



Connect Buncombe – Annual Meeting

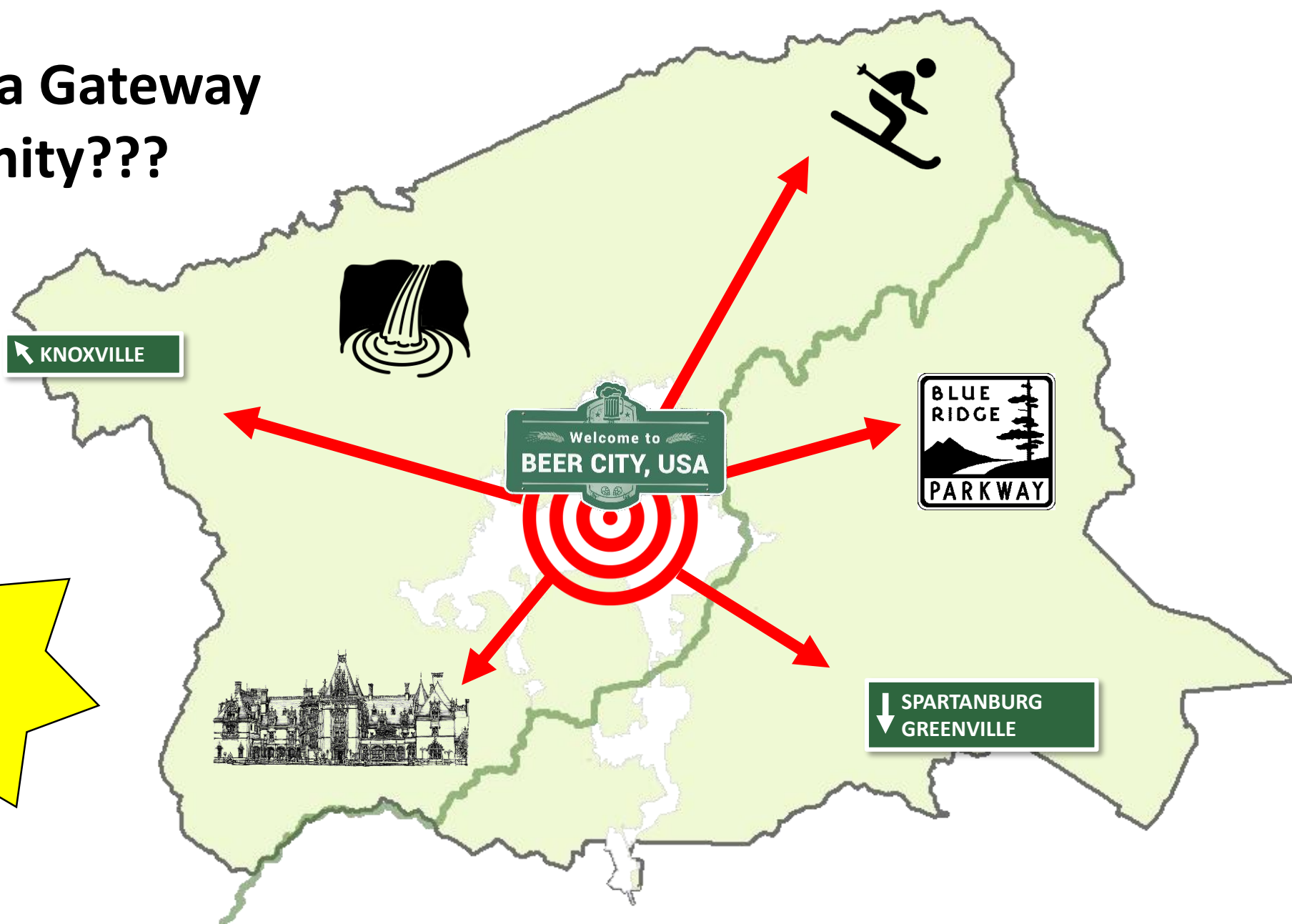
Presented by

Nathan L. Pennington, CFM

Planning Director, Buncombe County



What is a Gateway Community???



"The 17 Best Places To Travel Internationally in 2017" (*Harper's Bazaar*, 2017)

"Best Places To Travel" (*Esquire*, 2017)

"Top U.S. Destinations to Explore" (*AFAR*, 2017)

"Best Foodie Destinations in the USA" (*U.S. News & World Report*, 2016)

"Best Small Cities in the U.S." (*Condé Nast Traveler*, 2016)

"The Best Cities in the U.S." (*Travel + Leisure*, 2016)

"Best New Cities for Beer Lovers" (*Fortune*, 2016)

"Asheville: A City of Art, Music, and Magic" (*National Geographic*, 2016)

"12 Best Places To Retire in the U.S." (*Condé Nast Traveler*, 2016)

"The Coziest Cities In America" (*Elle Décor*, 2016)



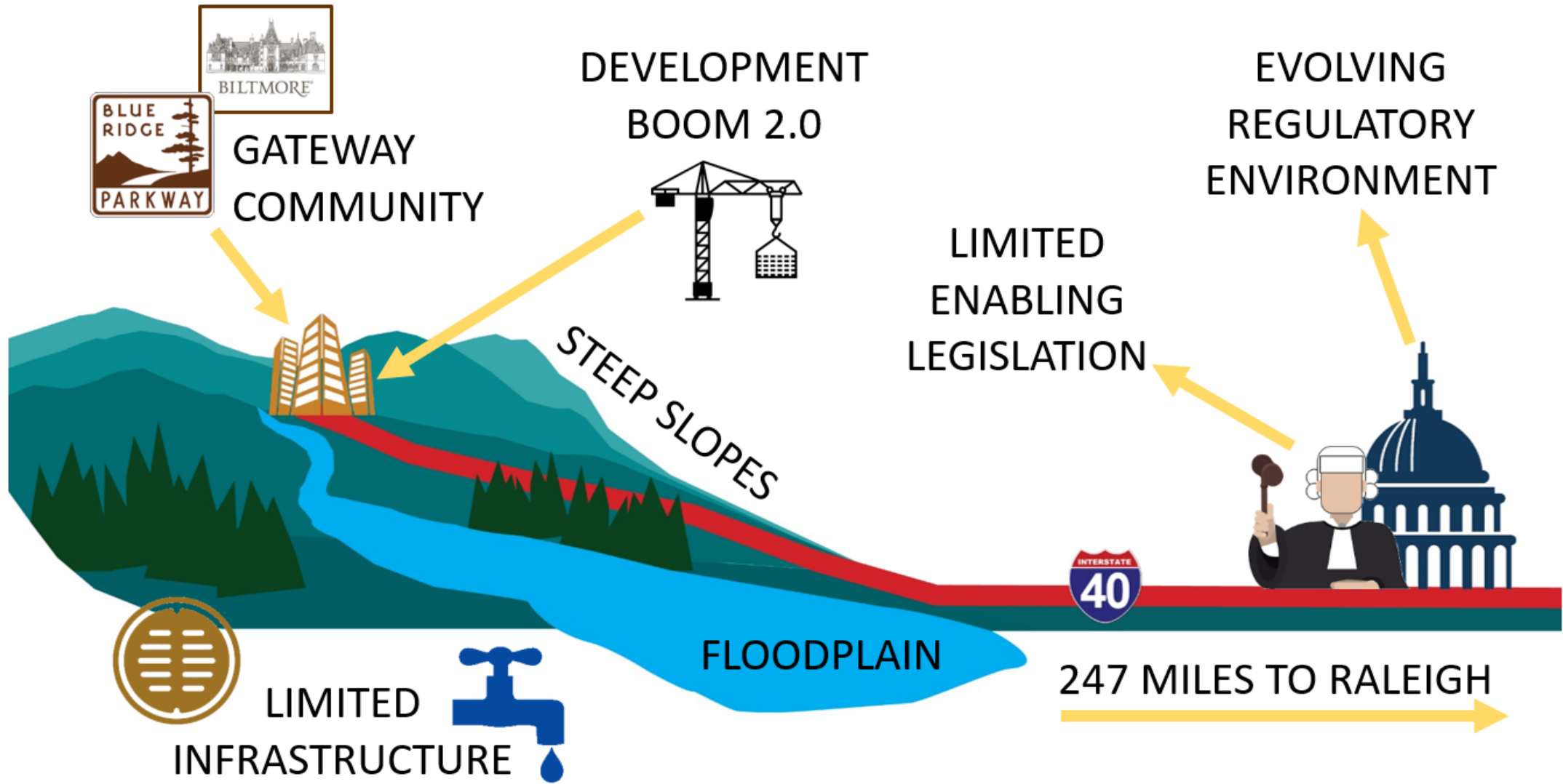
Popularity Comes With Challenges!

THE 50 BEST PLACES TO TRAVEL IN 2020 -Travel + Leisure

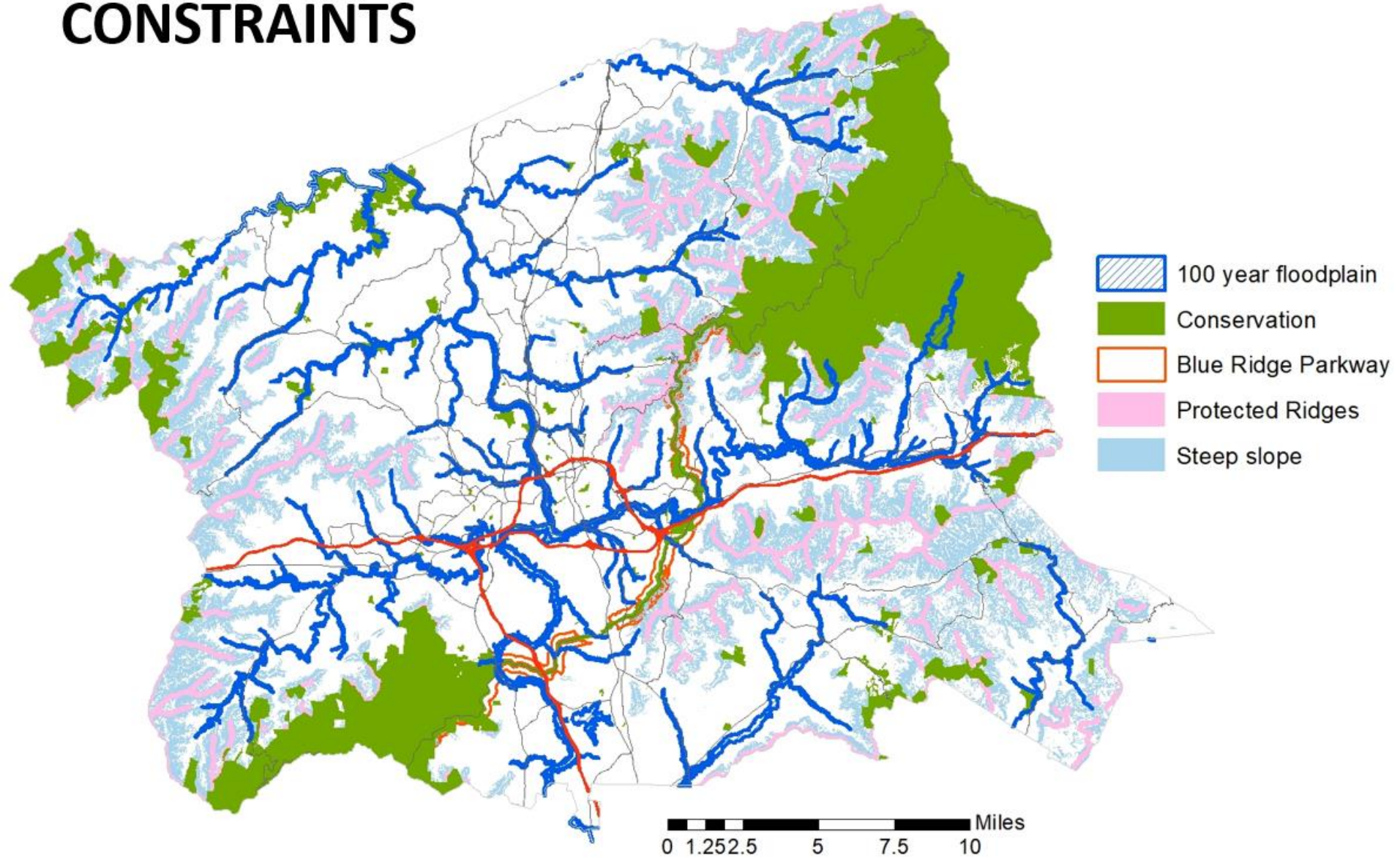


"With a small-town feel and big-city cultural cred, Asheville, North Carolina is home to ... new offerings that showcase the sophisticated side of Appalachia."





CONSTRAINTS



Please Sir, May I Have Some More?

It's One of Our Scarcest Resources!
...and Everyone is Competing for It.

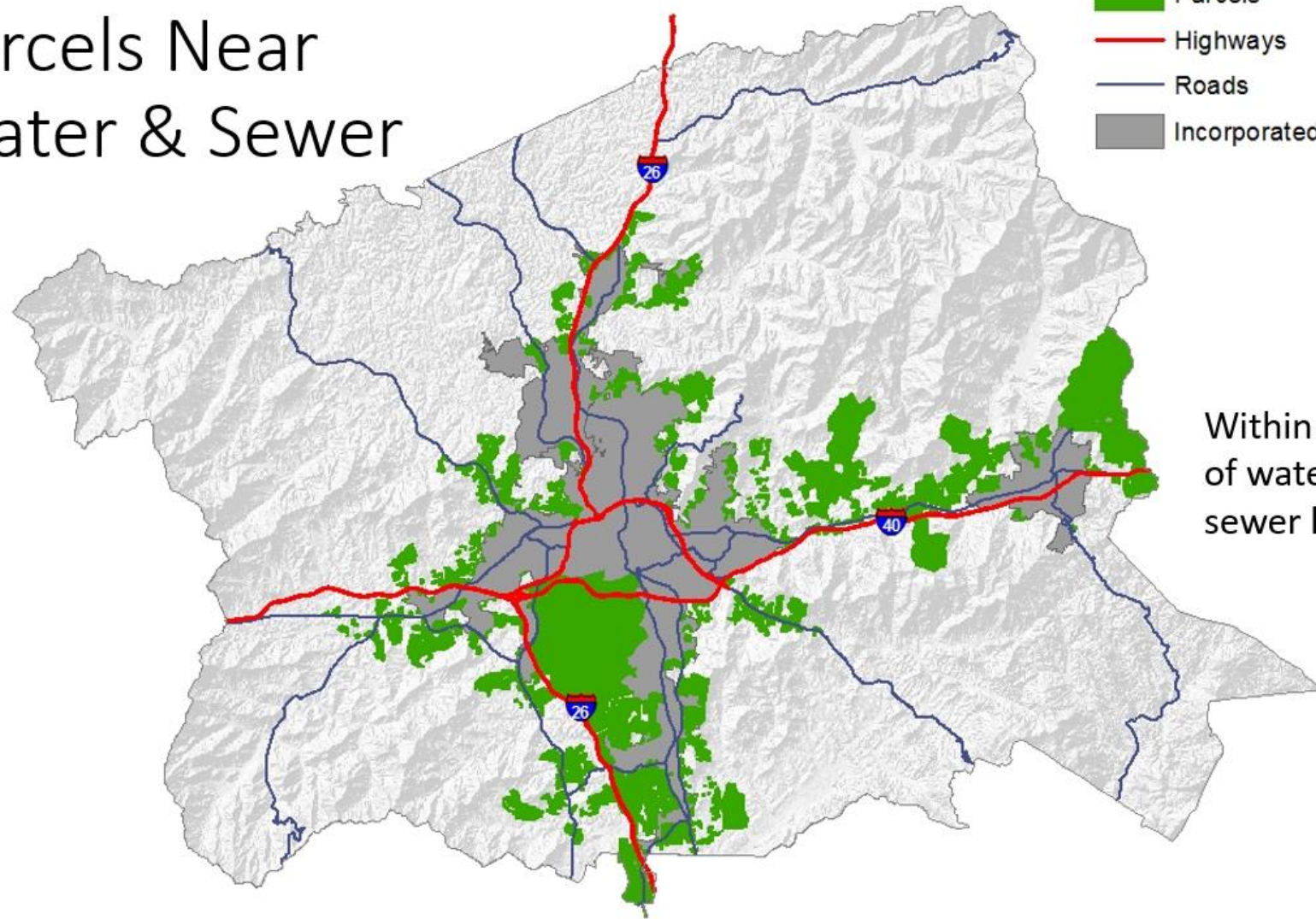
- Industrial
- Institutional
- Commercial
- Conservation
- Economic Dev.
- Tourism
- Transportation
- Farmland
- Recreation
- Everything Else





Parcels Near Water & Sewer

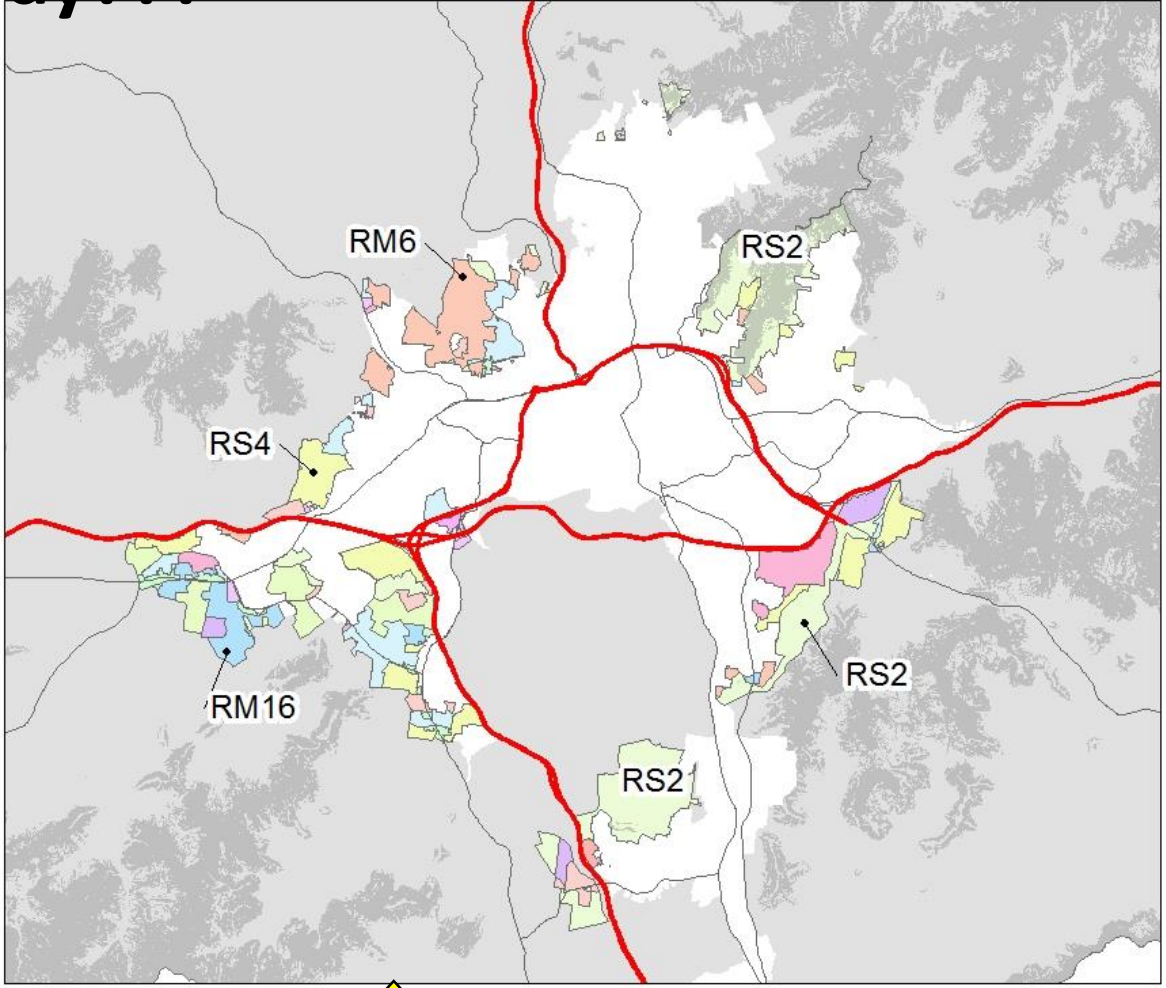
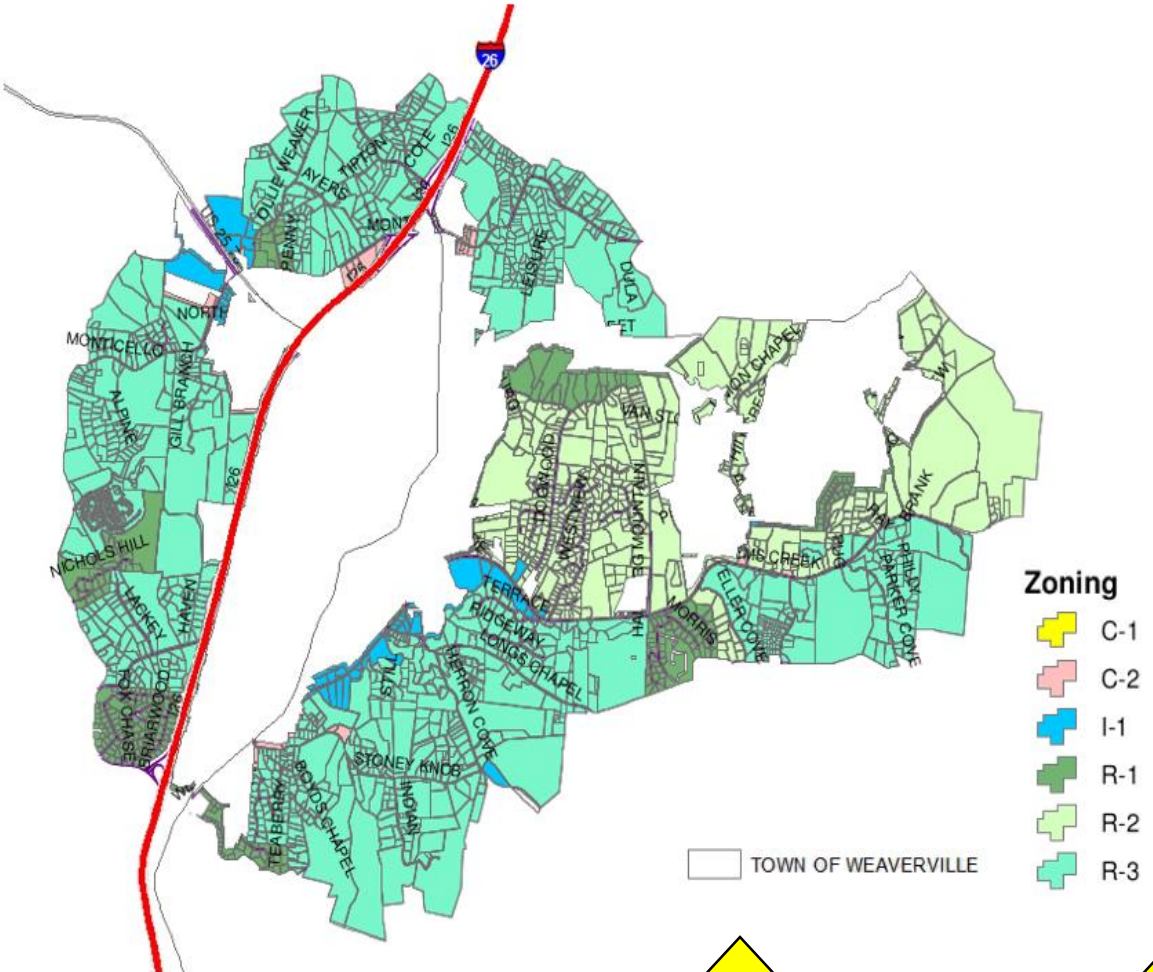
- Parcels
- Highways
- Roads
- Incorporated Areas



Within 100 feet
of water and
sewer lines



ETJ, An E.T. What Did You Just Say???



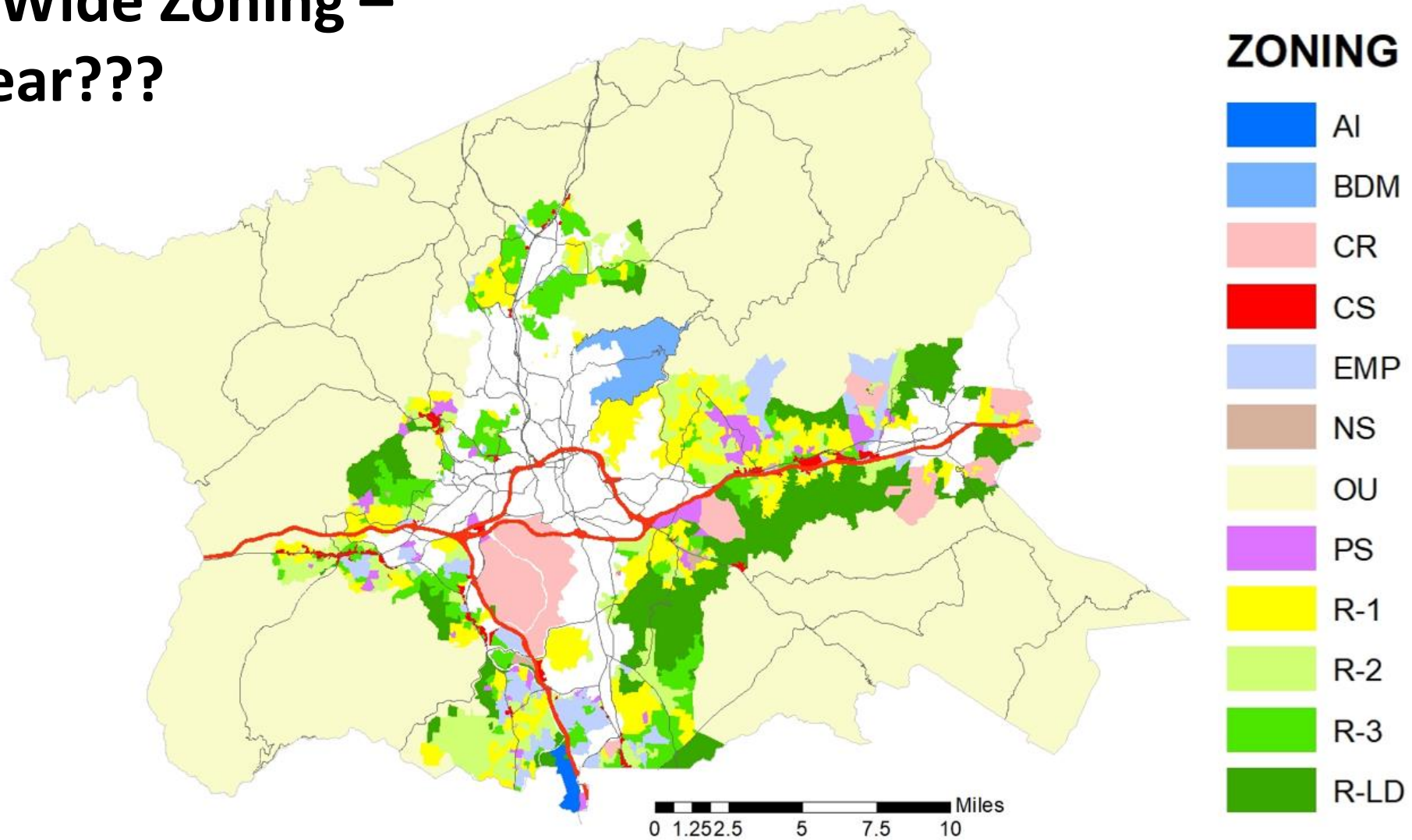
1 - What

2 - Purpose

3 - Of the 3



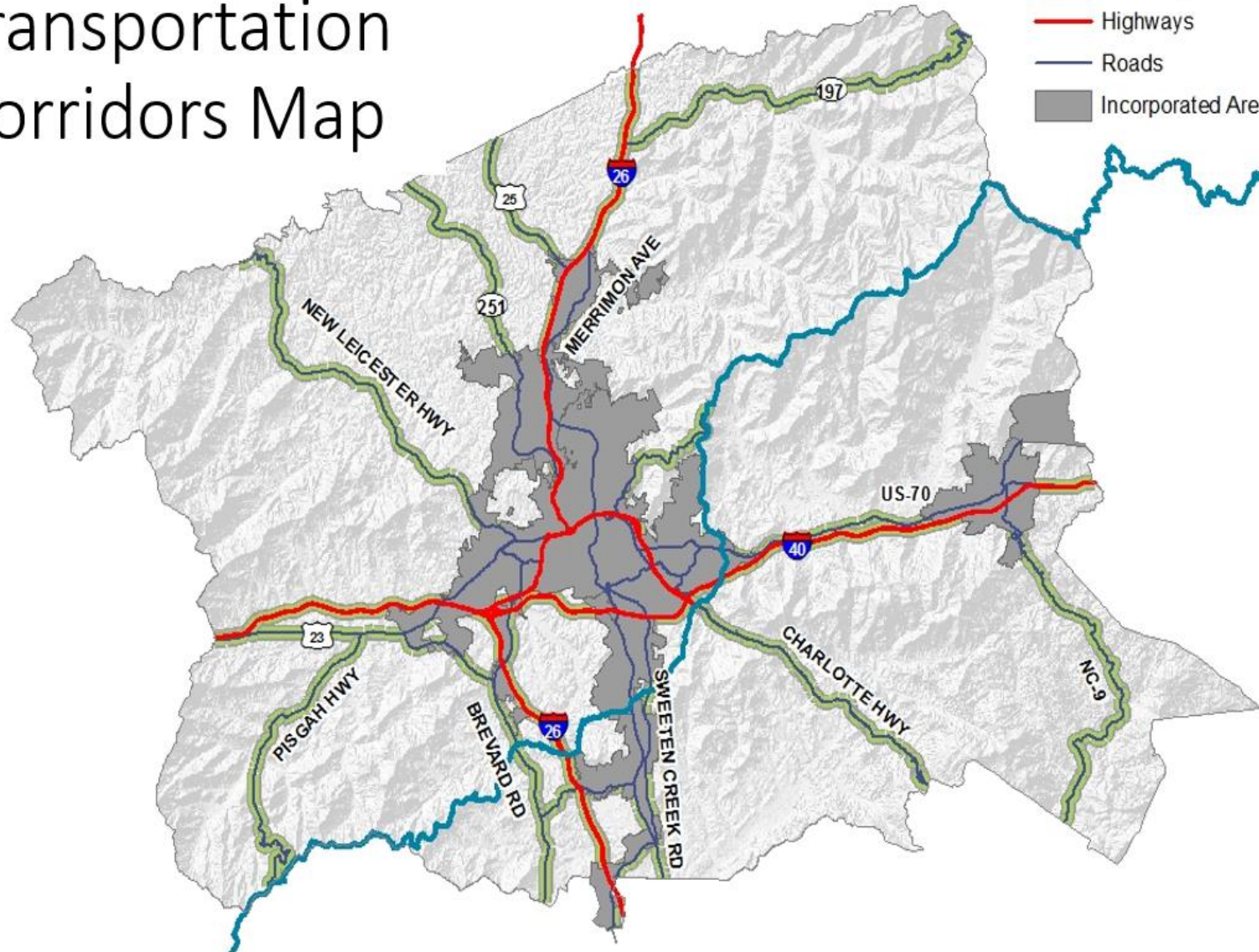
County Wide Zoning – What Year???





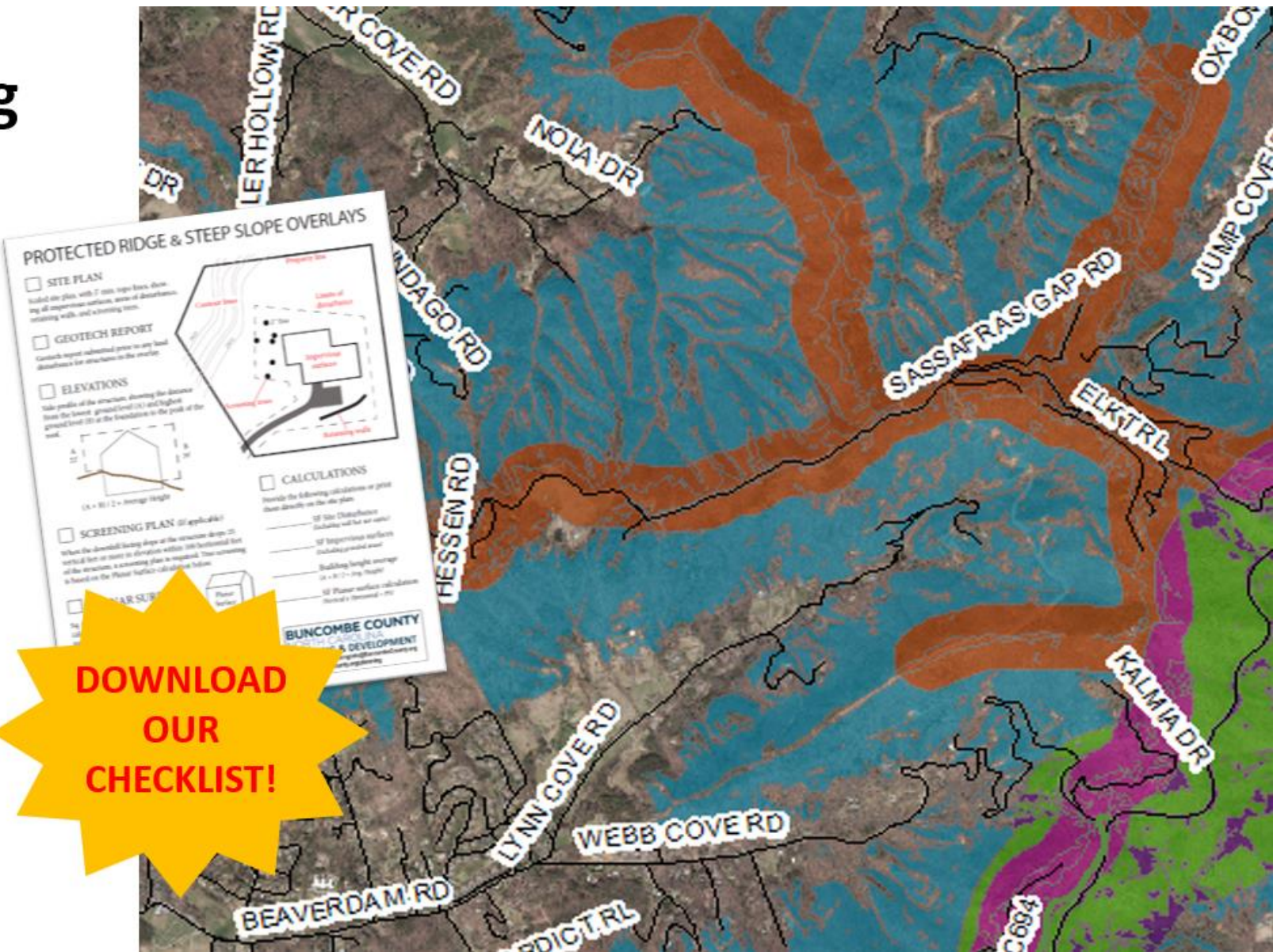
Transportation Corridors Map

- Transportation Corridors
- Blue Ridge Parkway
- Highways
- Roads
- Incorporated Areas



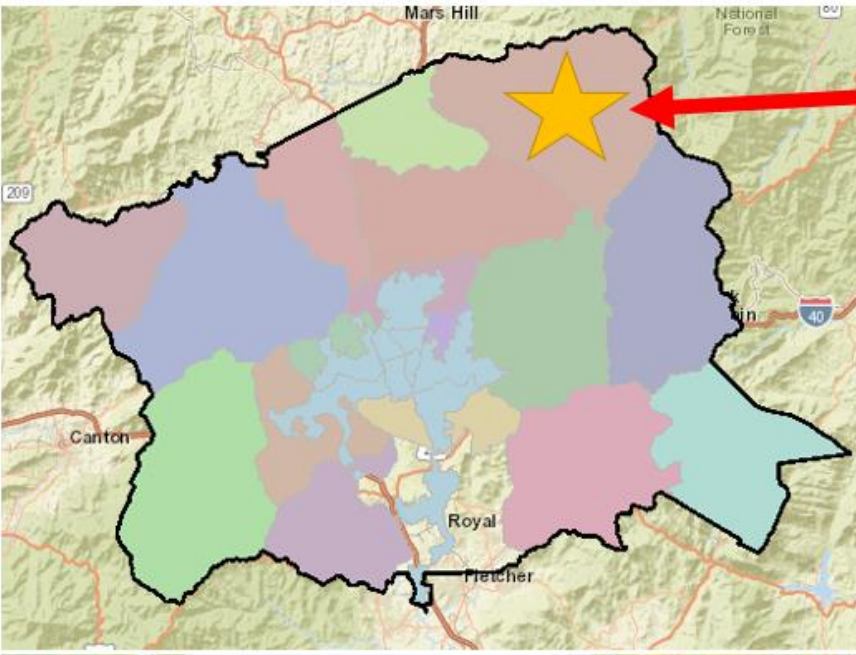
County Zoning Overlays

- 1. Blue Ridge Parkway
- 2. Steep Slope/High Elevation
- 3. Protected Ridge



**DOWNLOAD
OUR
CHECKLIST!**





IVY WATERSHED

- 1 acre minimum new lot size
- limited to 1 home per lot
- 30 ft setbacks from top of stream banks
- limits to size of commercial development



BLUE RIDGE PARKWAY

Properties within 1,320 ft of the Parkway centerline:

- Additional setback requirements
- Height limits
- Tree screening requirements

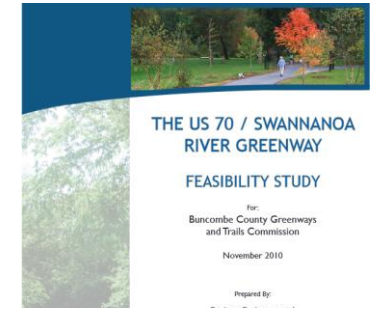
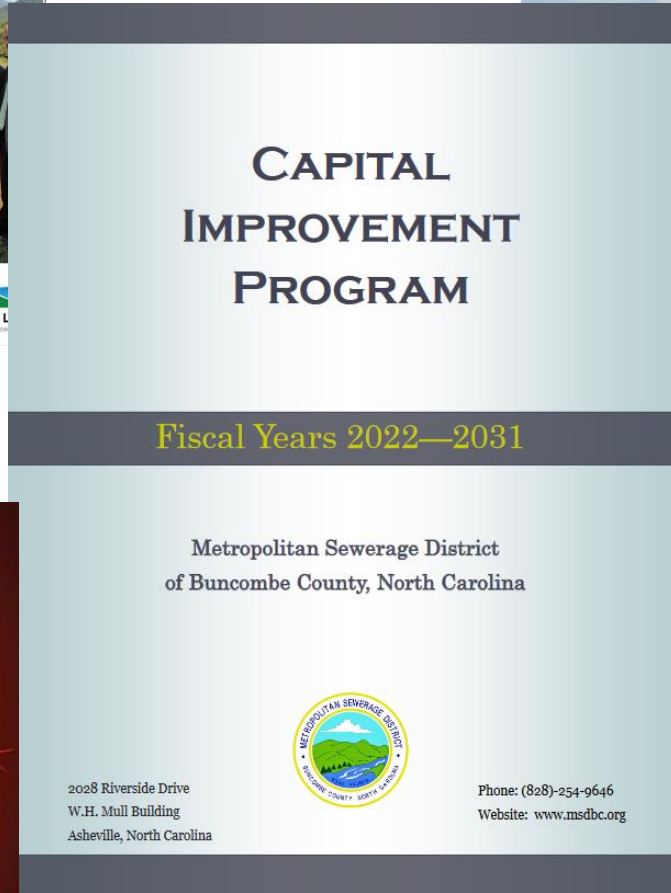
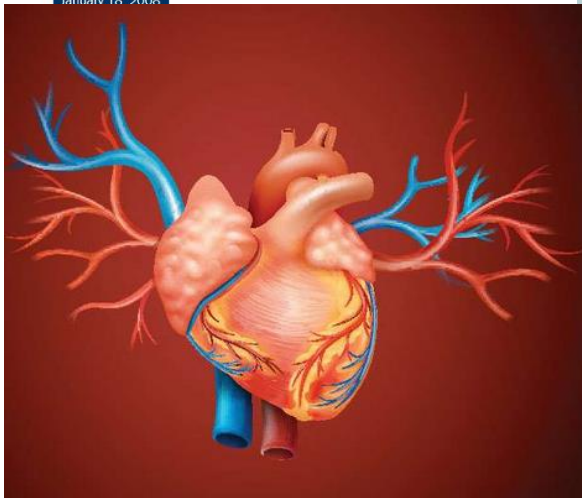


Stitching It All Together – Regionalism & Multi-Systems Approach

NCDOT Transportation Planning Branch
 Comprehensive Transportation Plan for
 French Broad River MPO and Rural
 Areas of Buncombe and Haywood
 Counties

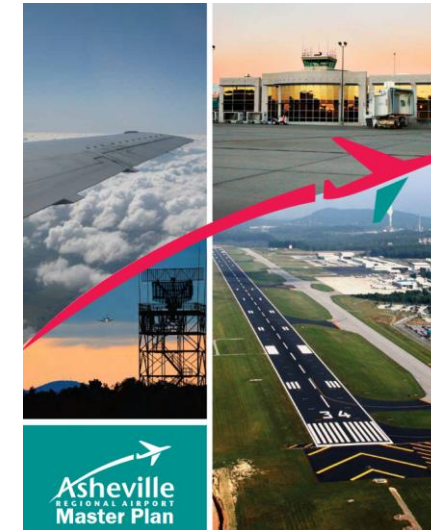


Final Report
 January 18, 2008



NCDOT 2020-2029 Current STIP

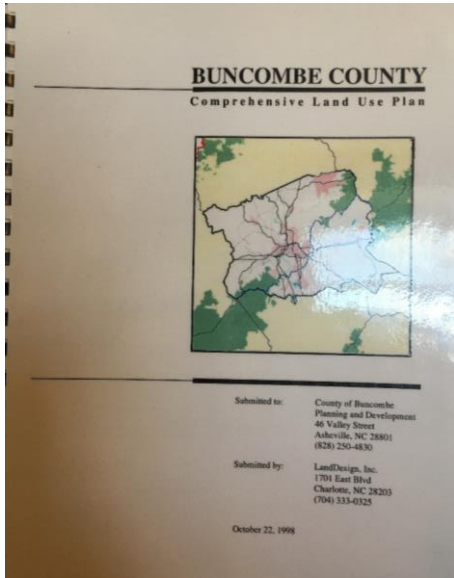
October 2021



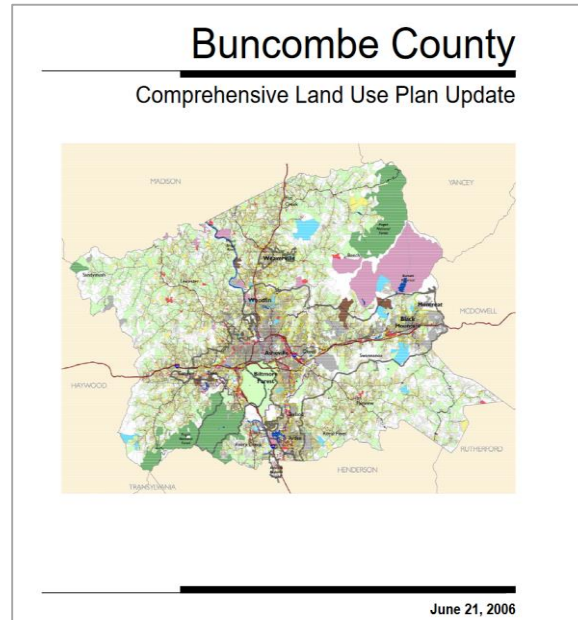
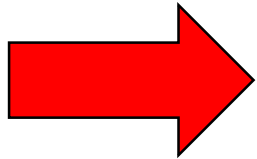
Think Heart and Arteries! Silo Deconstruction



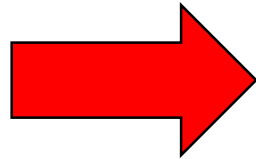
Comp Plan History in Buncombe County



1998



2006



2013

“As growth continues, remaining buildable land in the lower elevations has been, or is being developed. The fingers of growth continue to extend in each direction especially where water and sewer infrastructure and significant road improvements have been made or are scheduled” – BC Comprehensive Land Use Plan 1998



COMPREHENSIVE PLANNING

- Long Range PLAN
- Guidelines, goals and objectives for future growth of a community
- All-inclusive plan addressing many areas



We are Just Getting Started

We are Here



COUNTY RESIDENTS

vision

needs

wants

ideas

RESIDENT STEERING COMMITTEE



feedback discussion
ideas networking

PLANNING BOARD



goal/objective dev
recommendations
implementation

COMMISSIONERS



review
feedback
adoption

STAFF



support
drafting
analysis
implementation

TECHNICAL EXPERTS



analysis
data
expertise

AMBASSADORS



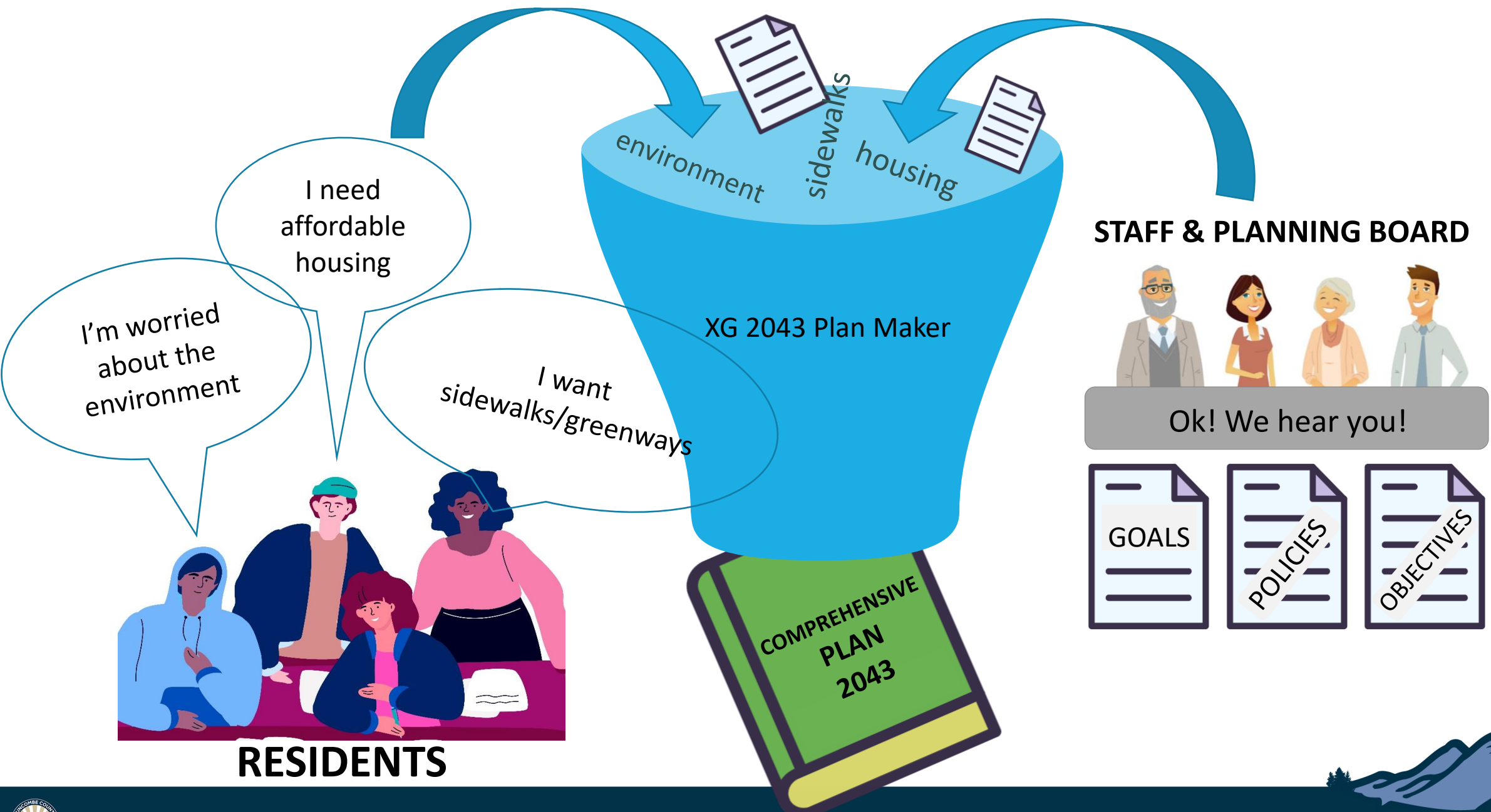
networking

spreading the word



community insight





I'm worried about the environment

I need affordable housing

I want sidewalks/greenways

environment

sidewalks

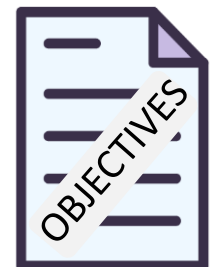
housing

XG 2023 Plan Maker

STAFF & PLANNING BOARD



Ok! We hear you!



COMPREHENSIVE PLAN 2023

RESIDENTS



BUNCOMBE COUNTY



Partnership Opportunities and Funding – Federal and State via MPO

Member Governments

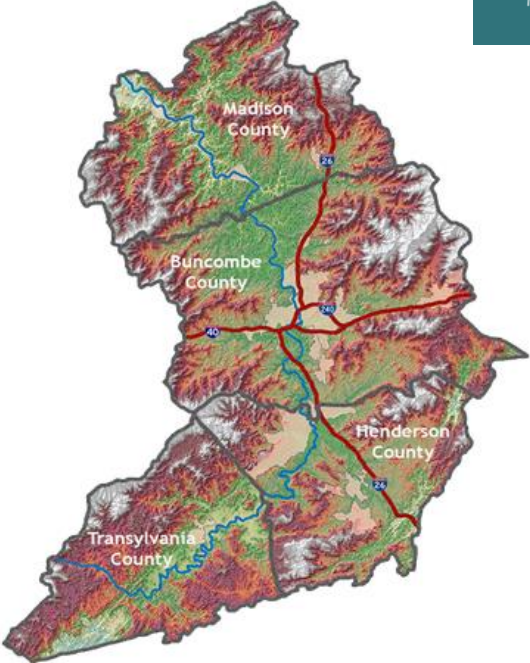
Land of Sky Regional Council serves 4 counties and 15 municipalities located in western North Carolina.


- Buncombe County
 City of Asheville
 Town of Biltmore Forest
 Town of Black Mountain
 Town of Montreat
 Town of Weaverville
 Town of Woodfin

- Henderson County
 Village of Flat Rock
 Town of Fletcher
 City of Hendersonville
 Town of Laurel Park
 Town of Mills River

- Madison County
 Town of Hot Springs
 Town of Marshall
 Town of Mars Hill

- Transylvania County
 City of Brevard
 Town of Rosman





FRENCH BROAD RIVER
METROPOLITAN PLANNING ORGANIZATION

Find Us/Mail Us

Land of Sky Regional Council
 339 New Leicester Hwy,
 Suite 140
 Asheville, NC 28806

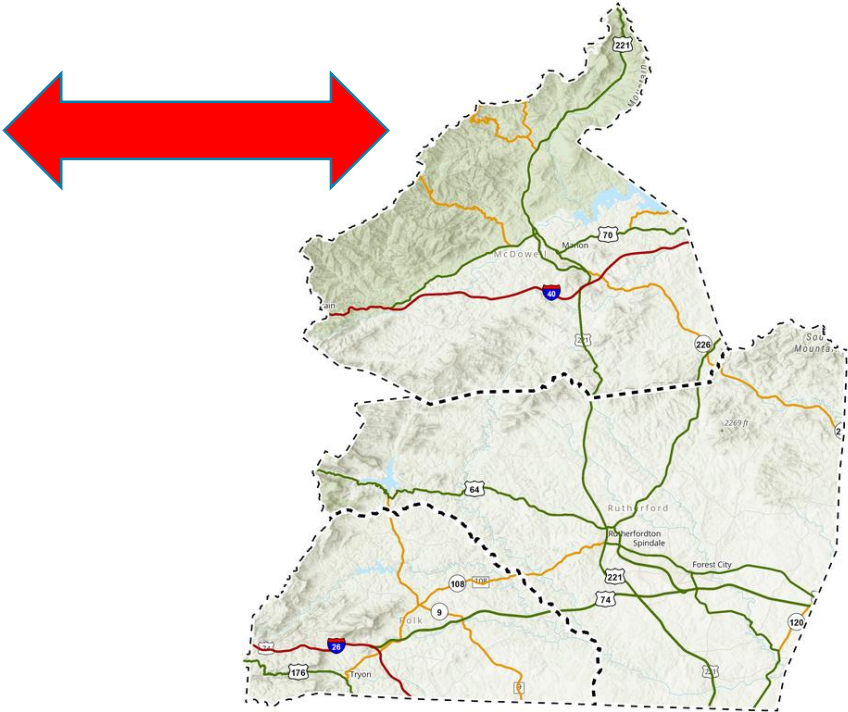
Ring Us

(828) 251-6622

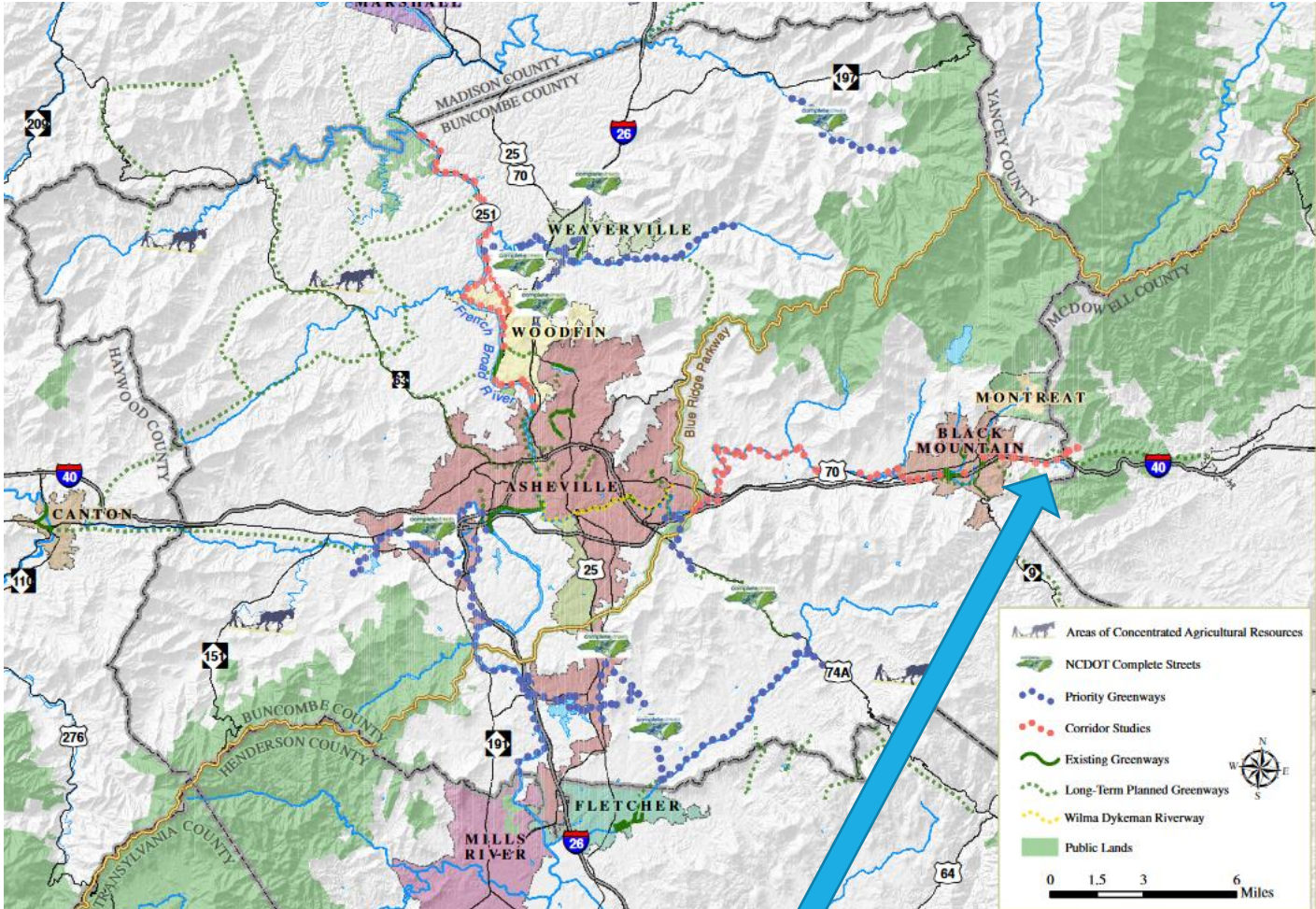
Email Us

mpo@landofsky.org

Isothermal Region

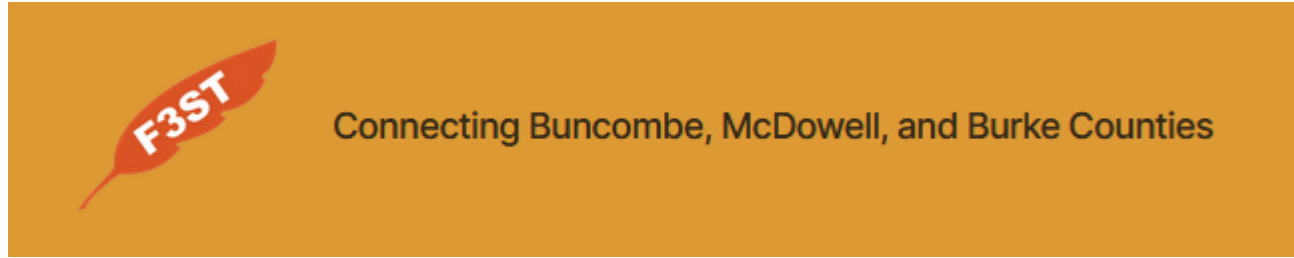
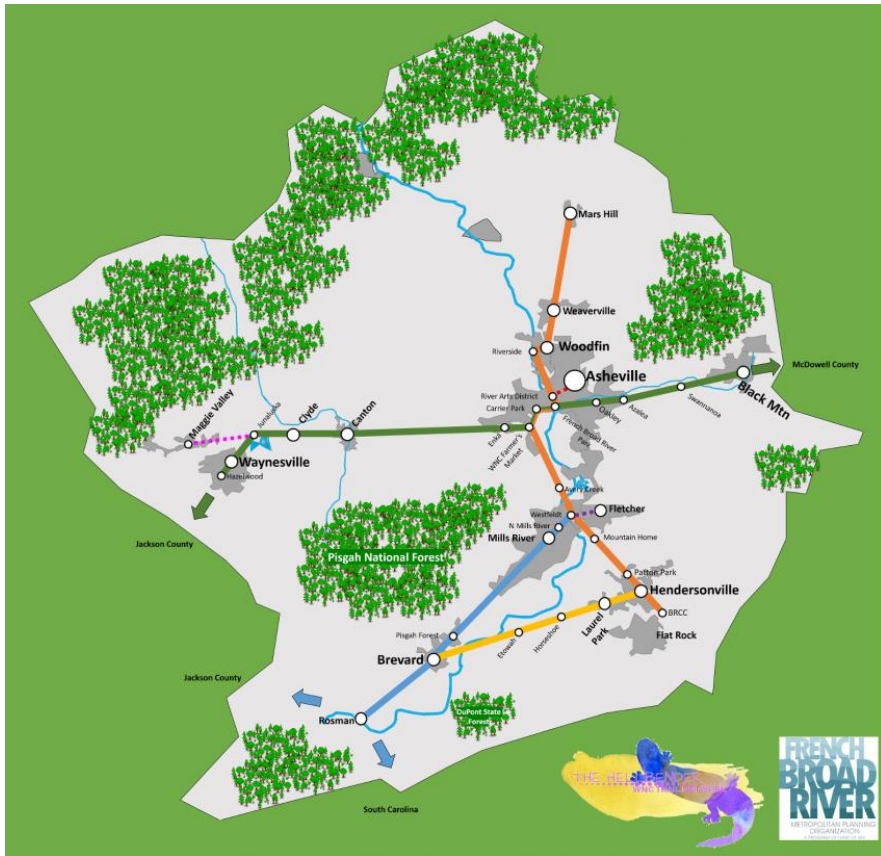
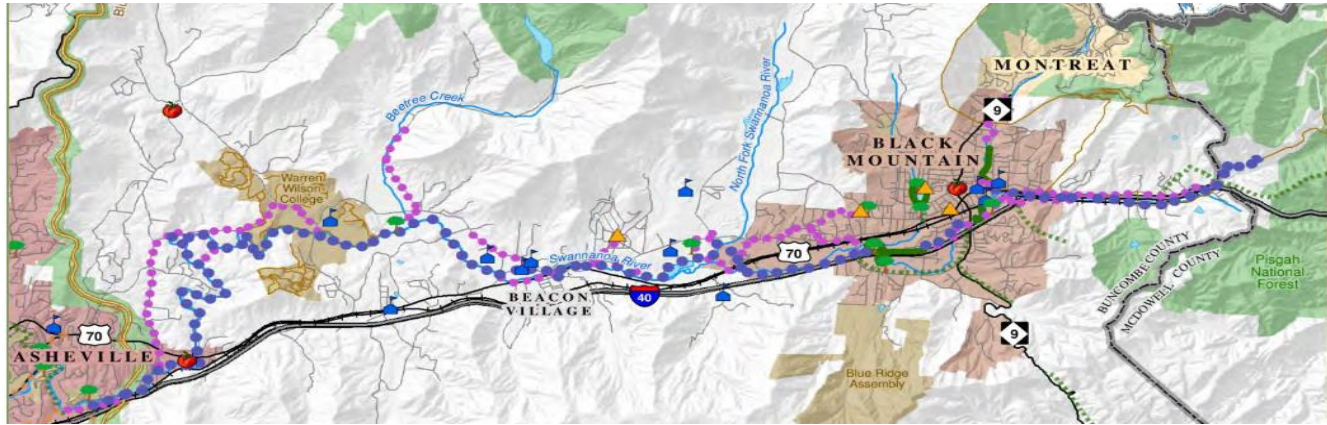


Bringing Equity Into the Prioritization Discussion



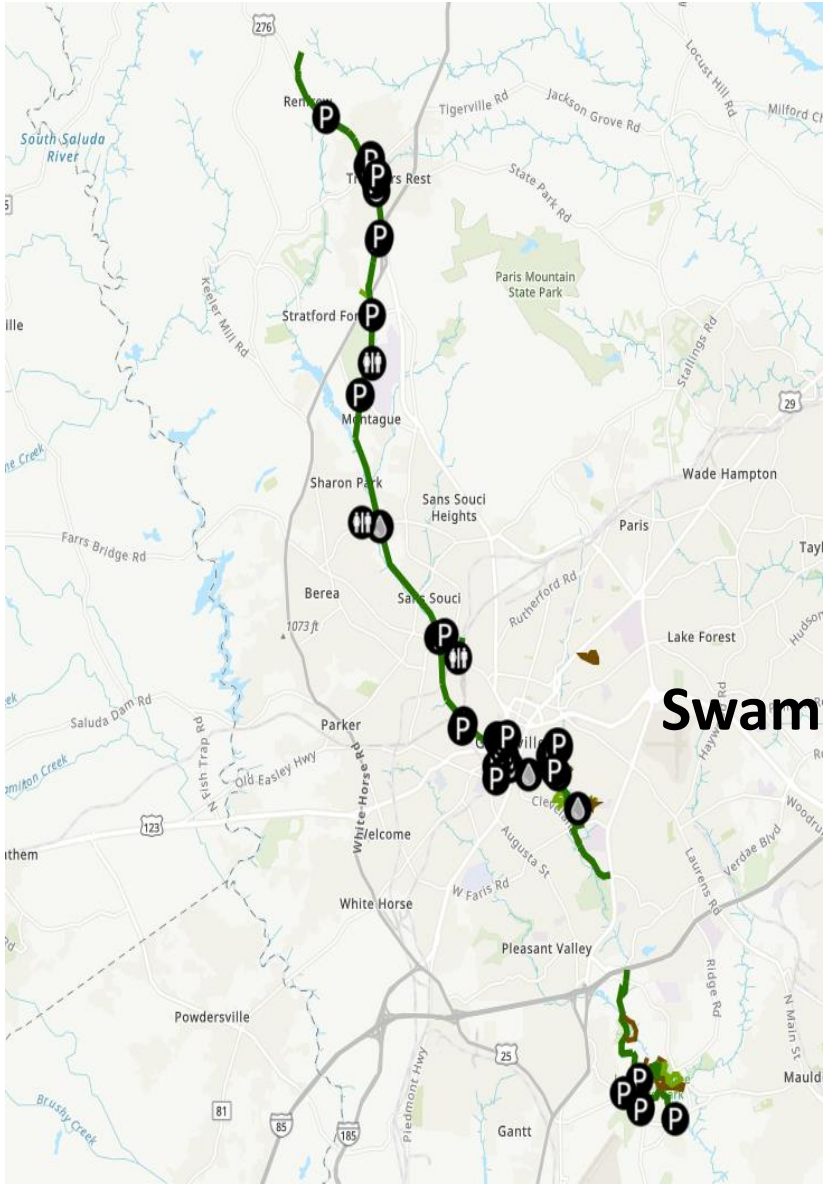
Greenways

Think globally and start regionally!



Fonta Flora State Trail	Status	Miles
Ready to Hike/Push the Pedals	Open	32
Almost Ready to Lace up the Boots	1-5 Years	30
Time to Save up for that New Bike	5-10 Years	38
Total		100





Virginia Creeper



Swamp Rabbit



We want one too! ...and if you build it they will come.



Partnership Opportunities and Funding

NCDOT Complete Streets – Multi-modal



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

MEMORANDUM

TO: NCDOT Employees
FROM: James H. Trogdon, III, PE, Secretary
DATE: January 30, 2020
SUBJECT: NCDOT Complete Streets Implementation Guide

A handwritten signature in black ink, appearing to read "James H. Trogdon, III".

Attached is the Department's updated Complete Streets Implementation Guide, effective January 31, 2020. As we implement Complete Streets, we will continue to refine our guidance and the Complete Streets Technical Team will continue to meet to improve our implementation processes.

cc: David L. Howard, Chief Deputy Secretary
Julie White, Deputy Secretary for Multi-Modal
Tim M. Little, PE, Chief Engineer
Chris Werner, PE, Director of Technical Services, Division of Highways
Hanna Cockburn, AICP, Director of Integrated Mobility
Division Engineers

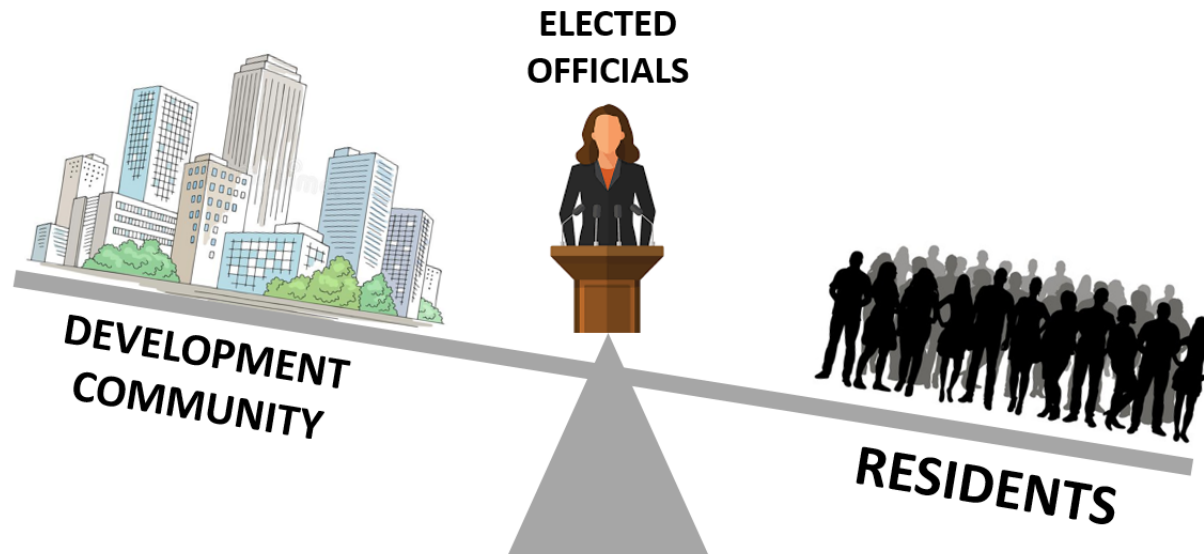


What Does It all Mean?

- Make no small plans, they have no magic to stir men's blood
- Learn from the past – never discount or disregard older plans
- Engage the MPO, prioritize through the comp plan
- Improve upon old plans – what did not get completed, why did something not get completed, etc.
- Innovate – especially when it comes to funding opportunities
- Think regionally x1000 to the nth degree!
- Sell the dream – look to corporate sponsors, Dogwood Health Trust, etc. (Social Determinant of Health)



Crucial Conversations Ahead – Managing Expectations



- Infrastructure Expansion
- Density – The Single-Family Dilemma
- Embracing Change
- Amenities
- Funding for Initiatives

