




# BUNCOMBE COUNTY

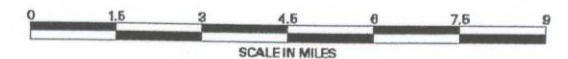
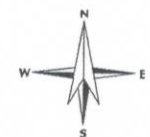
North Carolina

## GEOGRAPHIC ZONES

-  Contour Lines (50 foot Interval)
-  Watershed Subasins
-  Tennessee Valley Divide

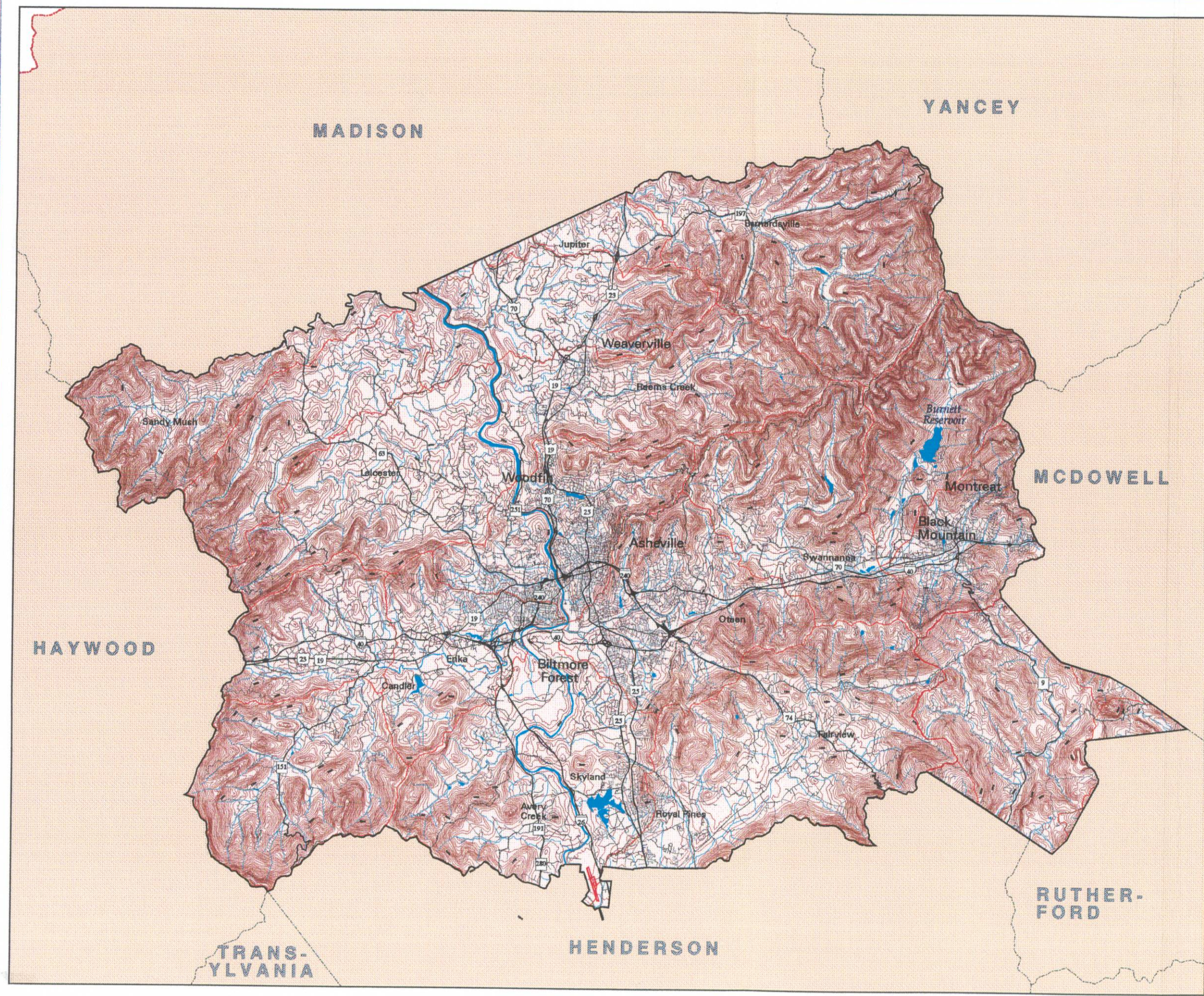
Source: North Carolina Center for Geographic Information and Analysis, 1996  
Buncombe Planning Department, 1997

Note \* Contour information provided by Asheville-Buncombe Water Authority prepared by Camp Dresser & McKee 1995



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October 02, 1997







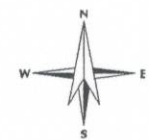
# BUNCOMBE COUNTY

North Carolina

## NATURAL AREAS

- State Parks
- Federal Land
- Natural Areas
- Other Significant Areas
- Old Growth Forest
- Floodplains
- Watershed Protected Area (WS-1)
- County Parks
- Blue Ridge Pkwy

Source: North Carolina Center for Geographic Information and Analysis, 1996  
 Buncombe County Planning Department, 1997  
 Land of Sky Council of Governments, 1997  
 Southern Appalachian Assessment, 1996



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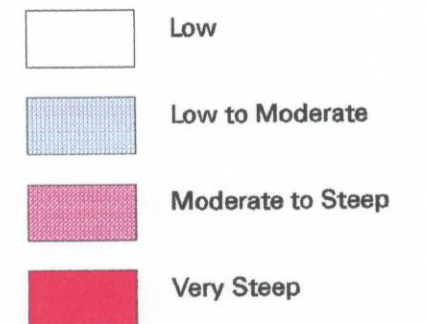
October 22, 1997



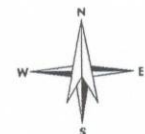
# BUNCOMBE COUNTY

North Carolina

## SLOPE



Source: Buncombe County, 1997,  
(U.S.D.A. SCS Soil Survey 1981).  
Note: Slope Severity based upon general  
characteristics of soil classes.



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October 22, 1997

MADISON

YANCEY

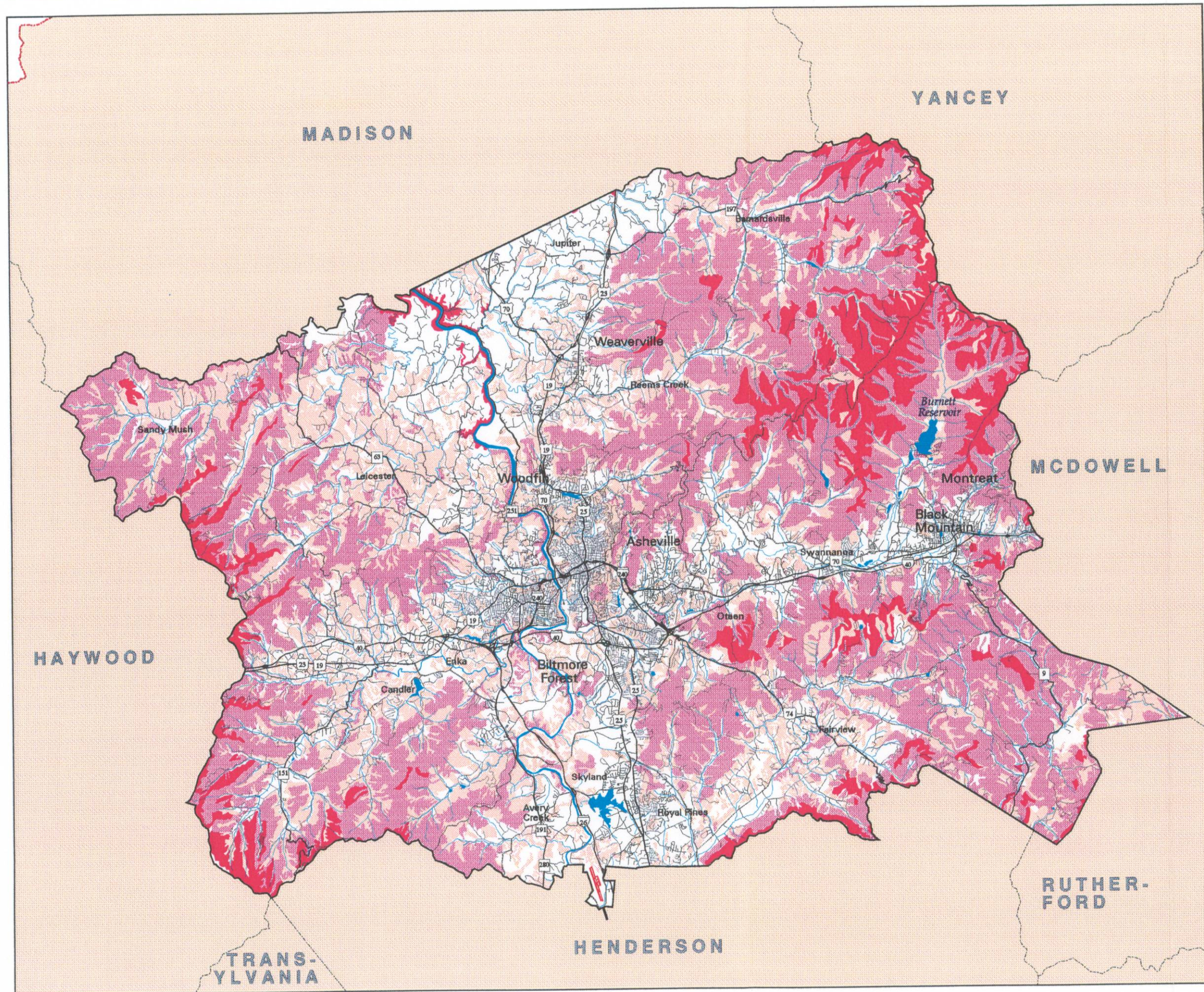
MCDOWELL

RUTHER-  
FORD

HENDERSON

HAYWOOD

TRANS-  
YLVANIA











# BUNCOMBE COUNTY

North Carolina

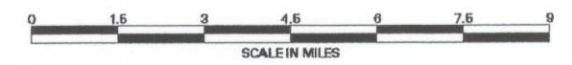
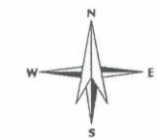
## TRANSPORTATION

### TRANSPORTATION IMPROVEMENT PLAN

-  Under Construction
-  Approved and Scheduled, Pending Funding
-  Future need Identified
-  Railroad Lines
-  Urban Area Boundary (MPO)
-  Blue Ridge Pkwy
- 17545* Average Daily Traffic Volume

Source: North Carolina Department of Transportation, 1997  
Southern Appalachian Assessment, 1996  
Buncombe County Planning Department, 1997

\* Note Average Daily Traffic Volumes labeled in red italics.



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December 05, 1997

MADISON

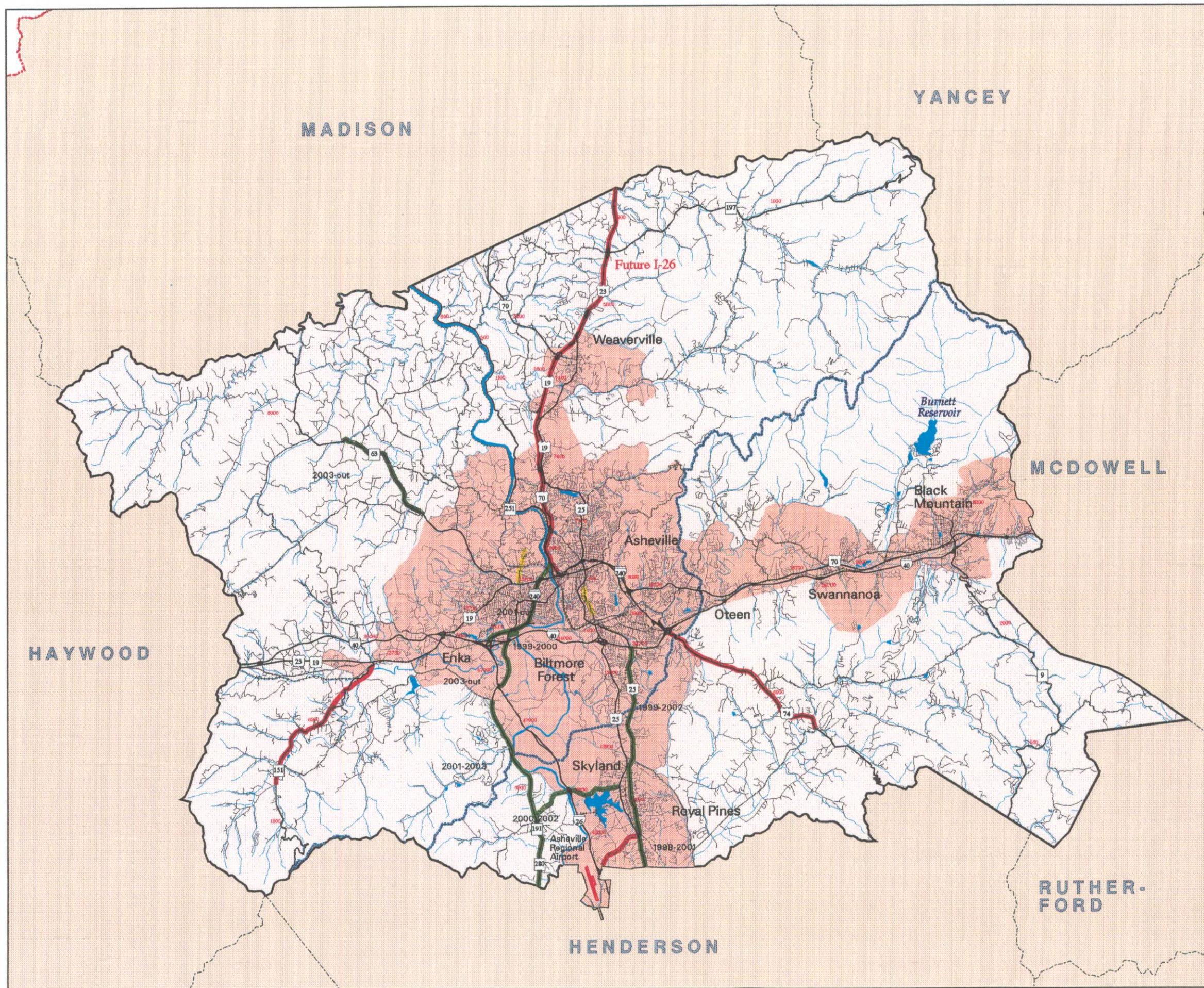
YANCEY

MCDOWELL

HAYWOOD

RUTHERFORD

HENDERSON











# BUNCOMBE COUNTY

North Carolina

## INFRASTRUCTURE Water

-  Water Service Area
-  Secondary Service Districts
-  Future Service Area
-  Existing Water Lines
-  Planned Water Lines 2000
-  Planned Water Lines 2020

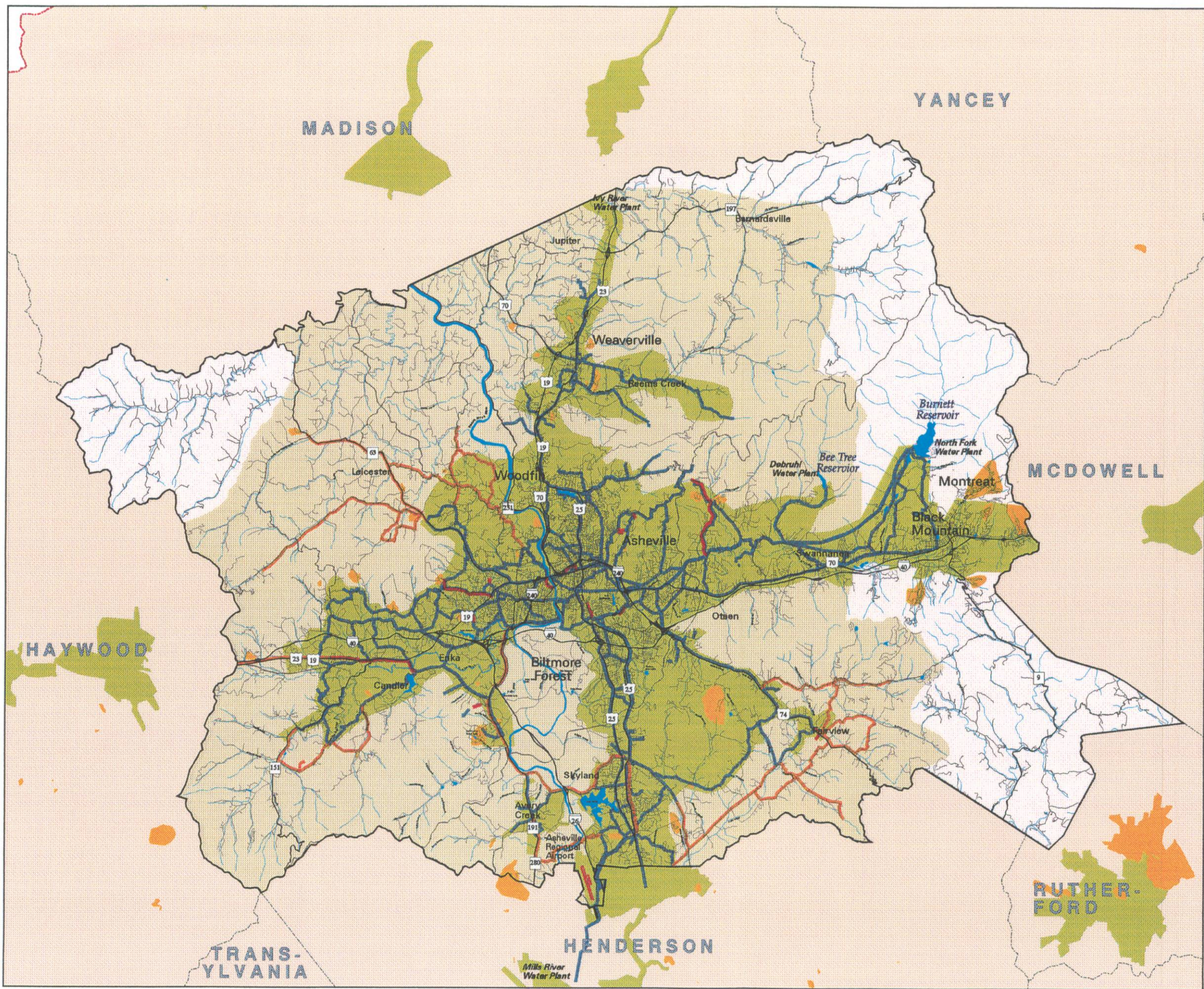
Source: Asheville Regional Water Authority, 1997  
North Carolina Center for  
Geographic Information and Analysis, 1997

Consultant: William G. Lapsley and Assoc., 1997



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October 19, 1997











MADISON

YANCEY

# BUNCOMBE COUNTY

North Carolina

## INFRASTRUCTURE Sewer

-  Sewer Service District
-  Secondary Service District
-  Existing Sewer Lines
-  Planned Sewer Line Rehabilitation
-  Rehabilitated Sewer lines
-  Sewer Pumpstations

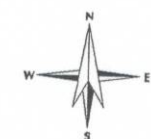
HAYWOOD

MCDOWELL

Source: Metropolitan Sewer District, 1997  
N.C. CGIA (Secondary Service Districts), 1997

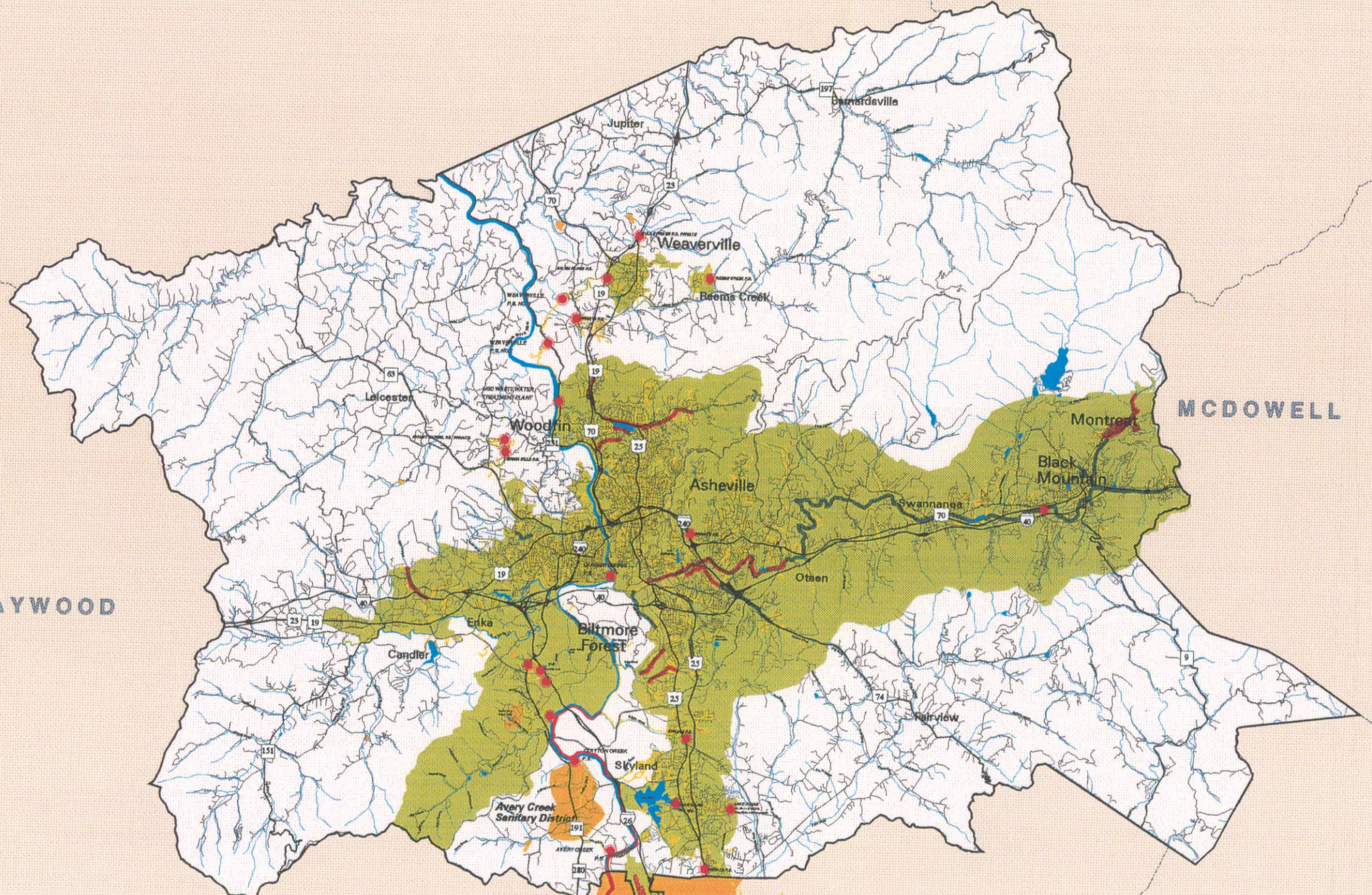
Consultant, William G. Lapeley and Assoc., 1997

Note: Sewer Service District Boundary may not indicate total area served by sewer.



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October 21, 1997

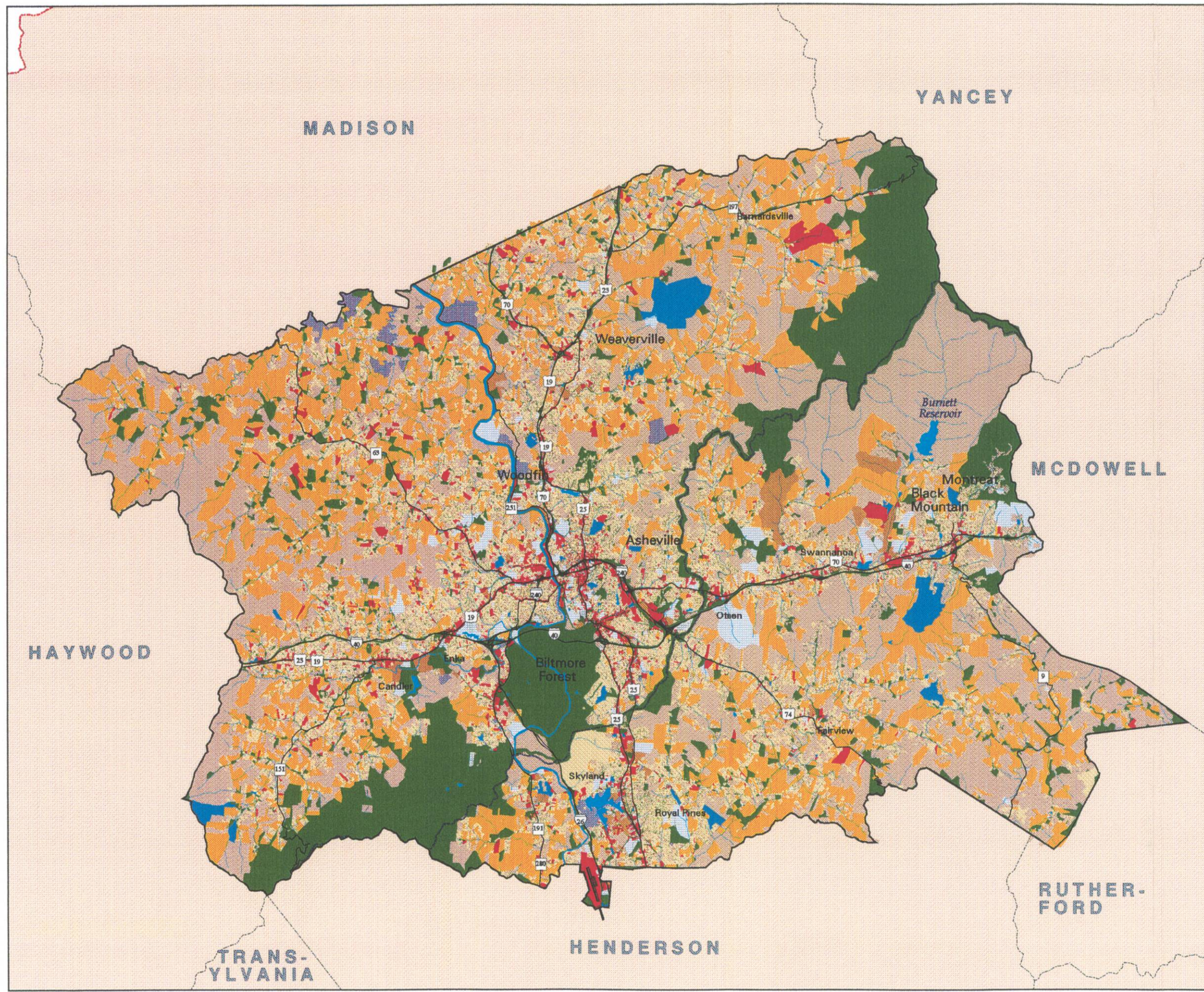


TRANS-  
YLVANIA

HENDERSON

RUTHER-  
FORD





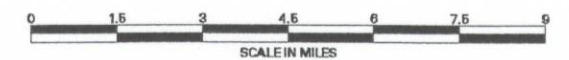
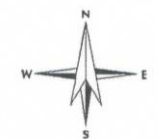
# BUNCOMBE COUNTY

North Carolina

## GENERAL LANDUSE

-  Residential
-  Agricultural
-  Vacant
-  Commercial
-  Recreation & Entertainment
-  Community Services
-  Industrial
-  Public Services
-  Federal, State, Conservation (or Unknown)

Source: Buncombe County, 1997



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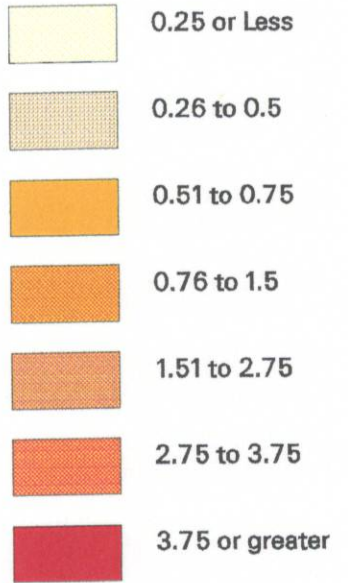
October 22, 1997



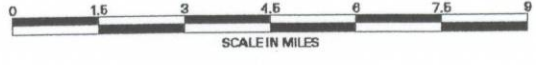
# BUNCOMBE COUNTY

North Carolina

PERSONS PER ACRE  
BY CENSUS BLOCKGROUP

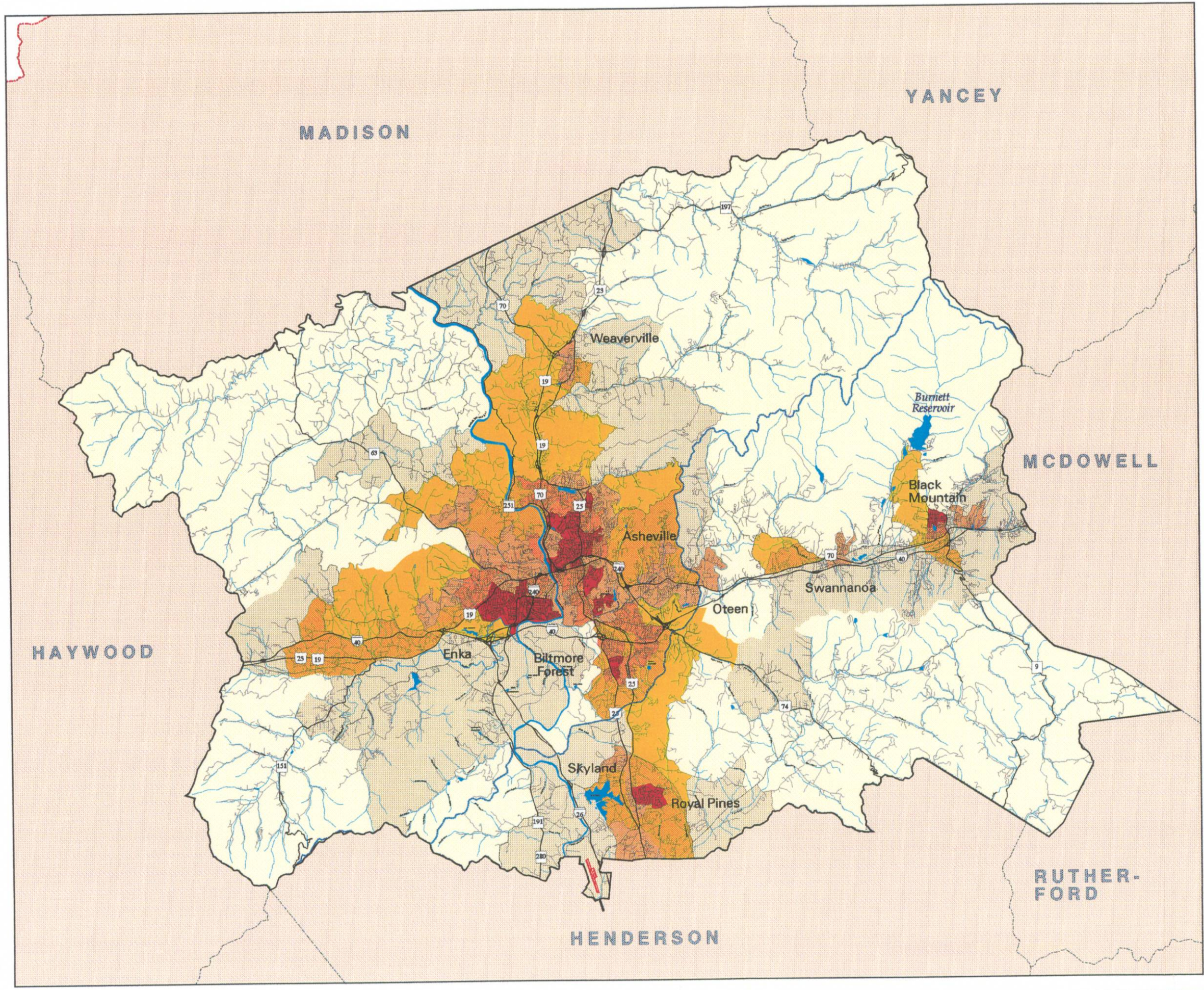


Source: U.S. Bureau of the Census; Decennial Census of the Population, 1990



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**Land Design Inc.**

September 16, 1997

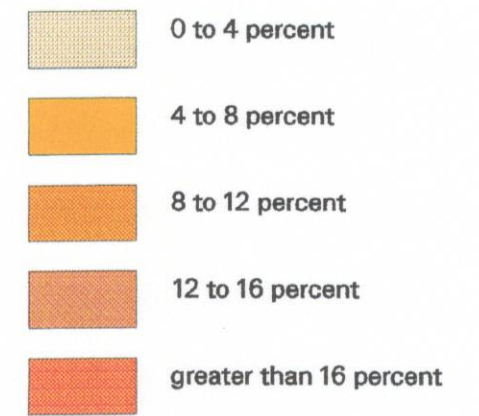




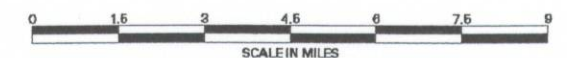
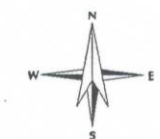
# BUNCOMBE COUNTY

North Carolina

## POPULATION GROWTH BY TOWNSHIP, 1990-1996

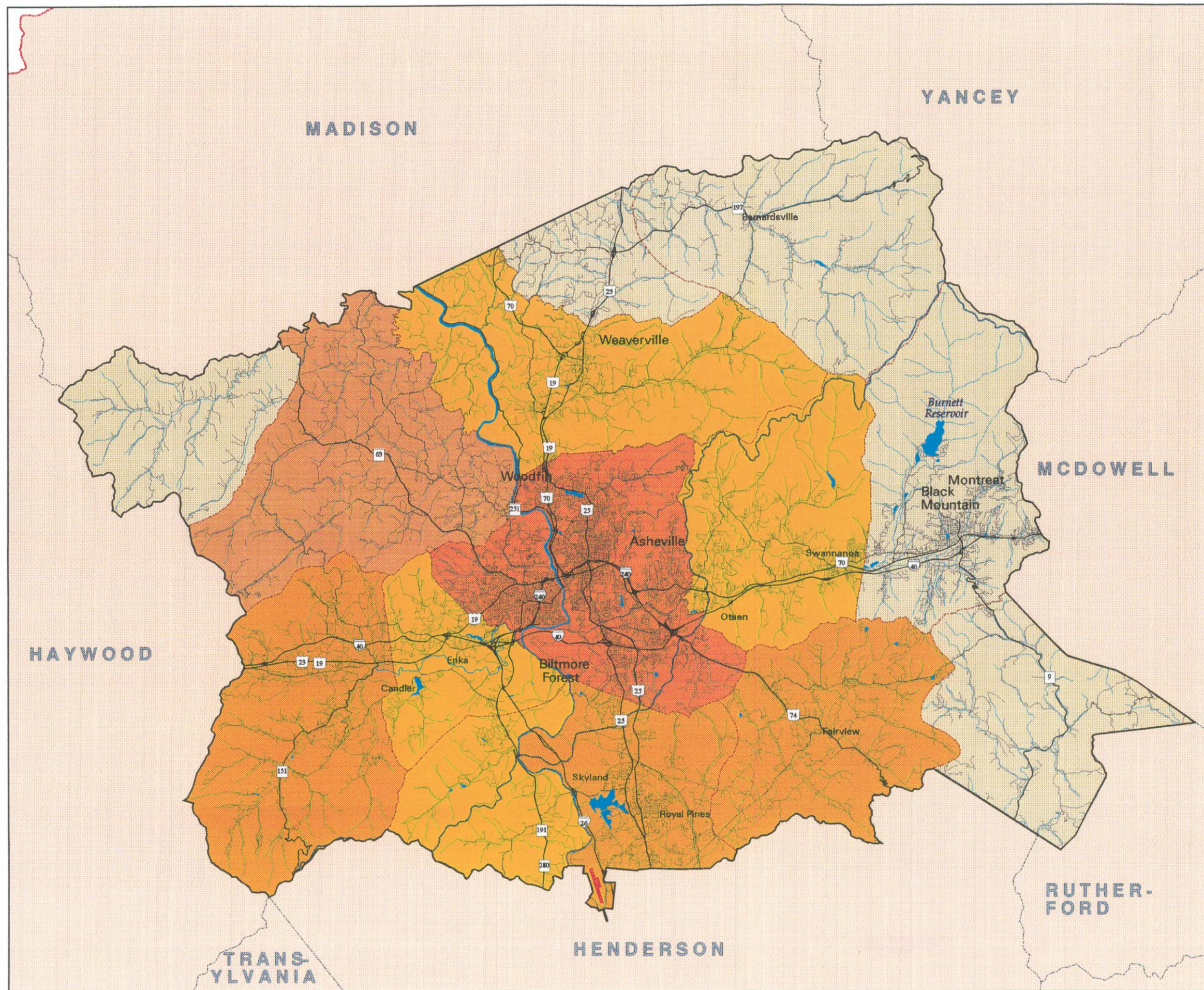


Source: Buncombe County, 1997  
 Note: Percentages derived by dividing net township growth by total net county growth.



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**Land Design Inc.**

October 17, 1997





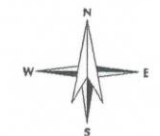
# BUNCOMBE COUNTY

North Carolina

## ECONOMIC DEVELOPMENT

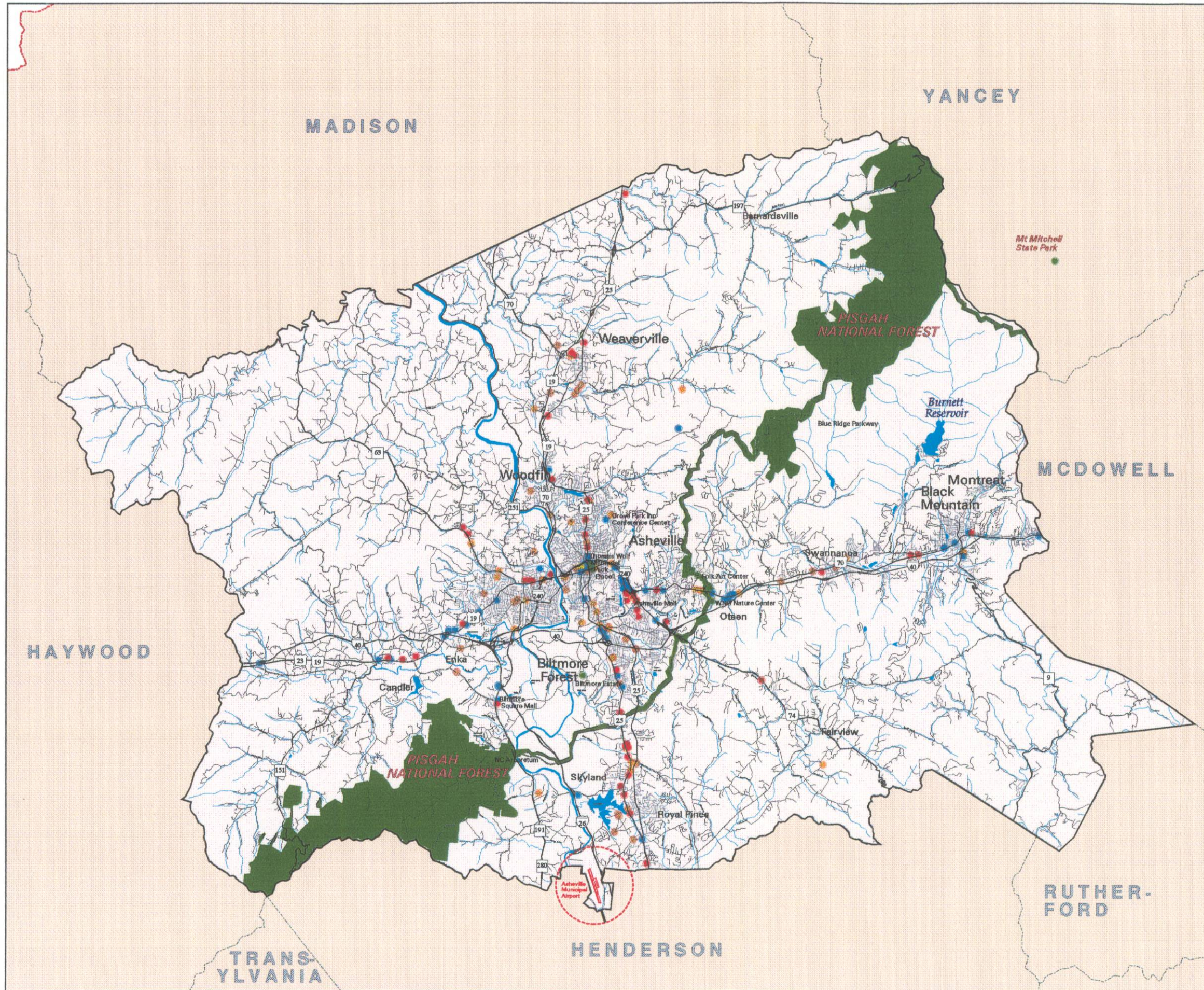
-  Major Employers (Non-Manufacturing)
-  Major Industrial Employers
-  Hotels
-  Retail Sites
-  Asheville Civic Center
-  Tourist Attractions
-  Airport Economic Zone

Source: Buncombe County, 1997



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October 20, 1997











# BUNCOMBE COUNTY

North Carolina

## EDUCATION

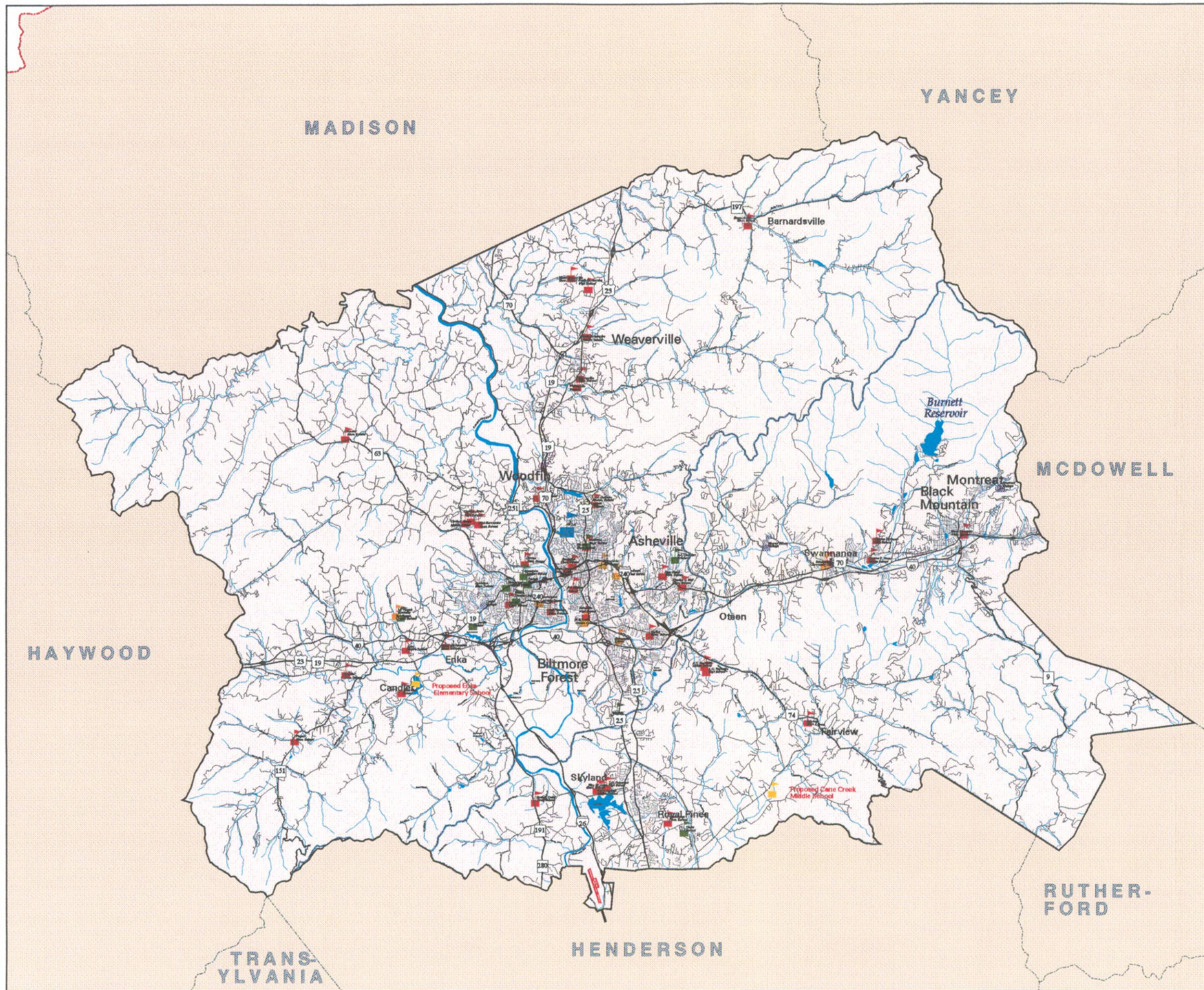
-  Public Schools
-  Private Schools
-  Universities
-  Colleges
-  Technical Schools
-  Future Public Schools

Source: Buncombe County, 1997



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**Land Design Inc.**

October 17, 1997





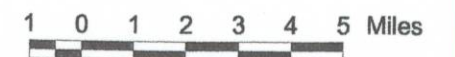
**TREND LINE GROWTH ALTERNATIVE**  
**Comprehensive Land Use Plan**  
**Buncombe County, NC**

**Legend**

- Protected Lands
- Water Protection Zones
- Existing Commercial Lands
- Existing Office & Industrial Parks
- Existing Residential Lands
- Existing Agricultural Lands
- Projected Commercial Development
- Projected Office & Industrial Development
- Projected Residential Development



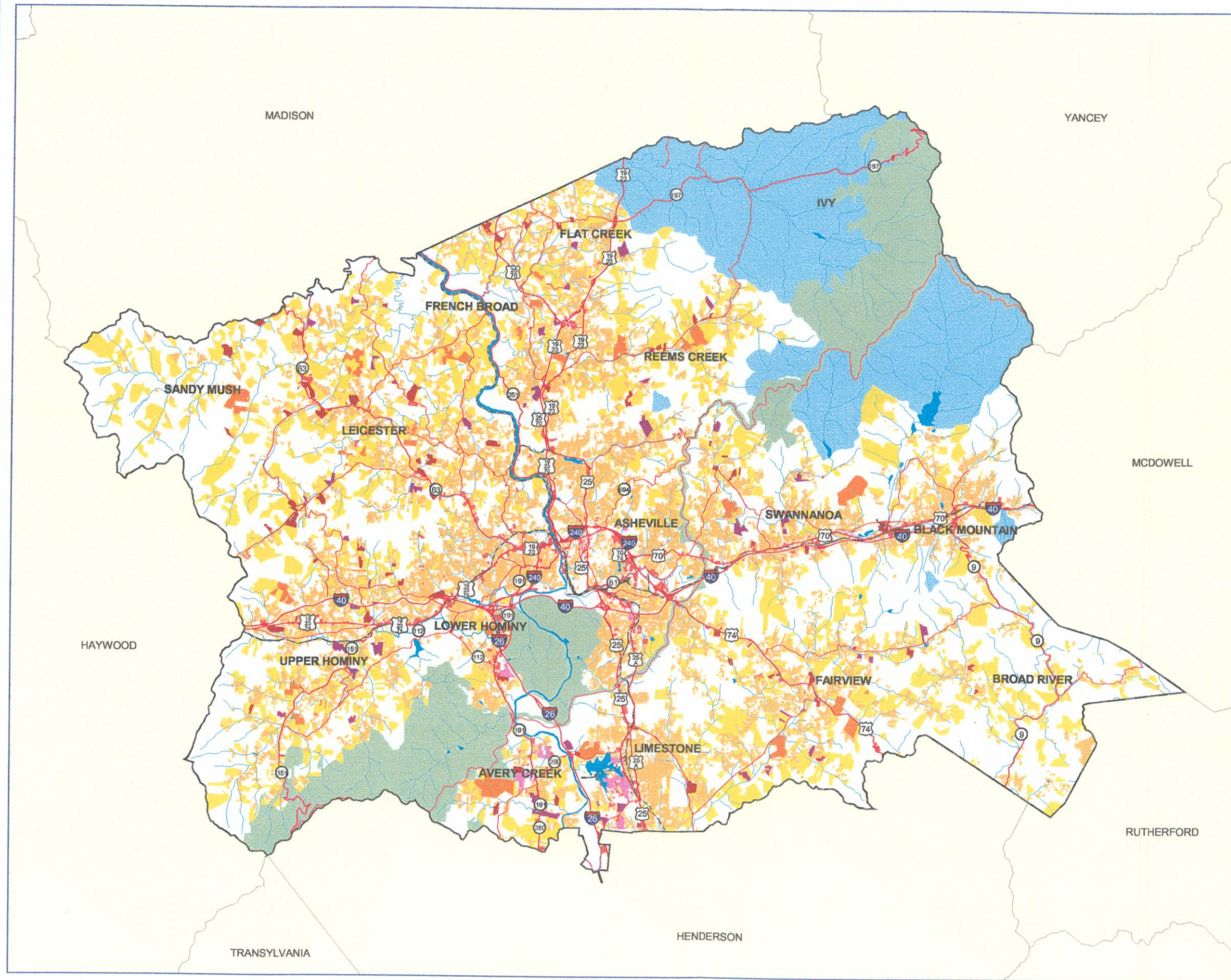
Sources:  
 North Carolina Center for Geographic Information and Analysis, 1996  
 Buncombe County Planning Department, 1997  
 Land of Sky Council of Governments, 1997  
 Southern Appalachian Assessment, 1996  
 LandDesign Inc., 1998



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**ENVIRONMENTAL ALTERNATIVE**

**Comprehensive Land Use Plan**

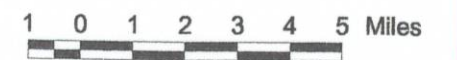
**Buncombe County, NC**

**Legend**

-  Protected Lands - federal land, state land, county parks, and Old Growth Forest
-  Water Protection Zones - WS 1 and WS 2 watersheds
-  Priority Areas for Protection - natural areas (wildlife habitats), other significant natural areas, and flood plain
-  Farmlands - large tracts in farmland preservation district, agricultural use lands and prime agricultural soils
-  Steep Slopes of 40% + and/or Areas above the 2,500 Foot Contours
-  Scenic Roads - designated scenic highways and roads with high scenic quality
-  2,500 Foot Elevation



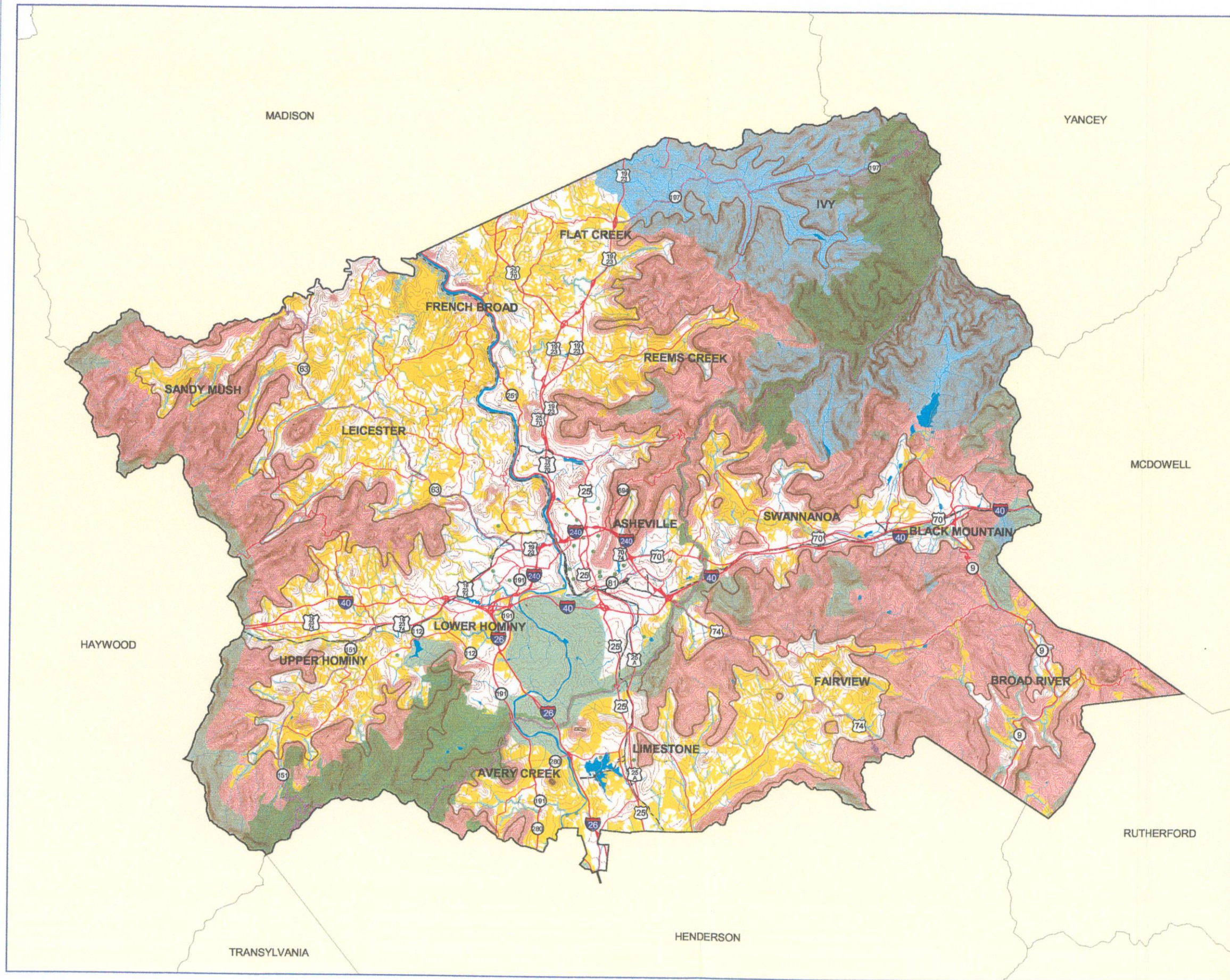
Sources:  
 North Carolina Center for Geographic Information and Analysis, 1996  
 Buncombe County Planning Department, 1997  
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INFRASTRUCTURE ALTERNATIVE

Comprehensive Land Use Plan

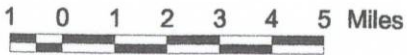
Buncombe County, NC

Legend

- Area 1 - Areas of gentle-moderately sloping land within 2,000 feet of water AND sewer services
- Area 2 - Areas of gentle-moderately sloping land within 2,000 feet of water OR sewer services
- Area 3 - Areas of gentle-moderately sloping land BEYOND 2,000 feet of water and sewer services; Unlikely for infrastructure expansion
- Area 4 - Areas of protected lands and/or steep slopes (40% +); Not accessible by infrastructure



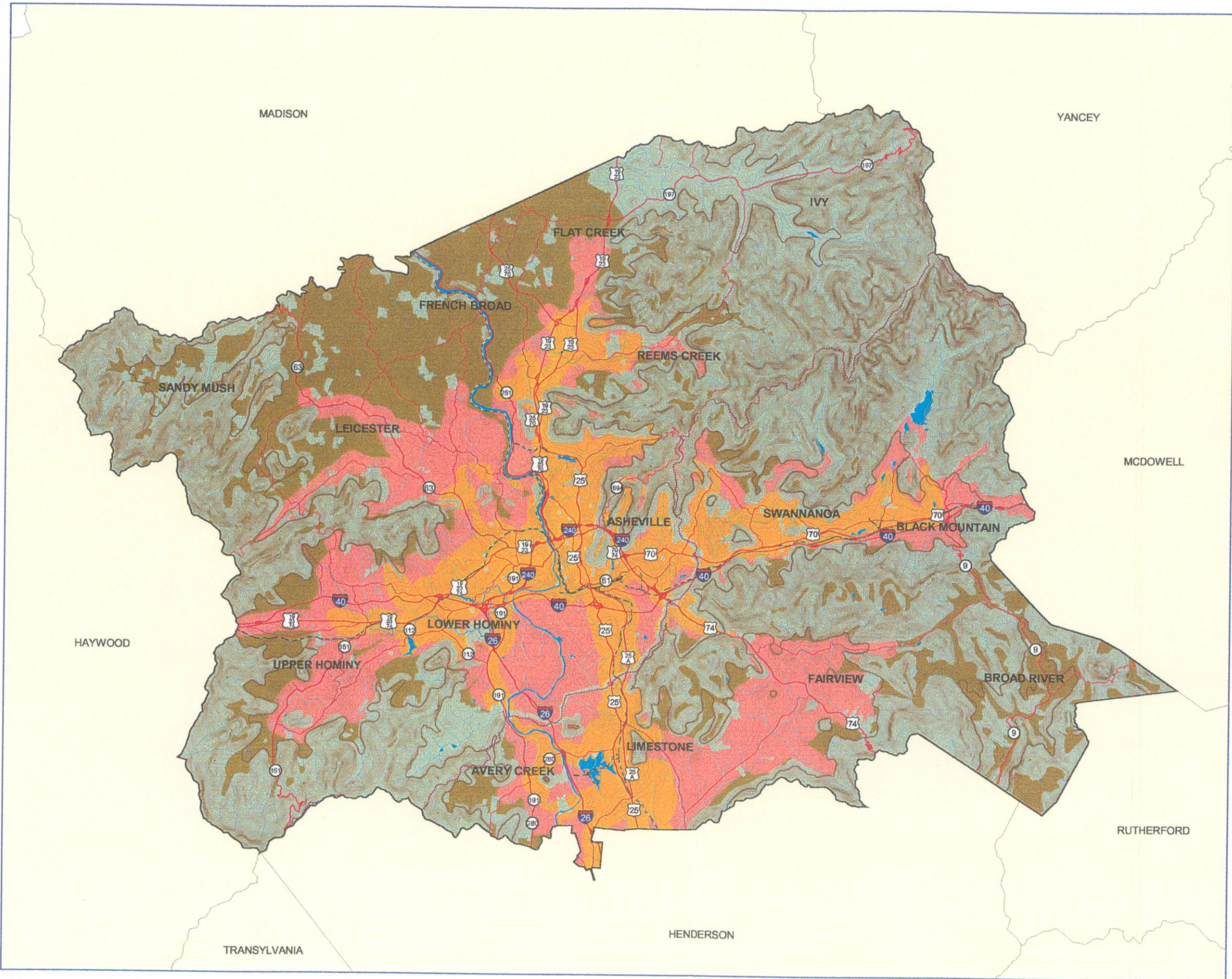
Sources:  
 North Carolina Center for Geographic Information and Analysis, 1996  
 Buncombe County Planning Department, 1997  
 Land of Sky Council of Governments, 1997  
 Southern Appalachian Assessment, 1996  
 LandDesign Inc., 1998



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**ECONOMIC DEVELOPMENT ALTERNATIVE**

**Comprehensive Land Use Plan**

**Buncombe County, NC**

**Legend**

- Existing Strip Commercial Development
- Existing Office & Industrial Parks
- Potential Office & Industrial Park Sites
- Potential High Density Residential Growth Boundary
- Asheville Business District
- Existing Strip Centers
- Existing Strip Center to Reinforce as Commercial Hubs
- Traditional/Community Commercial Hubs
- Potential Commercial Hubs



Sources:  
 North Carolina Center for Geographic Information and Analysis, 1996  
 Buncombe County Planning Department, 1997  
 Land of Sky Council of Governments, 1997  
 Southern Appalachian Assessment, 1996  
 LandDesign Inc., 1998

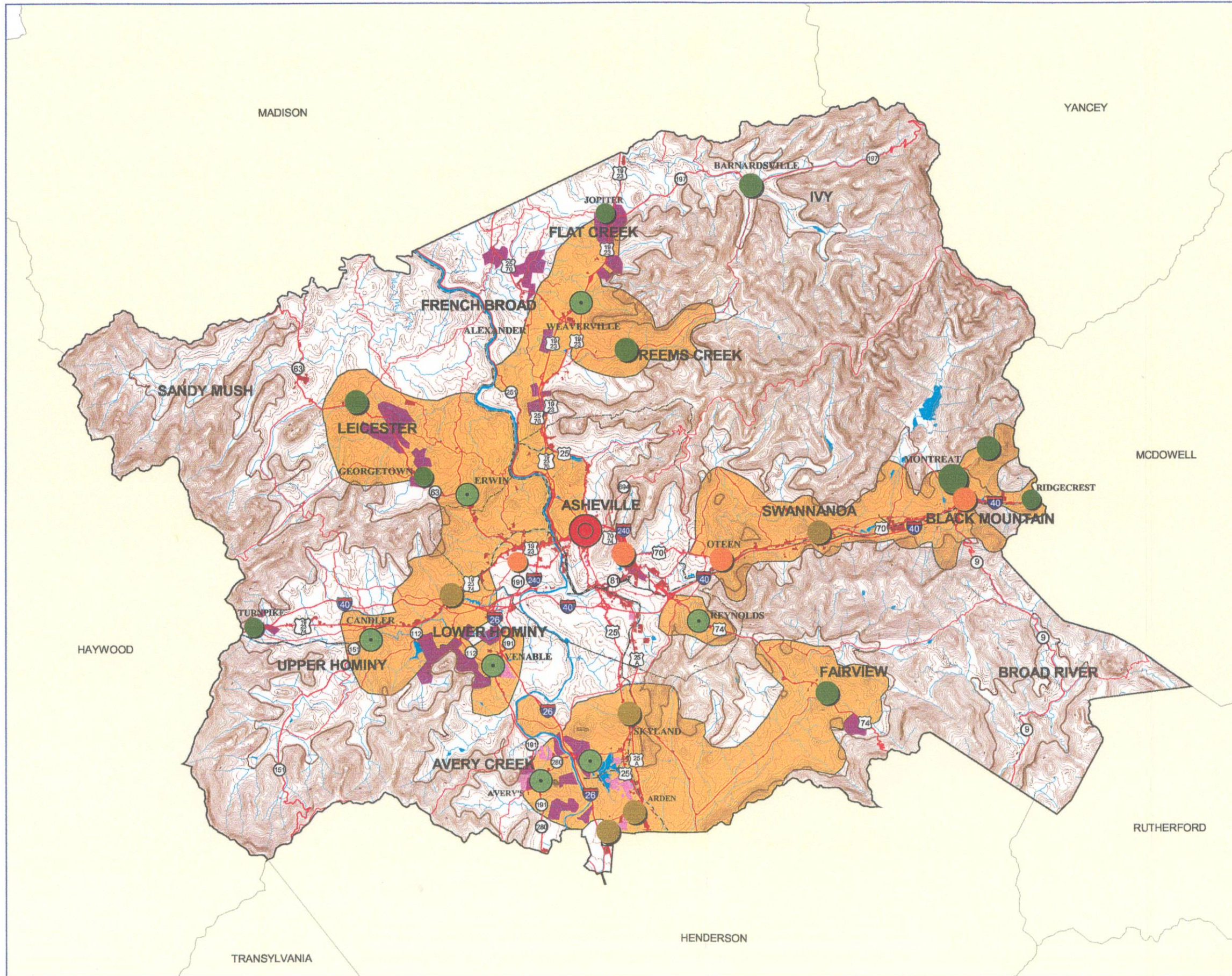


1 0 1 2 3 4 5 Miles

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# LAND USE PLAN COMPOSITE

## Comprehensive Land Use Plan

### Buncombe County, NC

#### Legend

- Existing Office & Industrial Parks
- Potential Office & Industrial Park Sites
- Asheville Business District
- Existing Strip Centers
- Existing Strip Center to Reinforce as Commercial Hubs
- Traditional/Community Commercial Hubs
- Potential Commercial Hubs
- Protected Lands - federal land, state land, county parks, Old Growth Forest, and WS 1 Watershed.
- WS2 Watershed Protection Zone
- Farmlands - large tracts in farmland preservation district, agricultural use lands and prime agricultural soils
- Area 1 - Areas of gentle-moderately sloping land within 2,000 feet of water AND sewer services
- Area 2 - Areas of gentle-moderately sloping land within 2,000 feet of water OR sewer services
- Area 3 - Areas of gentle-moderately sloping land BEYOND 2,000 feet of water and sewer services; Unlikely for infrastructure expansion
- Area 4 - Areas of protected lands and/or steep slopes (40%+); Not accessible by infrastructure
- 2,500 Foot Elevation



Sources:  
 North Carolina Center for Geographic Information and Analysis, 1996  
 Buncombe County Planning Department, 1997  
 Land of Sky Council of Governments, 1997  
 Southern Appalachian Assessment, 1996  
 LandDesign Inc., 1998

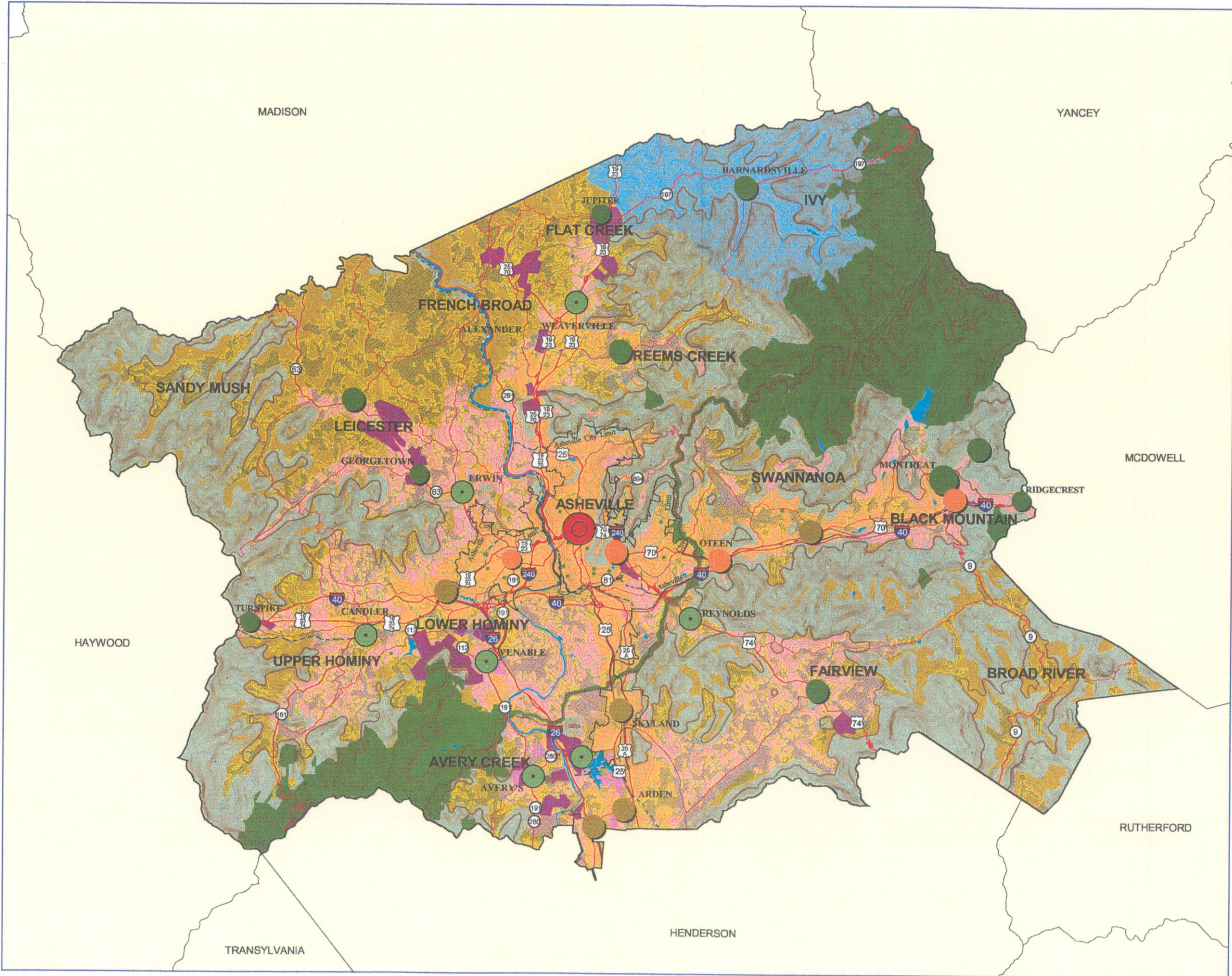


1 0 1 2 3 4 5 Miles

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# LAND USE PLAN COMPOSITE ENKA DISTRICT Comprehensive Land Use Plan Buncombe County, NC

## Legend

- Existing Office & Industrial Parks
- Potential Office & Industrial Park Sites
- Asheville Business District
- Existing Strip Centers
- Existing Strip Center to Reinforce as Commercial Hubs
- Traditional/Community Commercial Hubs
- Potential Commercial Hubs
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- Area 4 - Areas of protected lands and/or steep slopes (40%+); Not accessible by infrastructure
- 2,500 Foot Elevation



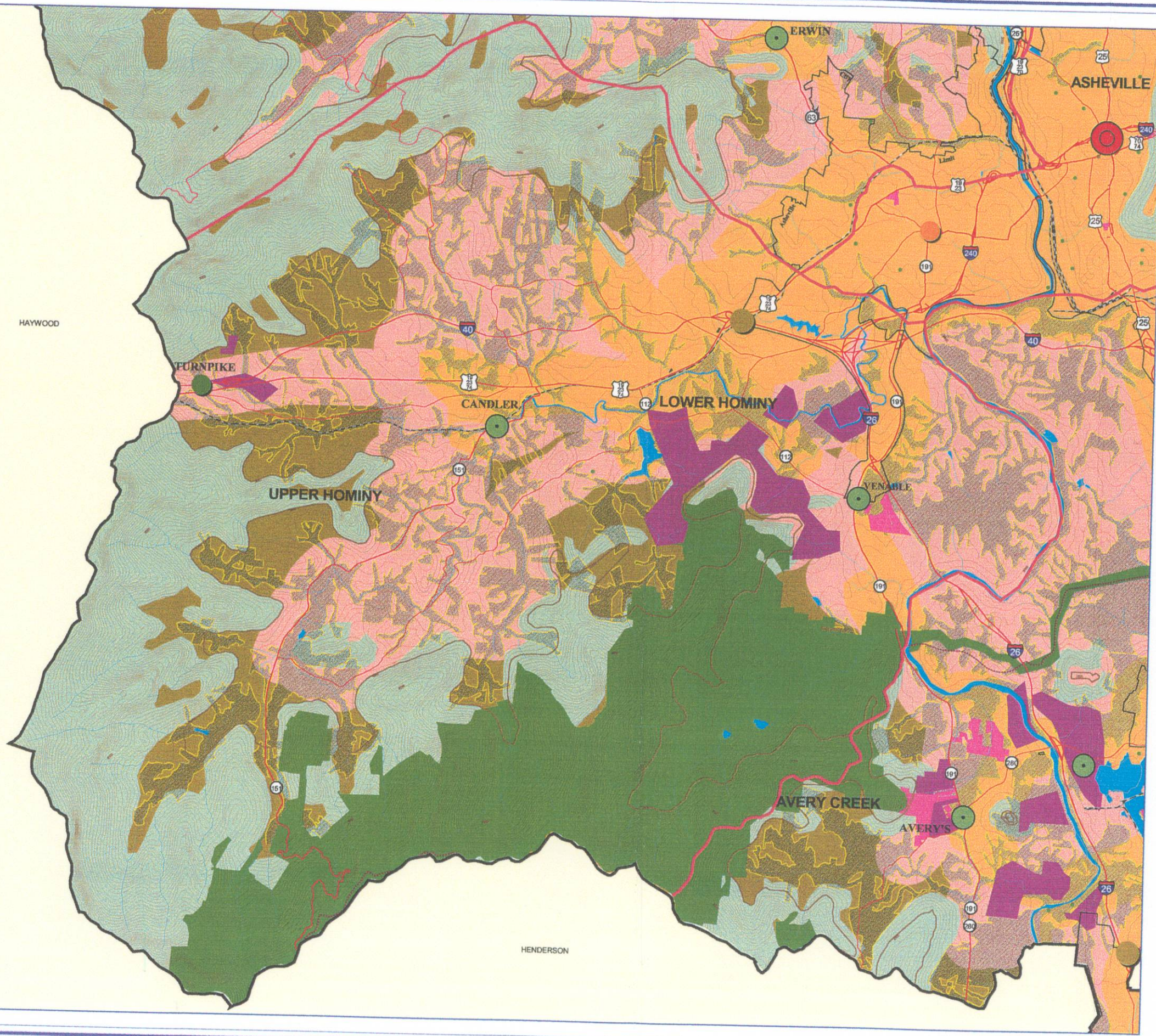
Sources:  
 North Carolina Center for Geographic Information and Analysis, 1996  
 Buncombe County Planning Department, 1997  
 Land of Sky Council of Governments, 1997  
 Southern Appalachian Assessment, 1996  
 LandDesign Inc., 1998



*LandDesign Inc.*  
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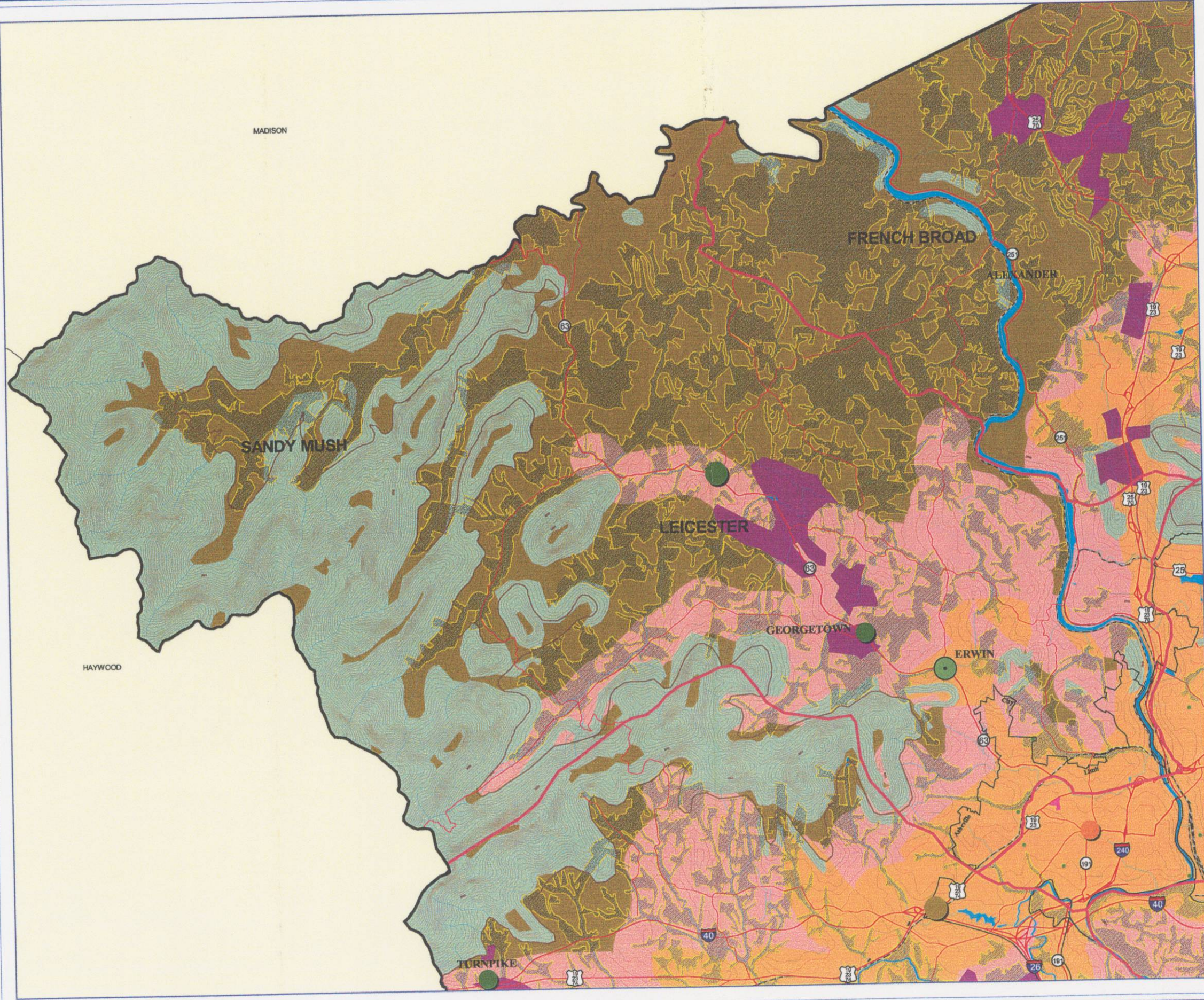
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**LAND USE PLAN COMPOSITE  
ERWIN DISTRICT  
Comprehensive Land Use Plan  
Buncombe County, NC**

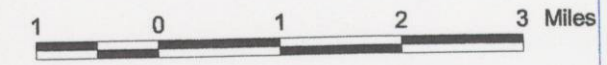


**Legend**

- Existing Office & Industrial Parks
- Potential Office & Industrial Park Sites
- Asheville Business District
- Existing Strip Centers
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**Sources:**  
 North Carolina Center for Geographic Information and Analysis, 1996  
 Buncombe County Planning Department, 1997  
 Land of Sky Council of Governments, 1997  
 Southern Appalachian Assessment, 1996  
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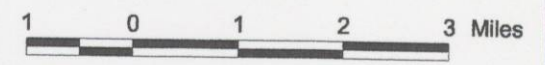
**LAND USE PLAN COMPOSITE  
NORTH BUNCOMBE DISTRICT  
Comprehensive Land Use Plan  
Buncombe County, NC**

**Legend**

- Existing Office & Industrial Parks
- Potential Office & Industrial Park Sites
- Asheville Business District
- Existing Strip Centers
- Existing Strip Center to Reinforce as Commercial Hubs
- Traditional/Community Commercial Hubs
- Potential Commercial Hubs
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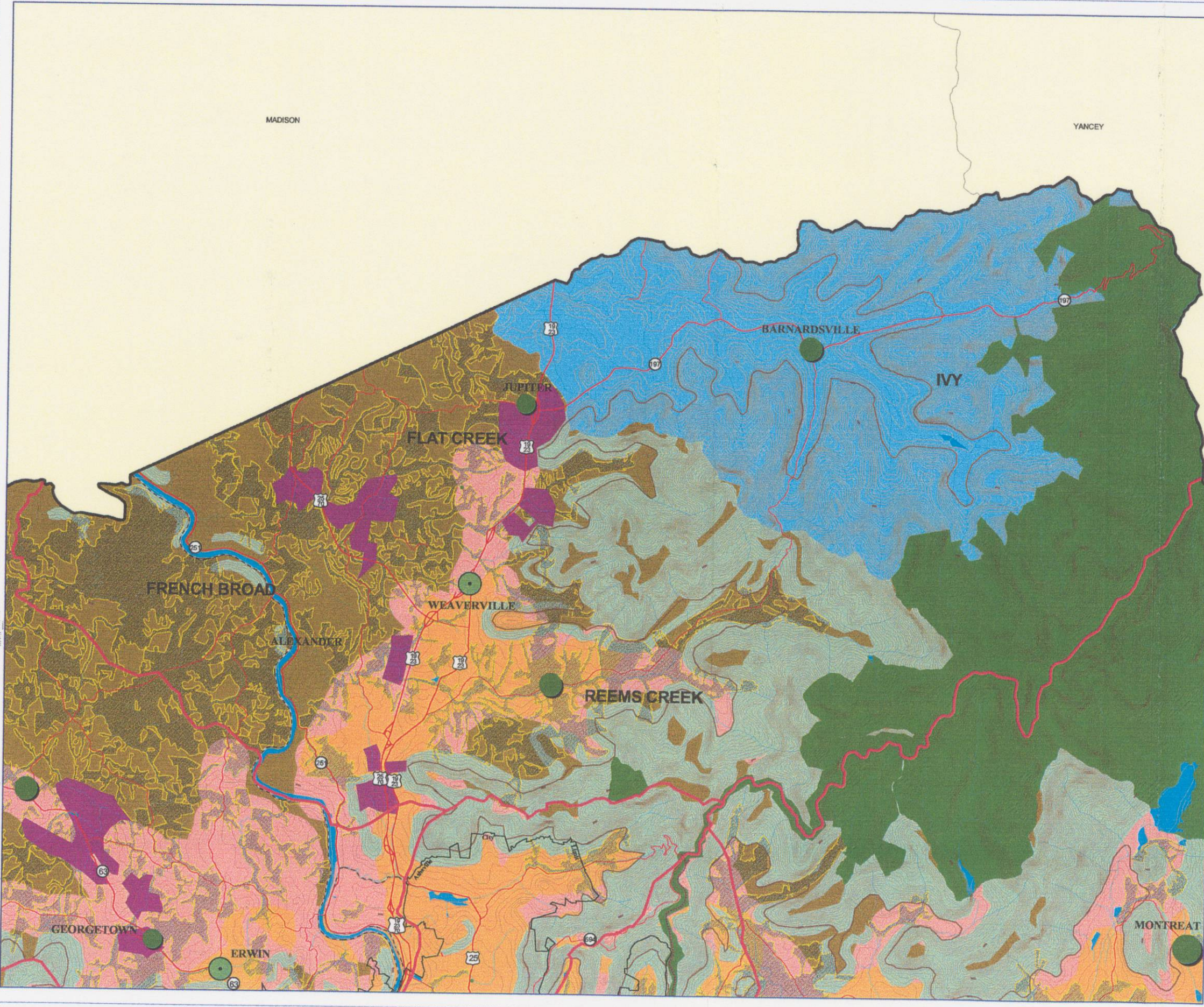
Sources:  
 North Carolina Center for Geographic Information and Analysis, 1996  
 Buncombe County Planning Department, 1997  
 Land of Sky Council of Governments, 1997  
 Southern Appalachian Assessment, 1996  
 LandDesign Inc., 1998



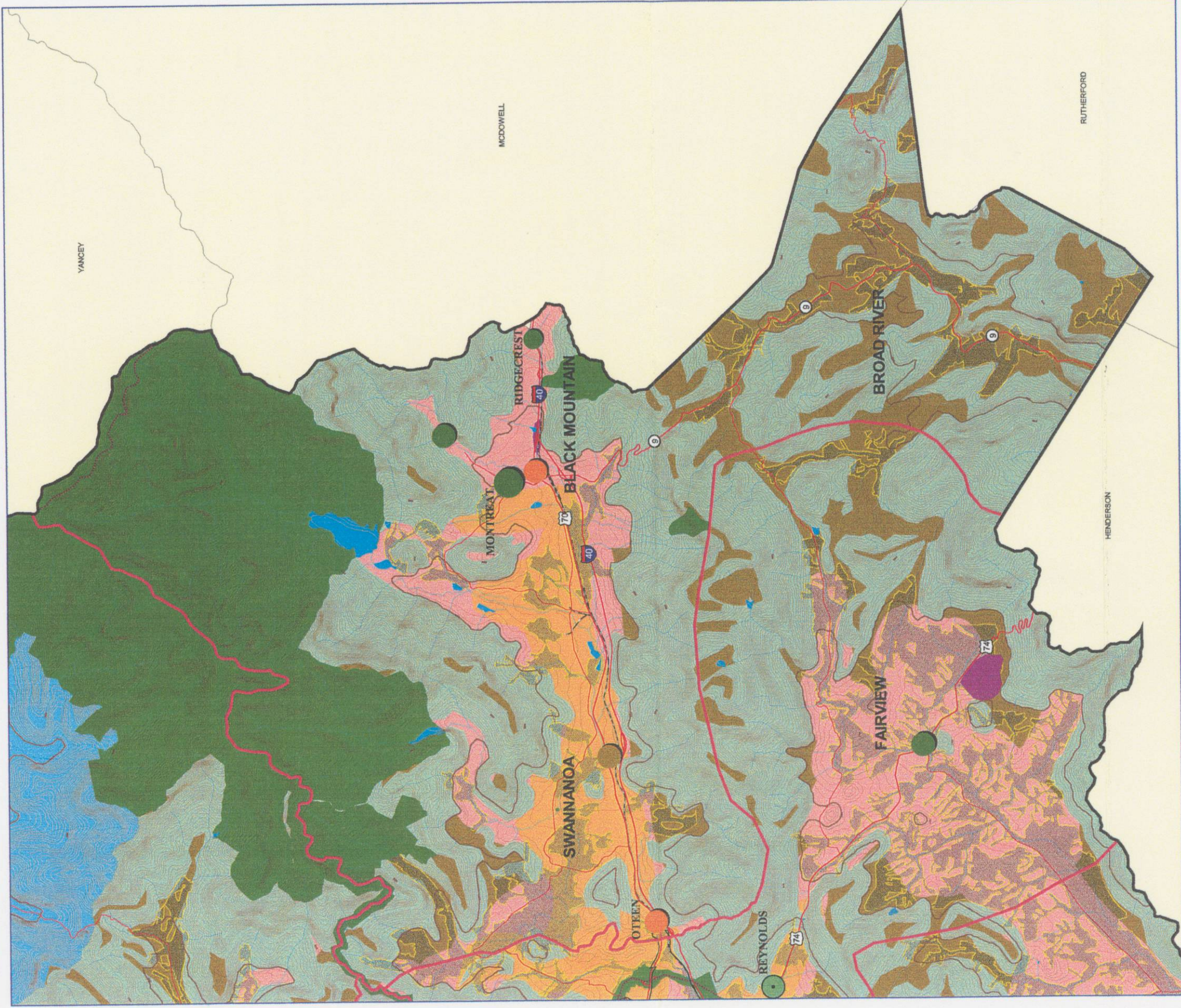
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## OWEN DISTRICT LAND USE PLAN COMPOSITE Comprehensive Land Use Plan Buncombe County, NC

- Legend**
- Existing Office & Industrial Parks
  - Potential Office & Industrial Park Sites
  - Asheville Business District
  - Existing Strip Centers
  - Existing Strip Center to Reinforce as Commercial Hubs
  - Traditional/Community Commercial Hubs
  - Potential Commercial Hubs
  - Protected Lands - federal land, state land, county parks, Old Growth Forest, and WS 1 Watershed.
  - WS2 Watershed Protection Zone

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- Area 4 - Areas of protected lands and/or steep slopes (40%+); Not accessible by infrastructure

2,500 Foot Elevation



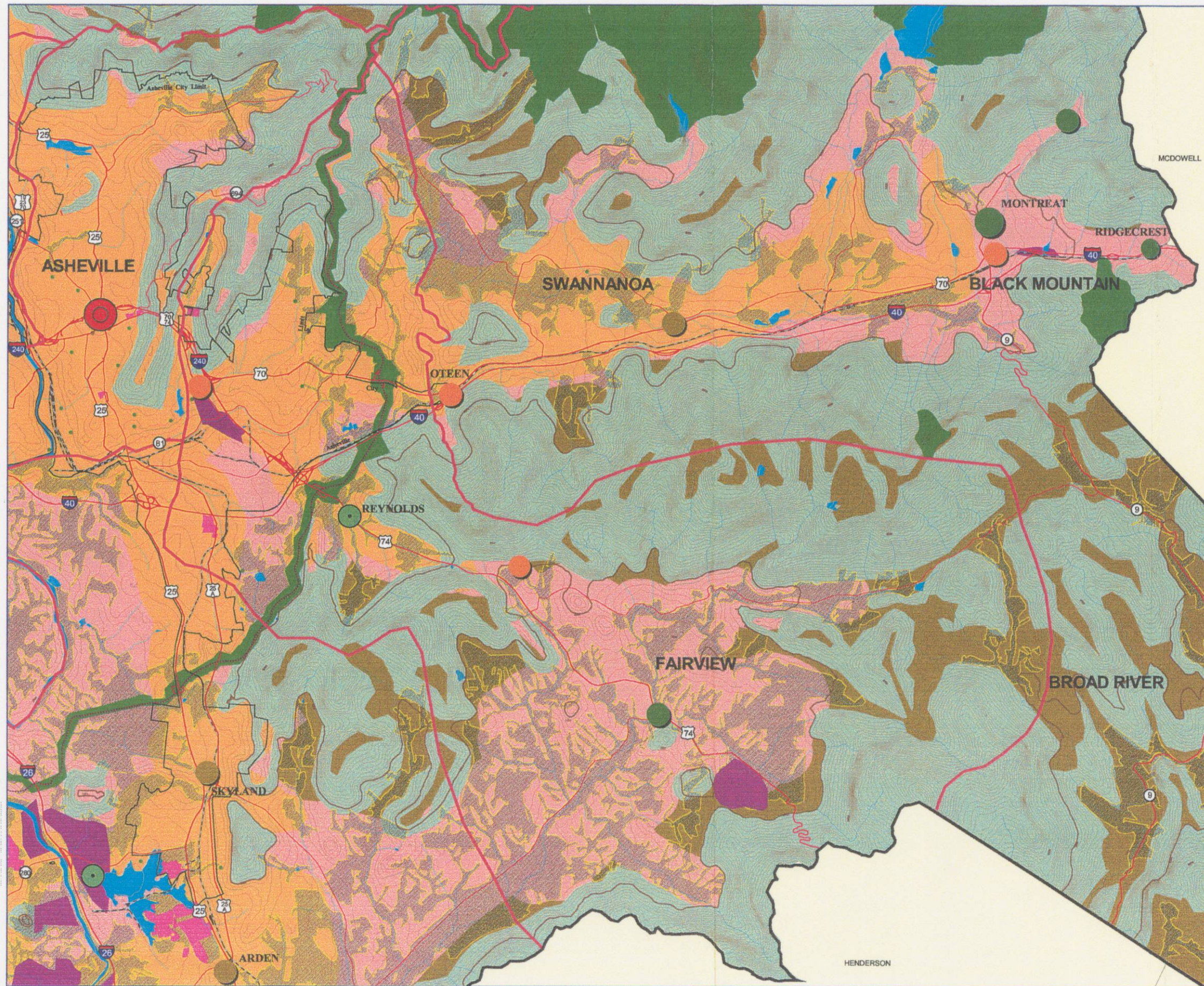
Source:  
 North Carolina Center for Geographic Information and Analysis, 1998  
 Buncombe County Planning Department, 1987  
 Land of Sky Council of Governments, 1987  
 Southern Appalachian Assessment, 1996  
 LandDesign Inc., 1998

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 August 1998



**LAND USE PLAN COMPOSITE  
REYNOLDS DISTRICT  
Comprehensive Land Use Plan  
Buncombe County, NC**

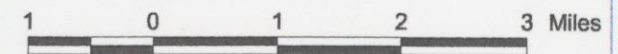


**Legend**

- Existing Office & Industrial Parks
  - Potential Office & Industrial Park Sites
  - Asheville Business District
  - Existing Strip Centers
  - Existing Strip Center to Reinforce as Commercial Hubs
  - Traditional/Community Commercial Hubs
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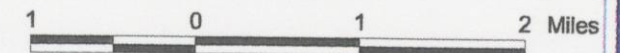
**LAND USE PLAN COMPOSITE  
ROBERSON DISTRICT  
Comprehensive Land Use Plan  
Buncombe County, NC**

**Legend**

- Existing Office & Industrial Parks
- Potential Office & Industrial Park Sites
- Asheville Business District
- Existing Strip Centers
- Existing Strip Center to Reinforce as Commercial Hubs
- Traditional/Community Commercial Hubs
- Potential Commercial Hubs
- Protected Lands - federal land, state land, county parks, Old Growth Forest, and WS 1 Watershed.
- WS2 Watershed Protection Zone
- Farmlands - large tracts in farmland preservation district, agricultural use lands and prime agricultural soils
- Area 1 - Areas of gentle-moderately sloping land within 2,000 feet of water AND sewer services
- Area 2 - Areas of gentle-moderately sloping land within 2,000 feet of water OR sewer services
- Area 3 - Areas of gentle-moderately sloping land BEYOND 2,000 feet of water and sewer services; Unlikely for infrastructure expansion
- Area 4 - Areas of protected lands and/or steep slopes (40% +); Not accessible by infrastructure
- 2,500 Foot Elevation



Sources:  
 North Carolina Center for Geographic Information and Analysis, 1996  
 Buncombe County Planning Department, 1997  
 Land of Sky Council of Governments, 1997  
 Southern Appalachian Assessment, 1996  
 LandDesign Inc., 1998



*LandDesign Inc.*  
**LandDesign Inc.**

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