

TEXT AMENDMENT PROCESS

Summary of Buncombe County Government's process for making text amendments to land use ordinances.

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RESEARCH

1. Review adopted plans for guidance ([Comp. Plan](#))
2. Identify what ordinances need to be changed, and why.
3. Research best practices, other jurisdiction examples, etc.
4. Equity Analysis Tool
5. Technical committee analyzes proposed topic

DRAFTING & REVIEW

1. Draft Summary Memo
2. Draft Text Amendments
3. Review proposed amendments with:
 - Subject Matter Experts
 - Technical Committee
 - Legal Department

PLANNING BOARD

1. Public Meeting 1 - Introduce proposed text amendment
2. Advertise proposed changes to the public
3. Public Meeting 2 - Board discussion and review
4. Additional Meetings - As needed
5. Revisions to text amendment as needed
6. Advertise public hearing
7. Public Hearing - Planning Board Recommendation

BOARD OF COMMISSIONERS

1. Public Meeting 1 - Introduce proposed text amendment
2. Additional Meetings - As needed
3. Advertise public hearing
4. Public Hearing - Adoption
5. Update official ordinances with changes

IMPLEMENT & REVIEW

1. Notify public of changes
2. Educate development community about changes
3. Evaluate internal department processes for changes
4. Evaluate impact of changes every 3 years
5. Recommend any necessary changes every 3 years

TEXT AMENDMENT MODULES

The first step in implementation of the adopted 2043 Comprehensive Plan will be a series of text amendments to the County's development ordinances. This will modernize the regulations and make sure the development pattern and vision for the future laid out in the Comprehensive Plan is achieved. The proposed changes are broken into six topic modules, outlined below. **Please note that these modules are subject to change.**

1: SHORT TERM RENTALS

This module takes its direction from the Growth, Equity, and Conservation (GEC) Chapter of the Buncombe 2043 Comprehensive Plan (The Plan). It will focus on changes and standards to short-term rental regulations.

2: MIXED USE, DESIGN, MISSING MIDDLE, AFFORDABLE HOUSING AND TRANSPORTATION

This module takes its direction from the GEC, Transportation & Connectivity, Economic Development, Hazards & Resilience, and Infrastructure & Energy Chapters of The Plan. It will identify ways to improve the built environment to encourage more sustainable development patterns that provide various options for housing and transportation. It will also focus on development standards and programs to incentivize affordable housing, sustainability, cluster development, and green building techniques.

3: PUD & CONDITIONAL ZONING

This module takes its direction from the GEC, Economic Development, Health & Recreation, and Infrastructure & Energy Chapters of The Plan. It will focus on improving design and review standards to encourage recreation opportunities, sustainable energy projects, collaboration with the community, and additional community benefits.

4: ENVIRONMENT, ENERGY, & SAFETY

This module takes its direction from the GEC, Hazards & Resilience, Health & Recreation, and Infrastructure & Energy Chapters of The Plan. It will seek to reduce hazard risks for development, review our overlays that protect steep slopes, ridges, and parks, increase options for urban agriculture and composting, incentivize alternative energy, and increase access to broadband.

5: ECONOMIC DEVELOPMENT

This module takes its direction from the Economic Development Chapters of The Plan. It will focus on adopting regulations to allow multi-year development of large economic development projects, allow development agreements, and increase PUD thresholds in commercial/manufacturing areas.

6: UNIFIED ORDINANCE

This module's purpose will be to modernize the current development regulations in Buncombe County by codifying them into one Ordinance which covers all the regulations regarding the development of property in Buncombe County. This module will also review and revise other stand-alone ordinances that need to be revised, modernized, or folded into a unified ordinance.