

SHORT-TERM RENTAL TEXT AMENDMENT Q&A

Buncombe County Government is considering text amendments to Zoning regulations for short-term rentals (STRs). The proposed changes will only apply to the unincorporated areas of the County, not those areas within the City of Asheville or other municipalities located throughout the County. **Buncombe County has no statutory authority to pass zoning regulations for any of the incorporated municipalities.**

Q: WHAT ARE THE CURRENT COUNTY POLICIES & REGULATIONS ON STRS?

A: The Zoning Ordinance currently allows STRs in all zoning districts except the Airport district, and defines them as any rental that is between 2 days and less than 30 days in length.

Q: WHAT WOULD HAPPEN TO STRS THAT ALREADY EXIST BEFORE THE RULES CHANGE?

A: Legally established STRs which exist before the changes, and which do not meet the new requirements, could continue to operate as-is based on the following requirements:

1. Apply for a Zoning permit to grant legal status to the STR
2. Unit must be rented a minimum of two (2) nights every 180 days to remain grandfathered
3. Renew the zoning permit annually to continue to operate as a legal, non-conforming use

Q: WHAT CHANGES TO STR REGULATIONS ARE BEING PROPOSED?

A: Changes include zoning regulations for newly created STRs which impact what zoning districts they would be allowed in, the maximum size of STRs, types of structures that could be used as an STR, and development standards such as parking requirements, limits on event size, waste management, addressing, etc. To view the specific changes proposed, visit the website engage.buncombecounty.org/h800 and download the documents from the most recent Planning Board meeting.

Q: ARE THESE CHANGES GUARANTEED TO HAPPEN?

A: No. The proposal is a working draft created by County staff and the Planning Board through ongoing public meetings. The Board may recommend changing, adding, or removing some or all of the proposed changes. After the Planning Board makes a recommendation, the Board of Commissioners will review and make their own decision about whether and/or what changes to make.

Q: WHAT IS THE PROCESS FOR MAKING THESE CHANGES?

- (1) Planning staff present the proposed changes, research, and a summary of the Comprehensive Plan guidance to the Planning Board (PB) at public meetings.
- (2) The PB holds additional public meetings to review, discuss, request changes, and hear public comment.
- (3) The PB holds a public hearing to recommend which changes they want to propose to the Commissioners.
- (4) The Commissioners review the recommended changes, have discussions, request more information or changes, and hear public comment.
- (5) The Commissioners hold a public hearing to formally adopt the final version of the text amendments.

Q: HOW CAN I SHARE MY COMMENTS ABOUT THE PROPOSED CHANGES?

A: Comments can be emailed to planninginfo@buncombecounty.org and will be forwarded to the Planning Board members during the review period. The public may provide comments in person during a public meeting/hearing of the Planning Board or Board of Commissioners. Upcoming Planning Board meeting dates, times, and locations can be found at the following website: engage.buncombecounty.org/h8003, or by calling 828-250-4830.