

## COMPREHENSIVE PLAN OUTCOMES

### OVERVIEW:

In 2023 the Buncombe County Board of Commissioners adopted the Comprehensive Plan, which outlines the desired outcomes related to the STR topic. The following has been copied directly from the Plan:

#### Vision Theme

1. **ROOT EFFORTS IN COMMUNITY:** During the community engagement windows, residents identified concerns about the rising cost of living (including housing, transportation, and food), losing natural areas and agricultural lands to new development, **and tourism development changing the character of Buncombe County.** The public identified their priorities for a successful and healthy life which included more safe and affordable ways to travel (including biking, walking, or using public transit), more affordable housing options, and improved access to jobs, healthcare, and social services.

#### Short-term rentals

1. **G.E.C. ACTION 5: Consider the utilization of available tools to mitigate the loss of year-round housing to short-term rentals. These tools may include but are not limited to restricting short-term rentals to certain zoning districts; establishing design and operation standards such as parking, limits on large events, trash management standards, insurance and safety requirements, and other operational standards supported by the State Statute(s).**
- **MITGATE SCARCITY IN THE LONG-TERM RETNAL MARKET**
  - **ESTABLISH STANDARDS FOR STR OPERATIONS**

#### Affordable Housing

2. GEC POLICY 7: Explore protections for existing affordable housing, with a particular emphasis on manufactured housing parks and supporting at-risk populations such as residents that are aging in place.
3. GEC ACTION 4: Expand and protect affordable and accessible housing choices.

#### Housing Availability

4. GEC POLICY 7: Increase housing options and improve housing affordability for all residents.
5. GEC ACTION 4: Support a mix of housing types within growth areas to accommodate the projected demand for long-term rental and owner-occupied housing for Buncombe County and the expected continuation of demand for smaller housing units...
6. ECON. DEV, EDUCATION, AND JOBS POLICY 2: Provide adequate housing options for all income levels to meet the needs of economic development opportunities.

#### Future Growth

7. GEC ACTION 5: Implement development regulations that are a disincentive to development in the floodplain or on steep slopes...

## **PUBLIC INPUT:**

The process to create the Comprehensive Plan was informed by the following public input received:

### Resident Steering Committee:

- 23 Buncombe County residents were selected by the Commissioners to provide perspective and feedback during the planning process

### Public input window #1:

- 1,590 people participated
  - 1,243 people participated in online activities
  - 347 people attended a meeting
- 10 total in-person meetings, and 4 virtual meeting options

### Public input window #2:

- 2,669 people participated in in-person and online meetings
- 39 total events (15 intercepts, 6 festivals, and 18 community markets)

### Public input window #3:

- 1,578 people participated
  - 1,291 people participated in online activities
  - 287 people attended a meeting
- 390 people accessed the Virtual Exhibit
- 39 total events (15 intercepts, 6 festivals, and 18 community markets)

### Public Hearings:

- Additional public input was received during the two (2) public hearings held by the Planning Board and the Board of Commissioners.