in engagement activities an Equity Analysis Tool and Community Index Map.

Examples of planning-related processes where these equity tools would be used:

- Conditional Zoning Applications
- Rezoning Applications
- Variance Applications
- Text Amendments
- Evaluating the need for Small Area Plans

EQUITY ANALYSIS TOOL

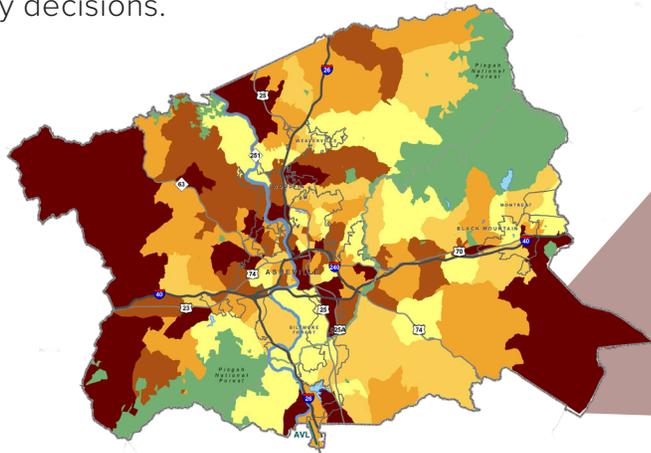


Buncombe County has developed an Equity Analysis Tool for advancing equity through data-informed decision-making, program design, and careful consideration of the compounding effects of historical and systemic inequity.

One way in which this tool will be used is by Boards and Commissions to analyze certain development projects, as part of legislative public hearings, using a list of equity-focused questions, such as: Who does the project affect?; What negative consequences would persist if this were not implemented?; Etc.

COMMUNITY INDEX MAP

The Community Index Map helps identify important areas for creating equity in Buncombe, called “Equity Opportunity Areas.” The map evaluates factors from U.S. Census block groups, such as poverty rates, food insecurity, and cost-burdened households, etc. The map is updated over time and will serve as a guide when making equity-related policy decisions.



EQUITY OPPORTUNITY AREAS

Based on the Community Index Map, Equity Opportunity Areas are at risk of gentrification and displacement, and may have higher percentages of historically disadvantaged populations. They are opportunities to manage growth and change that reduces displacement, protects cultural heritage, and maintains existing affordable housing. This will be accomplished by utilizing the Equity Analysis Tool as part of development review.



THE PLAN BY TOPIC AREA

The following pages summarize the Vision Themes, Goals, Policies, and Actions from the Plan. For each Action item, the full Plan document outlines more specific implementation actions which are not included in this Executive Summary.

VISION THEMES

Vision Themes express the ideal aspirations of the Plan.



STRIVE TO ACHIEVE EQUITY

Buncombe County will strive to address social, economic, and environmental inequities by repairing and investing in historically disadvantaged communities and replacing inequitable land use and transportation policies and regulations.



COMMIT TO SUSTAINABILITY

Growth and change in the county will be sustainable and achieve resilience to hazards, conversion to renewable energy systems, protection of natural resources, and support a sustainable local economy in a manner that meets the needs of the present without compromising the ability of future generations to meet their own needs.



ACHIEVE LIVABILITY AND AFFORDABILITY

Residents will have safe, accessible, and affordable housing and multi-modal transportation choices to create a more connected, walkable, healthy community that accommodates the diverse needs of residents. Buncombe County will attract quality jobs that support higher wages and enable livability and affordability.



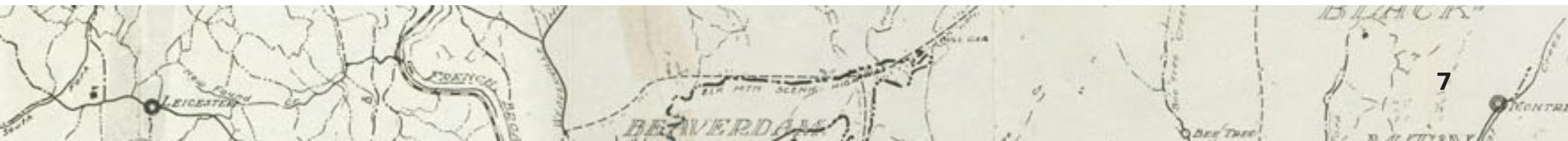
FOCUS ON CONSERVATION

Natural resources, farms, and rural lands provide picturesque landscapes and water systems; local food systems; healthy water, air, and soil quality; and opportunities for nature and recreation-based economic development. The County will prioritize conservation efforts to protect these land, water, and air resources.



ROOT EFFORTS IN COMMUNITY

County decision-making will be rooted in the outcomes of engagement efforts with residents, landowners, and business owners. The County will support opportunities for community interaction and will steward public resources in a fiscally efficient and transparent manner.



GOALS

- Growth will result in sustainable development patterns that expand affordable and middle income housing options for residents and job opportunities for the local workforce, protect historically disadvantaged neighborhoods and businesses from displacement and gentrification, and create centers for shopping, dining, and recreating.
- New development will maximize developable lands in key growth areas and transportation corridors through mixed-use and clustered development designs that lessen climate and environmental impacts and are more resilient to hazards.
- Growth will be directed away from priority conservation areas using a variety of public and private tools.

ACTIONS

1. Implement new development and redevelopment policies and prepare small area plans to promote desired land use patterns and designs and maximize the use of public infrastructure.
2. Implement County-directed policies to support Equity Opportunity Areas.
3. Implement equity-oriented housing policies that address historically disadvantaged groups and other neighborhoods at-risk of gentrification and displacement.
4. Expand and protect affordable and accessible housing choices.
5. Implement regulatory actions to promote the Growth, Equity, and Conservation Goal.
6. Support the protection of agricultural and forest lands, environmentally sensitive areas, and rural communities.
7. Coordinate information-sharing and joint decision-making with neighboring jurisdictions.
8. Develop new tools to protect steep slopes.
9. Inventory and encourage protection of cultural and historic resources.

POLICIES

1. Guide land use decisions using the Growth, Equity, and Conservation Framework Map and future small area plans.
2. Promote the development and enhancement of communities in identified growth areas.
3. Develop small area plans that provide more detailed guidance for Equity Opportunity Areas, Rural Centers, growth corridors, and potentially other areas.
4. Balance development needs with environmental conservation and rural preservation.
5. Promote sustainable and resilient development.
6. Promote multi-jurisdictional planning, collaboration, and information sharing.
7. Increase housing options and improve housing affordability for all residents.
8. Support development on infill, redevelopment, and adaptive reuse sites.



GOALS

- Sustainable growth patterns - those that result in safer travel and less single occupancy vehicle (SOV) traffic - will be supported through expansion of equitable, affordable, and more varied transportation choices (walking, biking, taking transit, and driving) that prioritize safety for users, reduce climate and environmental impacts, and provide greater access to travel between live, work and play destinations, especially for those with limited vehicle access and who have historically been underserved by the transportation network.
- Buncombe County will leverage regional partnerships to improve the transportation system and reduce single-passenger vehicle miles traveled through enhanced transit service, provide greater connectivity between current and future destinations, support non-motorized transportation options, and expand infrastructure for renewable fuel vehicles; all of which results in a network that is safer and experiences fewer impacts from traffic growth.

ACTIONS

1. Complete the Buncombe County Multimodal Plan.
2. Partner with other local, regional, and federal organizations and agencies to support a balanced and safe transportation network.
3. Develop Buncombe County's policies that support a balanced and safe transportation network.
4. Coordinate land development and transportation policies to manage the impacts of growth and increased traffic.
5. Enhance the County's Traffic Impact Study Standards.

POLICIES

1. Increase access to multimodal and emerging transportation options.
2. Enhance transportation planning capabilities to plan for and develop a balanced and safe transportation network.
3. Coordinate land development and transportation policies to manage the impacts of growth and increased traffic.



PHOTO: Multi-modal Improvements in Asheville.



GOALS

- A minimum of 20% of the county's open lands will be protected from development.
- Priority natural environments that support clean water, provide habitat for wildlife, offer nature-based recreation, and provide picturesque rural views will be conserved.
- Priority farms, forests and other working lands will be encouraged to be maintained for the benefit of current and future generations.

POLICIES

1. Preserve Buncombe County's working farms and forests.
2. Preserve Buncombe County's natural heritage.
3. Promote ecosystem enhancement and restoration projects across public and private lands.

ACTIONS

1. Explore additional funding opportunities for conservation, environmental enhancement, and restoration projects.
2. Implement recommendations aligned with the Buncombe County Farmland Protection Plan.
3. Continue efforts to meet the conservation of 20% of the county's total acres by 2030.



PHOTO: A farm in Buncombe County containing a conservation easement.



GOALS

- Buncombe will be home to a diverse and adaptable economy of living wage industries that employ local workers, support equitable access to employment, and help meet quality of life needs of residents, such as access to childcare.
- It will strive to address inequities within the local workforce through collaborating with economic development partners; building capacity for entrepreneurship, business development, and worker-ownership models in historically disadvantaged communities; and promoting living wage or higher wage opportunities for residents.
- The County will evaluate land use policies to identify and revise regulatory barriers to business development.
- The County will partner with Buncombe County Schools, Asheville City Schools, and other educational partners like A-B Tech to support more sustainable and resilient school campuses.
- The County will also coordinate and support school districts in efforts to enhance academic achievement and reduce the racial achievement gap with a broad spectrum of abilities through new programs, such as vocational or living skills courses.

POLICIES

1. Build opportunities to provide more jobs and higher than average wages.
2. Provide adequate housing options for all income levels to meet the needs of economic development opportunities.
3. Address socioeconomic disparities and economic mobility through economic development.
4. Promote place-based economic development.
5. Develop and implement strategies to maintain and strengthen the economic viability of agriculture and other components of the rural economy.
6. Plan for emerging and new manufacturing and industrial uses that minimize environmental impacts and support sustainability goals.
7. Support high-quality educational opportunities.

ACTIONS

1. Utilize the Growth, Equity, and Conservation Framework Map to guide land use decisions.
2. Identify the available inventory of suitable sites and buildings within Buncombe for economic development.
3. Implement place-based policies that make Buncombe's economy more resilient and successful.
4. Support the economic advancement of historically disadvantaged communities.
5. Improve educational attainment and reduce education achievement gaps.
6. Explore funding mechanisms to achieve economic development goals.



GOALS

- Residents living within the county's growth areas will have proximate access to natural recreation lands, greenways, trails, libraries, and/ or parks, and the County will prioritize access to historically disadvantaged communities.
- Residents will have equitable access to services for mental health, substance abuse, and general healthcare that support improved health outcomes and the social determinants of health across the county.
- Buncombe County will promote development patterns that support aging in place and the health of all residents.

ACTIONS

1. Develop a County Parks and Recreation Master Plan.
2. Update the Buncombe County Greenways and Trails Master Plan.
3. Promote larger County parks as community hubs, especially in rural areas of the county that are lacking community gathering areas.
4. Use the updated Parks and Recreation Master Plan to evaluate expanding County recreation programming and events.
5. Plan for and conduct adequate maintenance and upkeep of existing and new facilities.
6. Develop a plan to proactively work with landowners to implement County recreational goals and expand private-public partnerships.
7. Develop a plan to provide equitable access to health services and healthy lifestyle choices.
8. Increase accessibility of healthy food sources to communities in need.

POLICIES

1. Focus on improving recreational opportunities in underserved areas.
2. Support equitable access to health services and healthy lifestyle choices for residents.
3. Merge recreational project goals with transportation and connectivity goals.
4. Explore expansion of accessibility for recreation facilities and programs.
5. Utilize environmental protection and land conservation to expand passive nature-based recreation and promote health.



PHOTO: Children at a county park.



GOALS

- In partnership with private landowners, Buncombe will protect important resources and assets (food, housing, businesses, energy systems) from the impacts of natural and human-made hazards.
- The County will manage existing and future environmental impacts by implementing green infrastructure and nature-based solutions.
- Development will be limited in high hazard areas prone to floods, wildfires, and landslides.
- The County will be ready to respond to future events through enhanced emergency preparedness planning, public safety expansion, and reduced response times of first responders.

ACTIONS

1. Implement green infrastructure & nature-based solutions.
2. Employ design standards to increase adaptive capacity and reduce exposure to hazards.
3. Build capacity for community resilience and preparedness.
4. Align emergency response with the Regional Hazard Mitigation Plan and Hazard Vulnerability Assessment.
5. Use Hazards Vulnerability Assessment to guide future growth and land use decisions.

POLICIES

1. Manage existing and future environmental impacts by implementing green infrastructure and nature-based solutions.
2. Align emergency response with the Regional Hazard Mitigation Plan and Hazard Vulnerability Assessment.
3. Use the Hazards Vulnerability Assessment to guide future growth and land use decisions.
4. Employ design standards to increase adaptive capacity and reduce exposure to hazards.
5. Invest in building capacity to ensure long-term community resilience risk reduction, and preparedness.



PHOTO: Stream bank restoration.



GOALS

- Buncombe has committed to converting its internal operations (by 2030) and energy use of the entire county (by 2042) to 100% renewable energy.
- Infrastructure will be expanded across the County to support renewable fuel vehicles, broadband access, and renewable energy use.
- Rebuilding of aging infrastructure and decarbonizing utility structures to support these renewable energy targets will be prioritized.
- The County will coordinate with partner utilities to encourage development in growth areas and away from priority conservation areas and important water resources.
- Long range public facilities and services planning will ensure appropriate levels of service to support future growth and promote public safety.



PHOTO: Solar panels on a county school.

POLICIES

1. Coordinate public water and wastewater services with plans for growth.
2. Plan for the long-term sustainability of public services.
3. Expand and support broadband access and cell phone service coverage for all residents of Buncombe County.
4. Advance sustainability and decarbonization goals.

ACTIONS

1. Partner with utility providers to coordinate growth and infrastructure plans.
2. Implement policies around new development and re-development that advance decarbonization and sustainability goals.
3. Develop a long-term planning process for solid waste operations that prioritizes sustainability.
4. Improve and build upon the capital improvement planning (CIP) process to manage, integrate equity goals, and prepare for expansion and maintenance of public facilities and infrastructure.
5. Explore partnerships and identify barriers to address broadband access and cell service expansion.

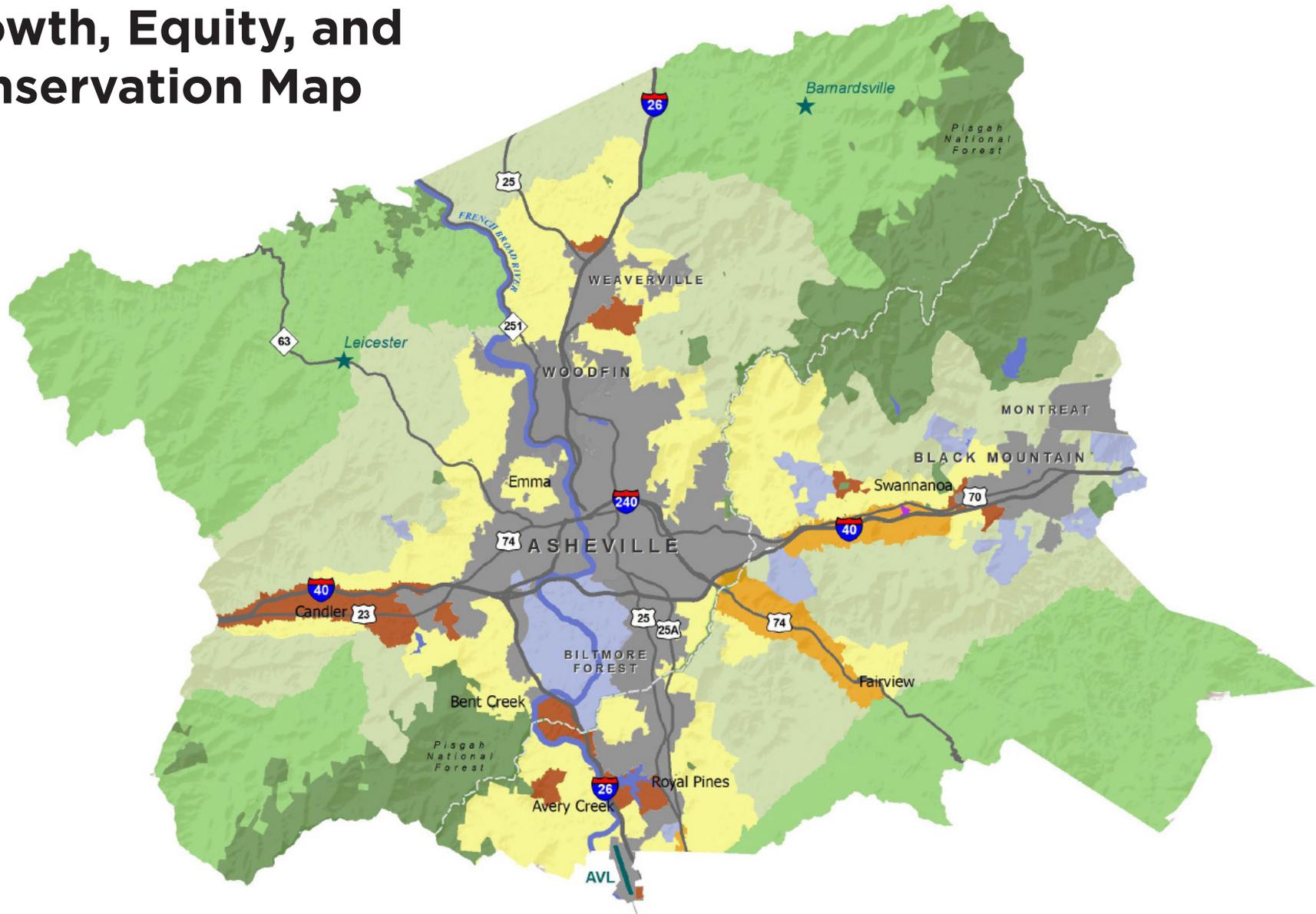




GROWTH, EQUITY, & CONSERVATION MAP

In addition to Goals, Policies, and Actions, the *Growth, Equity, and Conservation* topic area includes a character map of Buncombe County that defines the recommended future land uses, densities, and intent over the next 20 years. The map and summary of the table are shown on the next page.

Growth, Equity, and Conservation 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.

GROWTH, EQUITY, & CONSERVATION MAP CHARACTER SUMMARY

CATEGORY	DESCRIPTION	WASTE & WATER	DENSITY	LAND USES
PROTECTED PUBLIC LANDS	No or extremely limited development is anticipated. Includes federal, state, or county government-owned land that is maintained in a natural state, and lands with a publicly owned conservation easement.	Private septic Private wells	No new residential development.	PRIMARY: National forests, state parks, watersheds. SECONDARY: Conservation lands.
CONSERVATION WORKING LANDS	Working agricultural lands or homesteads where extremely limited development is anticipated. Preference that the land remain dedicated to agricultural, forest, or other open space uses.	Private septic Private wells	Very low density: 1 unit per 10 acres gross density for the area.*	PRIMARY: Working farms, forests, agritourism uses. SECONDARY: Small, rural activity centers and low-density, rural residential.
RURAL COMMUNITY	Mix of rural uses, including low-density residential, some agricultural and forested working lands, and limited commercial to support the rural community. Can include conservation subdivisions, which protect land in exchange for more residential units on smaller lots.	Private septic Private wells Community system	Low Density: 1 unit per 2 acres gross density for the area (unless using conservation subdivision).*	PRIMARY: Rural residential, conservation subdivisions, working farms and forests. SECONDARY: Limited rural-scale commercial development, and solar farms.
RURAL CENTER 	Rural areas located in the crossroads of low density rural development or along major rural roads that serve as small activity centers. Opportunities for place-based economic development that creates rural-scale businesses.	Private septic Private wells	Very low density: 1 unit per 2 acres gross density for the area.*	PRIMARY: Rural-scale commercial retail, offices, and institutional uses such as community centers. SECONDARY: Heavy commercial uses that support agricultural industries, rural residential.
MIXED USE NEIGHBORHOOD	Existing residential neighborhoods and undeveloped areas for medium- to high density residential. Infill and redevelopment opportunities for additional housing. Increased density through renovations or new middle housing types. New high-density developments should be designed to be compatible with the surrounding neighborhood.	Public sewer Public water Private septic Community system	4 to 18 units per acre. Up to 30 dwelling units per acre with a percentage of affordable units.	PRIMARY: Single-family detached, cottage-style, middle and manufactured housing and home parks, and multi-family residential. SECONDARY: Neighborhood commercial, retail and offices, civic uses, and public amenities.
MIXED USE AREA 1	Lands along partially developed corridors with a mix of residential and commercial or retail developments. Intended to support further planned development and to encourage the full range of services and amenities to the surrounding neighborhoods. Envisioned to be compact, walkable, and well-connected and include mixed uses.	Public sewer Public water	10 to 20 units per acre. Up to 30 units per acre with a percentage of affordable units.	PRIMARY: Community commercial, retail, and offices; limited-intensity manufacturing, some flexibility for larger footprint business or industrial parks. SECONDARY: Middle housing, and civic/public uses.
MIXED USE AREA 2	Large-scale, intensive economic development such as industrial or office/industrial flex. Flexibility for commercial and medium-density housing to allow workers to live nearby. Focus on campus-style development that promotes internal and adjacent property connectivity, and is compact, walkable, well-connected, and includes mixed land uses.	Public sewer Public water	10 to 18 units per acre. Up to 30 units per acre with a percentage of affordable units.	PRIMARY: Industrial parks, large commercial or business campuses, and manufacturing centers. SECONDARY: Multi-family residential, limited retail to support surrounding uses, recreation.
WALKABLE DESTINATION CENTER	Higher intensity, mixed-use centers. Areas with good road or transit access, and on land well-suited for development. Accommodates medium- and higher-density residential uses, as well as a variety of commercial, office, and retail uses.	Public sewer Public water	16 to 24 units per acre. Up to 40 units per acre with a percentage of affordable units.	PRIMARY: Multi-family residential, office, retail, and commercial development. SECONDARY: Civic and public uses.
INSTITUTIONAL	Large, private land holdings held in single ownership or held collectively by related entities for the purposes of tourist facilities, conference or resort centers, and other uses.	Public sewer Public water	Low density; Development evaluated with Small Area Planning	PRIMARY: Large tourist-related facilities, summer/day camp properties, conference centers, historical institutions, educational campuses. SECONDARY: Residential uses, lodging, and retail and office that support the site.

TERMS: Middle Housing: Cottage style single-family, townhomes, duplex, triplex, quadplex, apartments, and condominiums, etc.
Civic and public uses: Parks, schools, government service buildings, etc.

*Individual property densities vary.



SMALL AREA PLANNING

Several smaller geographic areas within the county have been identified as needing more detailed, site-specific planning that will guide future changes.

Planning will occur in collaboration with community residents, businesses, landowners, and municipal partners. Each small area plan will be based on the outcomes of an equitable public engagement process that identifies a vision and goals for the area; policies to guide growth, preservation, and investment; and implementation actions to support achievement of the vision.

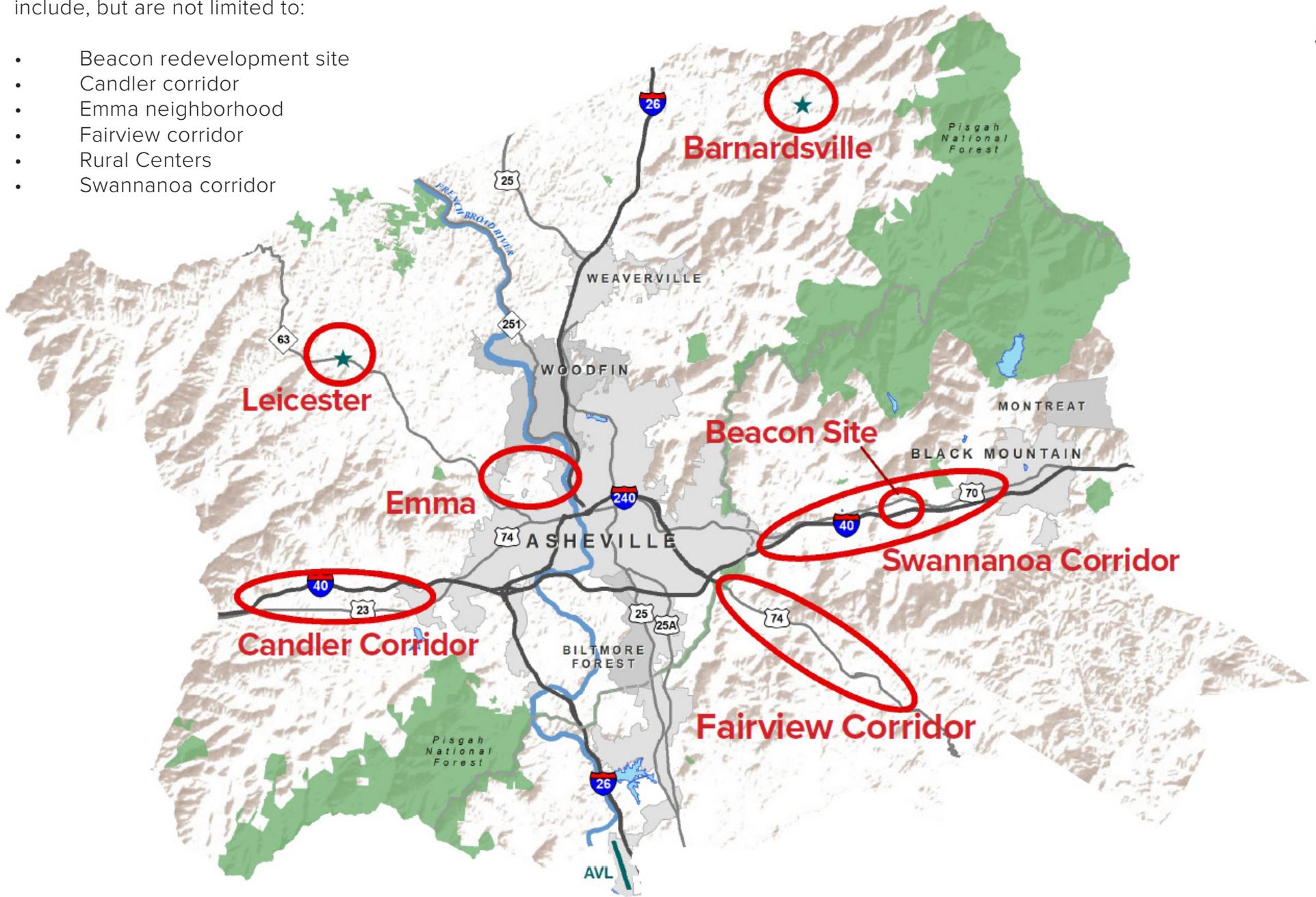
The final recommendations may include land use planning policies and actions related to built form, mix of land uses, preservation, economic development, transportation, infrastructure, parks, recreation, open space, community health, and other planning topics.

Future small area planning will not be limited to these identified areas. New small area plan locations can be added in response to changing conditions in the county.

FUTURE SMALL AREA PLANS

Locations for proposed Small Area Plans include, but are not limited to:

- Beacon redevelopment site
- Candler corridor
- Emma neighborhood
- Fairview corridor
- Rural Centers
- Swannanoa corridor





IMPLEMENTATION

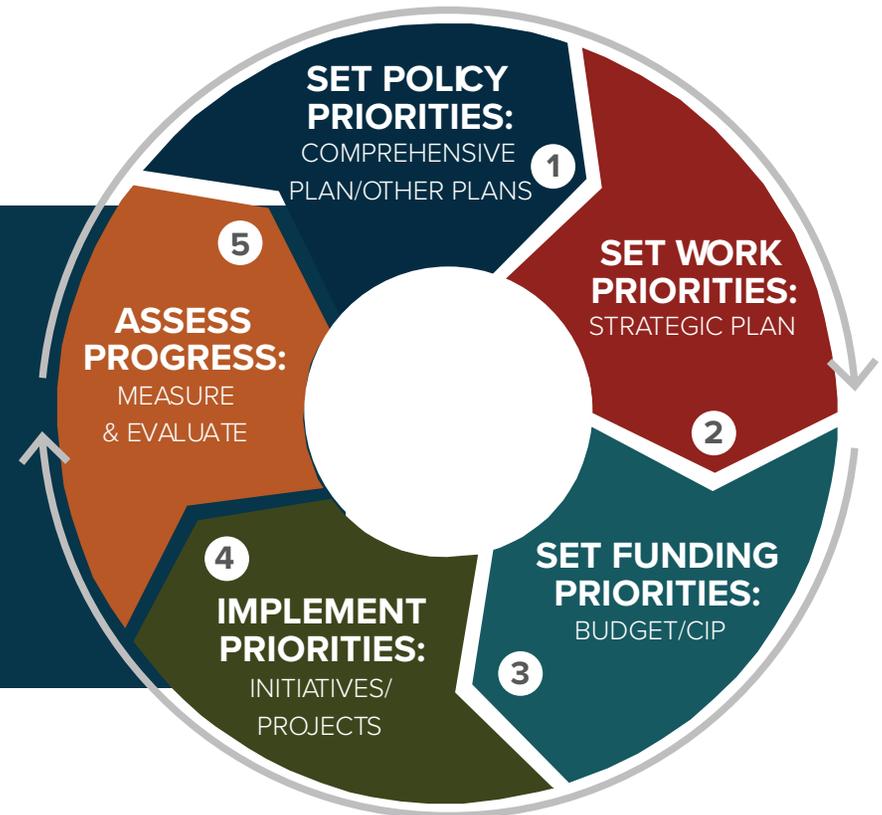
Over the next 20 years Buncombe County will work to implement the Plan through:

- Regulatory and Guideline Updates
- Capital Investments and Funding Programs
- Further Planning Efforts and Initiatives, and
- Partnership Opportunities

In addition to using the Plan for ongoing decision-making, further planning efforts can take the form of Small Area Planning, the creation of each 5-Year Strategic Plan, and informing the Annual Budget.

IMPLEMENT, MONITOR, UPDATE

The Plan outlines the process for implementation, monitoring, and updating the 20-year Plan. A short summary is provided here.



MONITORING

Monitoring and reporting on the Plan should be an ongoing process. For a 20-year plan it is recommended that progress reports be issued to the Board of Commissioners every two years.

The following **Performance Metrics** have been identified in the Plan as data that is currently available to staff, and which represent important, measurable indicators of progress for some of the Plan’s goals.

Growth, Equity, & Conservation	<ol style="list-style-type: none"> 1. The majority of new development shall occur within growth areas as defined by the GEC Framework and Map. 2. Increase the number of ownership units and rental units affordable to households earning less than 80% Average Median Income (AMI).*
Transportation & Connectivity	Increase the number of linear feet of sidewalks, bike paths, and greenways.
Farms, Forests, & Env. Protection	Increase the number of acres in permanent conservation status.
Econ. Development, Education, & Jobs	Increase the number of new jobs with earnings above \$50,000
Health & Recreation	Increase the percentage of the Buncombe County population that lives within three miles of recreation, greenways, trails, or parks.
Hazards & Resilience	Decrease allowable impervious surfaces on all newly developed lots.
Infrastructure & Energy	Increase in the number of renewable energy projects built in Buncombe County.



PHOTO: Children share their vision for the future at Lake Julian’s Fall Festival.

UPDATING

To remain relevant, the Plan will be updated over time, typically **every five years** to reflect changing conditions and new challenges and opportunities.

Updates and amendments are reviewed by the Buncombe County Planning Board and the Board of Commissioners through a public hearing process.

AMENDING

Amendments to the Plan may be made **on an annual basis** if inconsistencies are created due to the rezoning of land or when other planning issues arise.

The GEC map should also be monitored to identify trends that may justify changes to the Plan’s policy direction and map guidance.



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