

Planning Board

Update for Buncombe County Board of Commissioners



About Us

Members

Nancy Waldrop- Chair

Ken Kahn – Vice Chair

John Noor

Tim Collins

Mike Fisher

Eric Robinson

Alan Coxie

Jay Marino

Karl Koon

Purpose

A legislative board that makes recommendations on land use ordinances to the Commissioners, including, but not limited to, the Buncombe County Land Development and Subdivision Ordinance and the Buncombe County Zoning Ordinance.

Applications for rezoning requests and text changes to the Zoning Ordinance and Subdivision Ordinance are heard before the Planning Board before being reviewed by the Board of Commissioners.



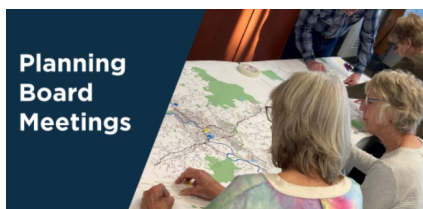
Activities and Accomplishments



- **May 2023** recommended approval of the Buncombe 2043 Comprehensive Plan to the Commissioners
- **July 2023** started streaming meetings on Public Input



- **October 2023** adopted updated By-Laws
- **December 2023** began discussion of text amendments to align planning and development ordinances with the Comprehensive Plan.



- **January- April 2024** Began Discussion of Short-Term Rental Text Amendment Hearings
 - 2 public listening sessions for feedback
 - 4 work sessions to discuss proposed text amendment
 - Planning Board tabled for further consideration and discussion



Map Amendment Highlights



GEC LAND USE MATRIX *Individual property densities vary.

	Character Description	Wintlawater & Specialty Water	General Residential Density	Primary Land Uses	Secondary Land Use
Protected Public Lands	No or extremely limited development is anticipated. Includes federal, state, or county property owned land that is maintained in a natural state and lands with a publicly owned conservation easement.	Private lands; Private lands.	No new residential development.	Natural forests, state parks, waterways.	Conservation lands.
Conservation Working Lands	Working agricultural lands or a homestead where otherwise limited development is anticipated. Includes land dedicated to agriculture, forest, or other open space uses.	Private lands; Private lands.	Very low density; 1 unit per 10 acres and sparsity for the area.	Working farms, forests, and agriculture uses.	Small rural activity centers and low density residential.
Rural Community	Mix of rural uses, including low-density residential, some agricultural and forested working lands, and a limited center to support the rural community. Can include conservation easements, which protect land in exchange for rural residential uses on nearby sites.	Private lands; Private lands; Community Center.	Low density; 1 unit per 2 acres; 1 unit per 1/2 acre in a limited center; using conservation easements.	Rural residential; conservation; agriculture; working farms and lands.	Limited rural center commercial development and other uses.



- Lake Eden Map Amendment
 - Rezoned from R2 to CR
- Biltmore Farms Map Amendment
 - Rezoned from R-3, RLD, NS, and CS to EMP
- Long Shoals Business Center Map Amendment
 - Rezoned from NS to CS
- The 2043 Comprehensive Plan has replaced the 2013 Land Use Plan as the guiding document for rezonings.
 - GEC Framework, Equity Analysis, and Plan Policies & Actions

