

Board of Commissioners' Agenda

February 20, 2024

Commission Meetings are held at 200 College Street, Room 326 in downtown Asheville beginning at 5:00 p.m.

Public Comment is taken at the beginning of the meeting.

The meeting will broadcast via Facebook Live @Buncombegov.

Call To Order ▲top

Discussion / Adjustment / Approval To Follow Agenda ▲top

Consent Agenda ▲top

- [Approval of February 6, 2024 Briefing Meeting Minutes](#)
- [Approval of February 6, 2024 Regular Meeting Minutes](#)
- [Budget Amendment for Purchasing of COVID-19 Vaccine](#)
 - [Ordinance](#)
- [Homeowner Assistance Line-Item Transfer Memo](#)

Public Comment ▲top

Good News ▲top

Presentations ▲top

- [Black Legacy Month Proclamation](#)
 - [Proclamation](#)
- [Financial Quarterly Report - FY24 Second Quarter](#)
 - [Report](#)
 - [More Information](#)

- [CDBG-NR Quarterly Update](#)
 - [More Information](#)

Public Hearings top

- [East Valley LLC Rezoning Request - ZPH2023-00040](#)
 - [Staff Analysis & Information](#)
 - [Planning Board Resolution](#)
 - [Approve Ordinance](#)
 - [Deny Resolution](#)
 - [Maps](#)
 - [More Information](#)
 - [Supplemental Information from Applicant](#)

County Manager's Report

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Old Business

top

New Business top

- [Resolution of Intent to Donate Surplus Personal Property](#)
 - [Resolution](#)
 - [More Information](#)
- [Budget Amendment for Increased Allocation of Bond Proceeds for the Lakeshore Villas Project](#)
 - [Ordinance](#)
 - [More Information](#)

Board Appointments [▲top](#)

- Buncombe County Planning Board
 - Tim Collins
 - Karl Koon
 - Eric Burns
 - Bill Roberts
 - Jay Marino
 - William Djang
- Buncombe County Board of Adjustment
 - Craig Allen
 - Paul Wilczynski
 - Jeff Giltenboth
- Asheville-Buncombe Riverfront Commission
 - David Taylor
 - Amy Kinsley
- Asheville Planning & Zoning Commission
 - Jason Seickel
 - Nate Wood
- Audit Committee
 - Michael Figuera
 - Steven Birkhofer

Reports on Boards and Commissions

Announcements [▲top](#)

- March 7 @ 3 p.m. - Commissioners' Briefing at 200 College Street, Room 326 in downtown Asheville.
- March 7 @ 5 p.m. - Commissioners' Regular Meeting at 200 College Street, Room 326 in downtown Asheville.

Closed Session / Open Session

[▲top](#)

Adjournment

[▲top](#)



Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: February 20, 2024

Consent Agenda

Department:

Health and Human Services

Presenter(s):

John Hudson, Budget

Contact(s):

Ellis Matheson, Public Health Director

Subject:

Purchasing of COVID-19 Vaccine

Brief Summary:

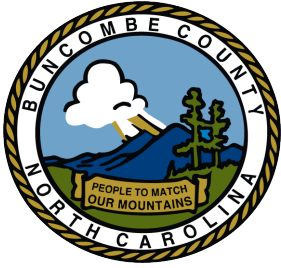
As of September 2023, COVID-19 vaccines are no longer being provided free of charge by the Federal Administration. Projected cost of the vaccines has exceeded the current budget available for pharmaceuticals. BCHHS is requesting \$220,000 of expenditures to be reimbursed by Medicare and private health insurance billing.

Recommended Motion & Requested Action:

Approve budget amendment

County Manager's Comments & Recommendation:

County Manager recommends as presented



ORDINANCE #24-02-07

BUNCOMBE COUNTY, NORTH CAROLINA
General Fund

BOARD MEETING DATE: February 20, 2024

WHEREAS, the Budget Director recommends and the Board now desires to amend the FY2023-2024 General Fund as outlined below in Exhibit "A" to the budget,

NOW THEREFORE,

BE IT ORDAINED by the Board of Commissioners for the County of Buncombe as follows:

1. That the FY2023-2024 amendments listed in Exhibit A below be hereby adopted.
2. That this ordinance shall be effective upon adoption.

ADOPTED this 20th day of February, 2024

Requesting Department: Health and Human Services
Budget Amendment Item: Purchasing of COVID-19 Vaccine

Description:

The Federal government used to provide free COVID-19 vaccine to BCHHS to administer to clients. As of September 2023, this funding has been discontinued and the County must purchase vaccines. BCHHS receives reimbursement for the cost of the vaccine by billing private insurance companies and Medicare.

Funding Source: Billing of private insurance companies and Medicare

Exhibit A: Account Description	Increase (Decrease)	
	Revenues	Expenditures
Sales and Services Revenue	\$ 220,000	
Expenditures		\$ 220,000
TOTAL	\$ 220,000	\$ 220,000

ATTEST:

**BOARD OF COMMISSIONERS FOR
THE COUNTY OF BUNCOMBE:**


Clerk to the Board

By: 
Chairman of the Board



Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: February 20, 2024

Consent Agenda

Department:

Budget

Presenter(s):

John Hudson, Budget Director

Contact(s):

John Hudson, Budget Director

Subject: Homeowner Assistance Line-Item Transfer Memo

Brief Summary:

The Homeowner Grant program has closed for the fiscal year and did not use the entire \$300,000 the Board of Commissioners specially approved for this initiative. As this was an item requested specifically by the Board, County Administration wanted to inform the Board that there is an opportunity to reallocate the unused funds to cover a shortage of funding in the School Nursing contract. This reallocation, in the form of a line-item transfer, has been requested in the amount of \$100,000 from the Direct Assistance Cost Center, Homeowner Assistance Program to the Public Health Cost Center, School Nursing Program.

Recommended Motion & Requested Action:

Approve reallocation

County Manager's Comments & Recommendation:

County Manager recommends as presented



Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: 2/20/2024

Presentations

Department: Equity & Human Rights

Presenter: Dr. Noreal Armstrong & Ms. Sophie Dixon

Contact: Dr. Noreal Armstrong

Subject: Black Legacy Month Proclamation

Brief Summary: Recognition of Black Legacy Month in Buncombe County for 2024.

County of Buncombe

Proclamation

Black Legacy Month

WHEREAS, Buncombe County strives to be a caring community where residents succeed, thrive, and realize their potential, while actively promoting a healthy, safe, well-educated, and thriving community with a sustainable quality of life achieved through the implementation of equitable systems, policies, and practices that support all people and embracing diversity and inclusion; and

WHEREAS, in honoring the cultures, traditions and accomplishments of Black and African Americans that have shaped our community, state, and nation; and

WHEREAS, we honor the memory of the millions of enslaved Africans who died during the Transatlantic Slave Trade and we seek to repair the trauma of past oppression and broken trust by celebrating the legacy of Black cultures and voices striving together to build a future of shared hope and promise for all; and

WHEREAS, in 1926, Dr. Carter G. Woodson and Minister Jesse E. Moorland laid the foundation for Black History Month because the achievements of Black Americans were being erased from national history and underrepresented in important policy decisions; and

WHEREAS, in an effort to increase partnerships with and support of Black and African Americans in 1975, President Gerald Ford recognized Black Awareness Week by signing a resolution, and on February 10, 1976, President Ford was the first president to provide a message recognizing National Black History Month; and

WHEREAS, Buncombe County changed from recognizing Black History Month to celebrating Black Legacy Month to honor the many achievements and contributions made by Black and African Americans like Lucy S. Herring, Edward Stephens, Hester Ford Lee, Roberta Flack, E.W. Pearson, and Isaac Dickson to Buncombe County's economic, cultural, spiritual, educational, and political developments; and

WHEREAS, by transitioning from looking back on history to celebrating the legacy of our Black and African American community members, we create a culture of mutual respect, appreciation, and honor; and

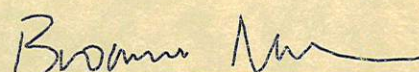
WHEREAS, the legacy of Black and African American leadership has long been a bedrock of Buncombe County, including at Stephens-Lee High School, the "Castle on the Hill" that annually served approximately 900 Black students, where Elynora M. Foster was a member of the faculty and was known as the first African American woman in Asheville to receive a master's degree; and

WHEREAS, we call our community's attention to the continued need to eliminate racism and to build a society that lives up to its democratic ideals through resolutions like the declaration of ***Racism as a Public Health and Safety Crisis*** and creation and implementation of Buncombe County's Racial Equity Action Plan; and

WHEREAS, Buncombe County is continuing its commitment to reparations in collaboration with the City of Asheville and have dedicated nearly \$5 million toward the initiative; and

WHEREAS, Buncombe County Public Libraries, including the Buncombe County Special Collections, offer curated content for all ages about Black legacy, not just in February, but all year-round.

NOW, THEREFORE, BE IT RESOLVED, that on this 20th day of February 2024, the Buncombe County Board of Commissioners does hereby proclaim February 2024 as **Black Legacy Month**, a time to celebrate the rich and diverse cultures of Black and African American people, to raise awareness about our shared history, to recognize that truth must come before reconciliation, and to acknowledge the important contributions that Black and African American people have made and are making within our community and our nation.



Brownie Newman, Chairman
Buncombe County Board of Commissioners



Buncombe County Board of Commissioners
Request for Board Action
Meeting Date: 2/20/2024

Presentations

Department: Finance

Presenter(s): Melissa Moore, Finance Director

Contact(s): Melissa Moore, Finance Director

Subject: FY2024 2nd Quarter Financial Update

Brief Summary: Staff will provide the Board with an update on financials for the second quarter of fiscal year 2024.

Recommended Motion & Requested Action: No action is required

County Manager's comments and Recommendation: None

BUNCOMBE COUNTY, NORTH CAROLINA

Quarterly Financial Report

FOR THE QUARTER ENDING
DECEMBER 31, 2023

BOARD OF COMMISSIONERS

Brownie Newman, Chair
Parker Sloan, Vice Chair
Jasmine Beach-Ferrara
Amanda Edwards
Martin Moore
Terri Wells
Al Whitesides

COUNTY MANAGER

Avril Pinder

FINANCE DIRECTOR

Melissa Moore

PREPARED BY

Finance Department



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BUNCOMBE COUNTY

QUARTERLY FINANCIAL REPORT

Fiscal Year 2024
Quarter 2

February 20, 2024

Executive Summary

I am pleased to present you with Buncombe County's Quarterly Financial Report for the quarter ended December 31, 2023. This report includes General Fund budget versus actual, Q2 FY2024 year to date actuals versus Q2 FY2023 year to date actuals, a summary of major revenue sources, current net county cost actuals, Solid Waste summary, Capital Project overview, investments, and donation activity.

General Fund Revenues:

- Budget of \$436.1 million, which includes \$24.3 million of appropriated fund balance.
- Actuals year to date total \$246.7 million, which is 60% of the amended budget and 6.9% greater than the same time prior year.
- Prior year actuals totaled \$230.7 million.
- Current year increase in revenues is driven by the one-cent increase on property tax.
- Property tax collections make up \$188.2 million, or 76.3%, of revenues.

General Fund Expenditures:

- Budget of \$436.1 million.
- Actuals year to date total \$207.0 million, which is 47.5% of the amended budget and 7.9% greater than the same time prior year.
- Prior year actuals totaled \$191.8 million.
- Current year increase in expenditures is driven by an increase in personnel costs to support the rising cost of living.

Solid Waste Revenues:

- Budget of \$15.9 million, which includes \$3.7 million in appropriated fund balance.
- Actuals year to date total \$6.2 million, which is 51% of the amended budget and 11.1% greater than the same time prior year.
- Prior year actuals totaled \$5.6 million.
- Current year increase in revenues is driven by disposal rate adjustments. Rates were increased this year from \$43.75/ton at the landfill and \$47.75/ton at the transfer station to \$45/ton and \$52/ton, respectively.

Solid Waste Expenditures:

- Budget of \$15.9 million.
- Actuals year to date total \$6.1 million, which is 38.6% of the amended budget and 22.5% greater than the same time prior year.
- Prior year actuals totaled \$5.0 million.
- Current year increase in expenditures is driven by timing of cost recovery from the cost allocation plan. This was recorded a quarter earlier than prior year.

County Capital Projects:

- Budget of \$143.8 million.
- Life to date expenditures total \$47.2 million, or 32.8% of budget.
- Due to the long-term nature of capital projects, a significant portion of expenditures may not occur in the year the budget was established.

The information following this summary will give a more in-depth look at the County's overall standing at the end of this quarter.

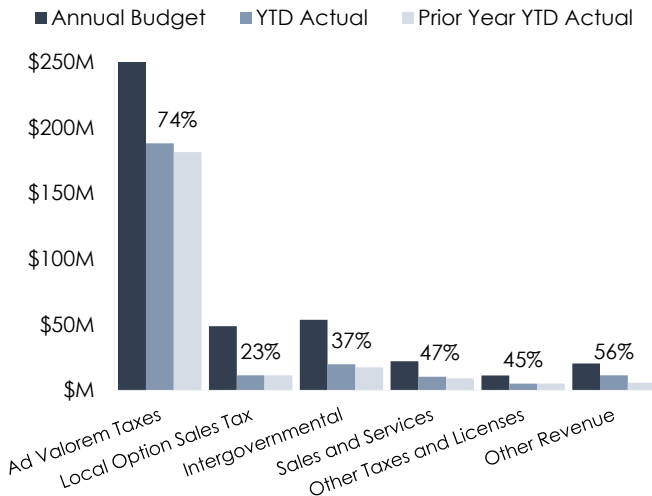
Melissa Moore
Finance Director

General Fund Overview

Majority of revenues are tracking in line with expectations falling around 50% of the budgeted amount. Ad valorem taxes are largely collected between November-January, resulting in a higher actual to budget percentage than 50%. Local option sales tax is received on a three-month lag, therefore 23% of actuals to budget is in line with expectations. Intergovernmental revenues include grant revenue which is dependent on grant spending and reimbursement timing. See “General Fund Major Revenue Sources” for additional information.

Q2 FY2024 Revenues

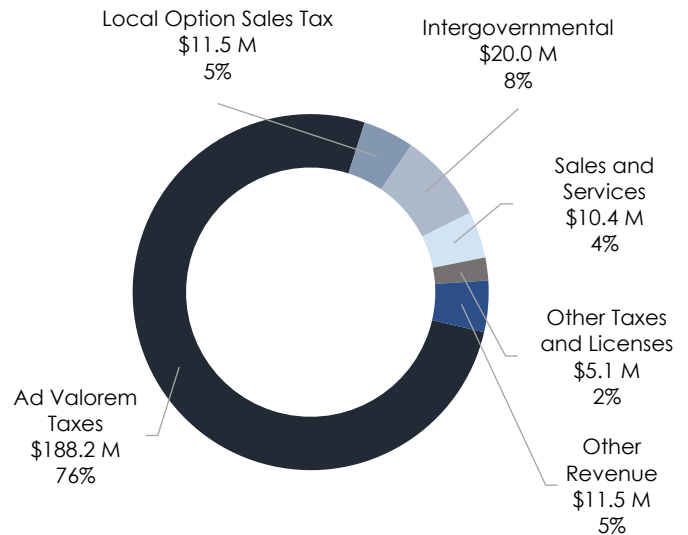
General fund revenues budgeted, YTD actual, and prior year YTD actual*



*Percentage labels represent actual revenues as a percent of budget

Q2 FY2024 Revenues by Type

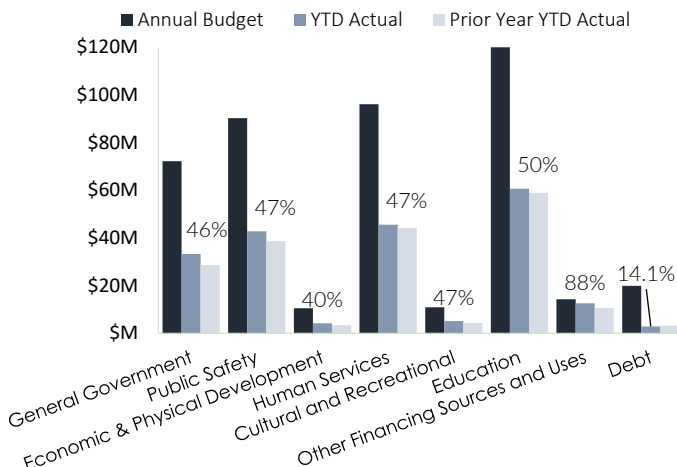
General fund YTD actual revenues



As of December 31, 2023, most expenditure actuals are approximately 50% of the budgeted amount, which is in line with expectations. Other financing sources and uses often occur on event for grant matching and in Q1 for annual interfund transfers resulting in a higher actual to budget percentage. Furthermore, the largest debt payment is made in Q4, resulting in a lower actuals to budget amount.

Q2 FY2024 Expenditures by Function

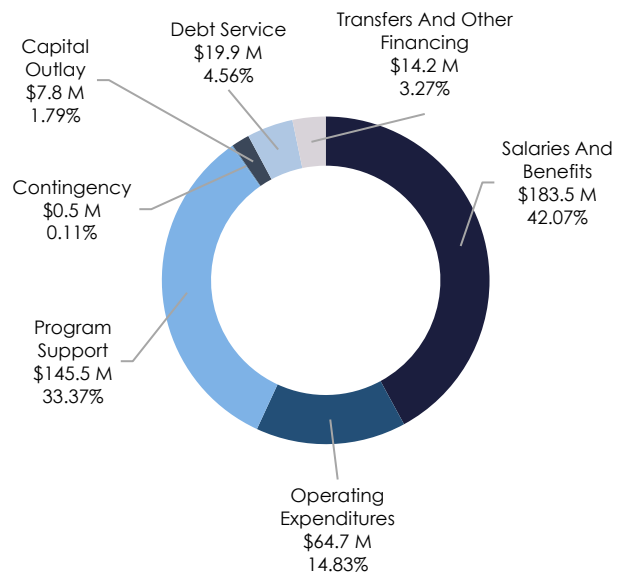
General fund expenditures budgeted, YTD actual, and prior year YTD actual*



*Percentage labels represent actual expenditures as a percent of budget

Q2 FY2024 Expenditures by Type

General fund YTD actual expenditures



Solid Waste Overview

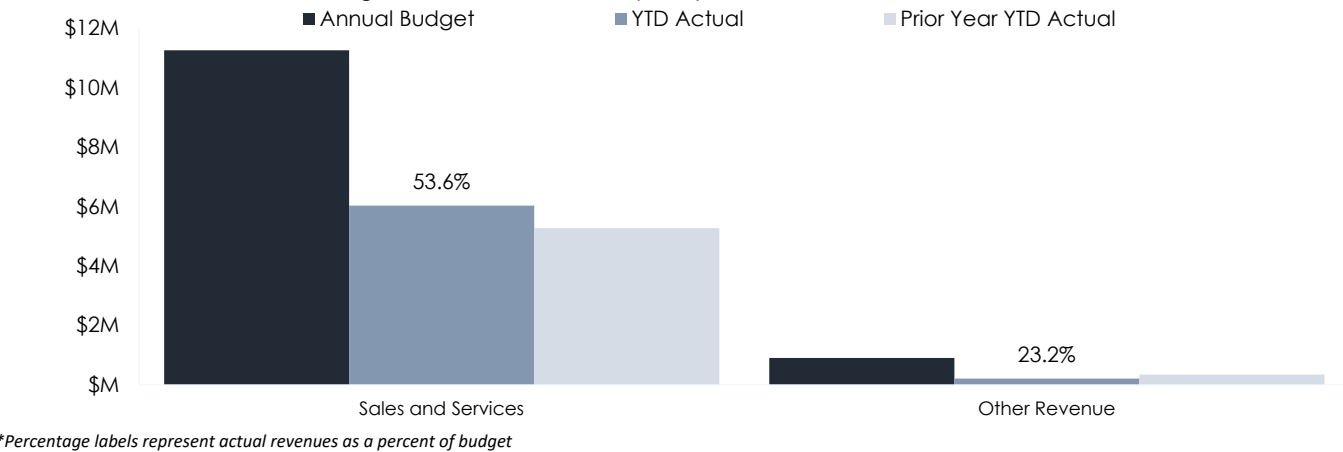
Solid Waste is made up of the Landfill and Transfer Station. The Transfer Station serves as a drop-off location for residential and commercial waste, which is then transferred to the Landfill.

Year to date actual revenues as of Q2 FY2024 are trending greater than prior year due to disposal rate increases. Rates have been updated from \$43.75/ton at the Landfill and \$47.75/ton at the Transfer Station to \$45/ton and \$52/ton, respectively.

Year to date actual expenditures in FY2024 are greater than prior year mainly due to cost recovery from the cost allocation plan being recorded earlier in the year than prior year and greater maintenance and repair operating costs in the current year.

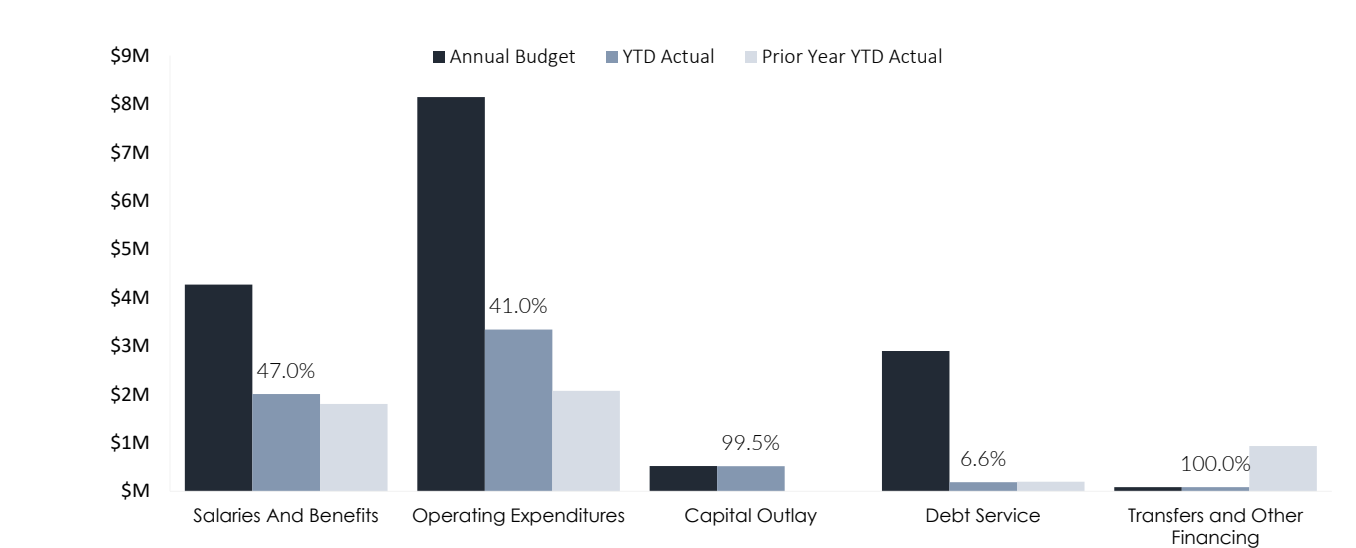
Q2 FY2024 Revenues

Solid Waste fund revenues budgeted, YTD actual, and prior year YTD actual*



Q2 FY2024 Expenditures by Category

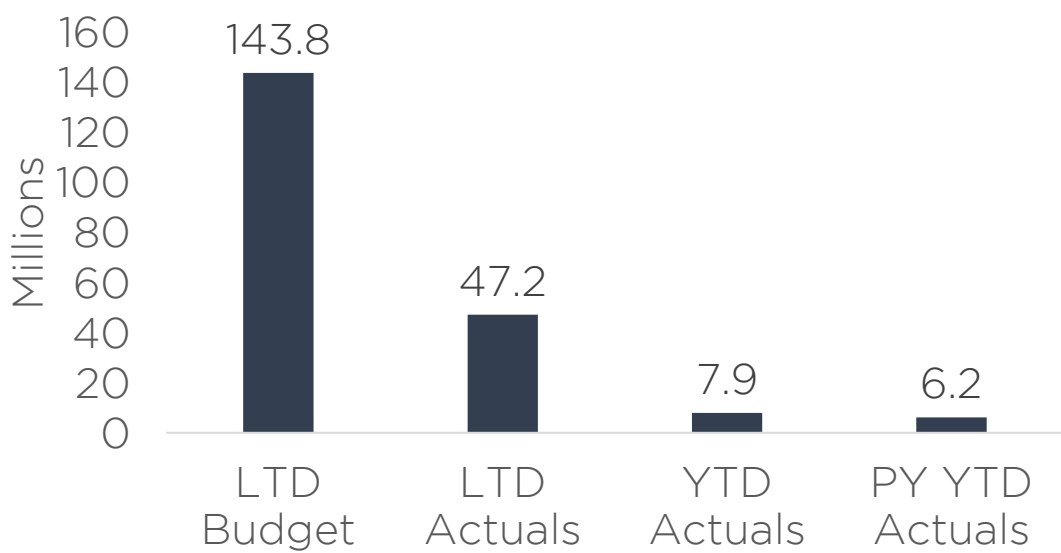
Solid Waste fund expenditures budgeted, YTD actual, and prior year YTD actual*



Capital Projects Overview

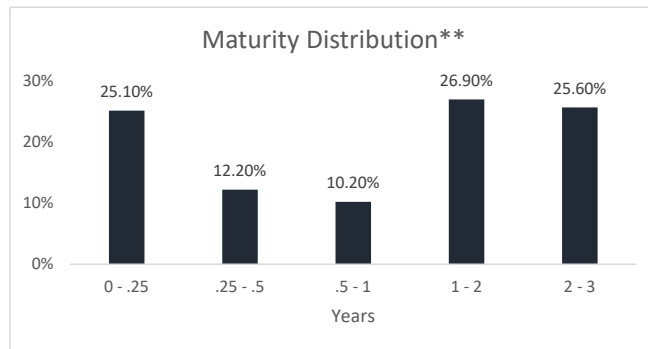
Fund 341 accounts for capital projects which are typically owned and funded by the County. Capital projects include construction, renovation, demolition project, major maintenance, or acquisition of land or other assets. On an annual basis, capital projects are presented to the Board for approval. Capital projects typically take years to complete due to the extensive amount of work that must go into planning, procuring goods and services, designing, and construction. The County also manages projects within the School Capital Fund.

Project Expenditures



Investments Overview

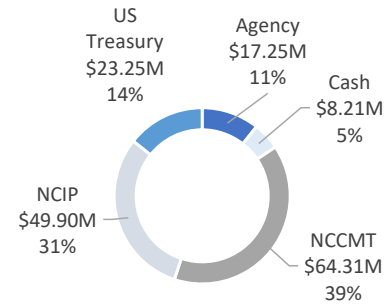
	NCCMT	NCIP	Chandler	Total
Average Maturity (days)	25	37	408.8	
Average Modified Duration*	N/A	N/A	1.06	
Average S&P/Moody Rating	AAAm/ AAA-mf	AAAm/ N/A	AA+/ Aaa	
Income Earned QTD	707,549	686,374	291,789	1,685,712
Income Earned YTD	1,435,388	1,439,236	550,192	3,424,816
Assets Under Management	64,312,849	49,896,559	48,707,469	162,916,877



*Not reported by NCIP or NCCMT

**As NCIP and NCCMT are akin to money market funds (investing in short-term debt) they are excluded from the maturity distribution above.

Investment Portfolio Composition



Total Rate of Return:	1 Month	3 Months	12 Months	Since Inception
Chandler	0.75%	1.92%	4.58%	0.54%
Chandler Benchmark*	0.92%	2.15%	4.53%	0.58%
NCIP	5.52%	5.67%	5.31%	N/A
NCCMT	N/A	N/A	5.05%	3.70%

*ICE BofA 0-3 Yr US Treasury Index

Donations

The Board-adopted Donation Policy identifies cash, cash equivalent, or real or personal property as acceptable donations. Donations may only be accepted when they have a purpose consistent with Buncombe County’s goals and objectives. Buncombe County may choose to reject donations with an implied or express condition of advocacy or discrimination based on political, religious, or other group affiliation.

DONATIONS MADE TO BUNCOMBE COUNTY - FY24 - FOR THE QUARTER ENDING DEC 31		Total
Monetary:		\$ 41,145
Agriculture and Land Resources		750
Division of Social Services		17,544
Library		9,150
Public Health		1,200
Sheriff's Office		12,471
Transportation		30
Grand Total		\$ 41,145

Appendix A

General Fund Major Revenue Sources

Property Tax

Property taxes are the single largest source of revenue for counties in North Carolina, accounting for 61.9% of Buncombe County's General Fund budgeted revenues for FY2024. Both real property and personal property are subject to taxation unless specifically exempted or excluded. Property values are assessed January 1st of each year, are due September 1st, and are payable without interest at any time through the following January 5th. This results in the largest portion of property taxes being received in December and early January of the fiscal year.

FY2024 Estimated Property Tax Revenue		
Assessed Valuation		\$ 51,224,726,097
Tax Rate <i>per \$100 of Assessed Valuation</i>	x	\$ 0.498
Tax Levy		\$ 255,099,136
Estimated Collection Rate	x	99.75%
Estimated Revenue		\$ 254,461,388
Value of 1 Cent		\$ 5,109,666

At the end of the second quarter, \$188.2 million, or 74%, of estimated property tax revenues were received. Last year the collection rate was 99.78%, this year's estimated collection rate is 99.75%.

Sales Tax

The County levies four local-option retail sales and use taxes that total 2.25%. Approximately 65% of the 2.25% levied by the County impacts the General Fund:

Amount	State Legislation G.S. 105 -	Local Legislation/ Commission Action	Distribution and Use Restrictions
1%	Article 39	Senate Bill 888 Ratified June 21, 2016	50% School Capital Commission Fund Remaining proceeds distributed to other taxing districts and County General Fund.
0.50%	Article 40		30% Public Schools ADM Capital Projects Fund Remaining proceeds distributed to other taxing districts and County General Fund.
0.50%	Article 42		60% Public Schools ADM Capital Projects Fund Remaining proceeds distributed to other taxing districts and County General Fund.
0.25%	Article 46	Resolution #17-06-03 Adopted June 6, 2017	100% Article 46 Capital Projects Fund (currently designated for AB-Tech capital and operating needs).

Sales tax is tracked closely throughout the year given its unpredictable and volatile nature. Economic trends such as consumer spending, inflation, and unemployment rates correlate with sales tax revenues. Sales tax proceeds are collected by retailers and remitted to the NC Department of Revenue (DOR). The DOR allocates a portion of the revenues to counties on either a point-of-origin or per capita basis based on statutes governing each article of sales tax. The remittance and distribution schedule results in a three month lag in sales tax receipts.

At the end of the second quarter, \$11.5 million, or 23%, of estimated sales tax revenues were received. Staff are currently estimating total sales tax revenues to come in under budget. This is mainly due to an increase in sales tax refunds.

Intergovernmental

Intergovernmental revenues include grants and programmatic payments from federal, state, and other local government units. These revenues account for 13% of General Fund budgeted revenues. The majority of these revenues are generated from the County's Health and Human Services function, which is comprised of Public Health, Social Services, and other Youth and Aging Services. These services generate approximately 82.2% of all intergovernmental revenues. These revenues are often received on a reimbursement basis. At the end of the second quarter, \$19.96 million, or 37%, of estimated intergovernmental revenues were received.

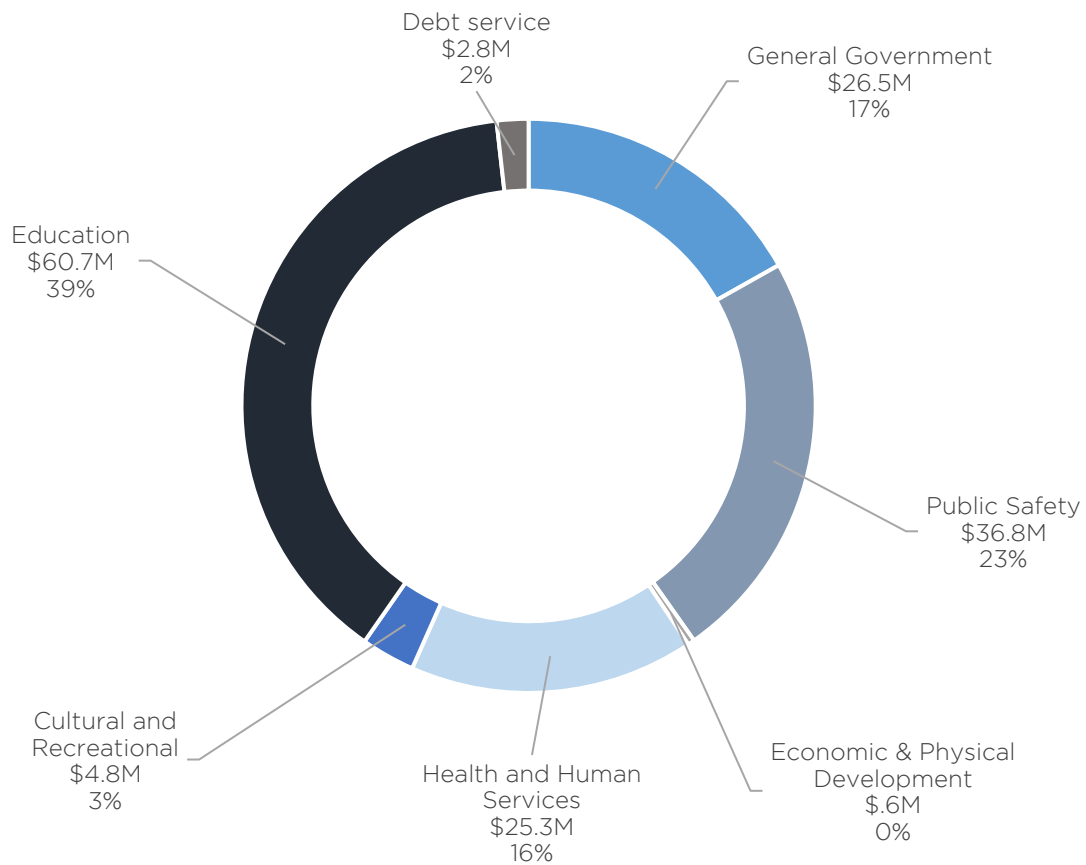
Appendix B

Net County Cost

The net county cost breakdown of General Fund expenditures provides information on the functions that are supported by general purpose revenues such as property tax and sales tax. This breakdown nets out other revenues such as state and federal allocations and program generated revenues, creates a more precise way to view direct cost impact to property taxpayers, and shifts the ranking of functions by expenditures in notable ways. For example, the total expenditures budget for Health and Human Services is higher than the budgeted amount for Public Safety but as shown below, this relationship is reversed after intergovernmental and other Health and Human Services-specific revenues are considered.

QY FY2024 Net County Cost

YTD actual net cost after function-specific revenues are subtracted from expenditures



Appendix C

Capital Project List

COUNTY CAPITAL PROJECTS				
EXPENDITURE BY PROJECT	Budget	Q2 FY2024		
		YTD Actual	LTD Actual	% of Expended
Debt				
Fund 341 Administration	4,663,994	-	4,662,974	100.0%
Emergency Services				
FY20 Garren Creek Tower Retrofit	884,825	6,273	637,249	72.0%
General Services				
Detention Center Cooling Tower Replacement	376,940	8,925	25,425	6.7%
FY20 Fleet and General Services Complex	10,084,093	225,517	675,027	6.7%
FY20 Interchange Building	468,641	10,950	10,950	2.3%
FY20 Jail Mezzanine Metal Screen Partitions	318,000	-	-	0.0%
FY20 Pack Library Exterior Wash	192,500	-	15,700	8.2%
FY20 Parking Lot Improvements Countywide	946,523	722,316	908,878	96.0%
FY20 Parks and Recreation Projects	787,665	-	99,484	12.6%
FY20 Register of Deeds Building Envelope	560,475	-	551,099	98.3%
FY20 Repairs For Libraries	366,978	29,938	366,978	100.0%
FY20 Roof Replacements	466,900	-	401,210	85.9%
FY20 Soccer Complex Improvements	155,608	-	155,608	100.0%
FY21 Courthouse Repairs	596,239	39,019	107,572	18.0%
FY21 Jail Repairs	786,358	-	2,650	0.3%
FY21 Solar on Public Facilities	10,592,728	977,378	9,566,659	90.3%
FY22 40 Coxe Interior Renovation	1,213,615	862,812	1,065,288	87.8%
FY22 Administration Building Envelope Repair	2,458,869	80,719	97,120	3.9%
FY22 BAS System for Detention Center	174,052	-	-	0.0%
FY22 Lake Julian Bathroom Additions	674,160	16,234	43,485	6.5%
FY22 New Restroom Facility for Sports Park	159,000	7,702	137,885	86.7%
FY22 Planning for Forward Facing Building	200,000	16,720	154,745	77.4%
FY22 Solar Panel Installation Phase 2	400,000	45,186	330,237	82.6%
FY23 Electric Vehicle Charging Infrastructure	120,000	9,920	78,100	65.1%
FY23 EMS East Base Construction	6,600,000	200,367	200,367	3.0%
FY23 Facility Assessment - Renovation	4,010,000	146,676	207,738	5.2%
FY23 Library Renovation	691,654	-	-	0.0%
FY23 Solar on Schools & Public Buildings	8,000,000	416,187	1,180,236	14.8%
FY23 West Asheville EMS Base Design	650,000	-	-	0.0%
FY24 200 College St. Renovation	2,500,000	-	-	0.0%
FY24 35 Woodfin Renovation for Forward Facing Facility	8,250,000	-	-	0.0%
FY24 Comprehensive Facility Assessment Renovation & Repair	1,235,625	-	-	0.0%
FY24 County Courthouse Renovation & Repair	15,096,571	-	-	0.0%
FY24 Countywide Paving (includes Lake Julian Park)	3,033,350	-	-	0.0%
FY24 Detention Center Facility Assessment Renovation & Repair	1,325,492	47,693	47,693	3.6%
FY24 New Storage Facility - Design	4,212,000	-	-	0.0%
Warren Wilson Pool	300,000	-	-	0.0%
Governing Body				
BOC Contingency	23,435	-	-	0.0%
Information Technology				

Appendix C

Capital Project List

COUNTY CAPITAL PROJECTS				
EXPENDITURE BY PROJECT	Budget	Q2 FY2024		
		YTD Actual	LTD Actual	% of Expended
FY21 Broadband Projects	200,442	18,459	137,061	68.4%
FY24 Fire Station Alerting/Paging	2,000,000	-	-	0.0%
IT Redundant Network Configuration	1,000,000	-	960,113	96.0%
Interfund Transfers				
Fund 341 Administration	15,602,759	2,435,290	15,538,049	99.6%
Library				
East Asheville Library	6,977,466	-	6,901,091	98.9%
Pack Library Fire Suppression System	233,439	-	232,580	99.6%
Recreation Services				
FY20 Grading and Paving of Old Playground at Lake Julian	180,000	-	-	0.0%
FY20 Lake Julian Shelter Replacements	100,000	-	50,193	50.2%
FY22 Buncombe County Sports Park Dog Park	80,500	4,765	70,794	87.9%
FY23 Recreation Services Master Plan	315,175	21,837	23,214	7.4%
Greenways Contingency	148,849	-	-	0.0%
Hominy Creek Greenway	80,000	-	-	0.0%
Orchard Street Park	150,000	-	-	0.0%
Reems Creek Greenway	600,000	-	-	0.0%
Riverside Park	4,064,503	-	-	0.0%
Sidewalks - General	207,000	-	-	0.0%
Silverline Park	650,000	650,000	650,000	100.0%
Whitewater Wave	2,565,497	-	-	0.0%
Woodfin Greenway: Beaverdam Creek	4,060,557	17,358	17,358	0.4%
Woodfin Greenway: Highway 251	10,992,444	895,303	895,303	8.1%
Total Capital Projects	143,784,921	7,913,543	47,206,112	32.8%

Appendix D

Investments: Asset Listing

INVESTMENT HOLDINGS								
INVESTMENT DESCRIPTION	Issuer	Investment Type	Par Amount	Cost	Market Value	Source of Valuation	Maturity	Interest Rate
North Carolina Capital Management Trust (NCCMT): Government Portfolio	N/A	NCCMT	64,312,849	64,312,849	64,312,849	Amortized Cost	N/A	5.260%
North Carolina Investment Pool (NCIP)	N/A	NCIP	49,896,559	49,896,559	49,896,559	Amortized Cost	N/A	5.510%
Cash held by Chandler	N/A	Cash	8,207,469	8,207,469	8,207,469	N/A	N/A	N/A
FFCB	Federal Farm Credit Bank	Agency	1,000,000	998,910	990,034	IDC	5/16/2024	0.680%
FFCB	Federal Farm Credit Bank	Agency	1,000,000	997,060	996,321	IDC	11/18/2024	2.625%
FFCB	Federal Farm Credit Bank	Agency	1,000,000	995,720	967,772	IDC	2/25/2025	4.500%
FFCB	Federal Farm Credit Bank	Agency	1,000,000	995,490	976,312	IDC	4/1/2025	1.750%
FFCB	Federal Farm Credit Bank	Agency	1,000,000	995,400	998,945	IDC	2/26/2026	2.510%
FFCB	Federal Farm Credit Bank	Agency	1,000,000	997,920	1,011,797	IDC	3/9/2026	4.125%
FFCB	Federal Farm Credit Bank	Agency	1,000,000	1,002,120	995,934	IDC	4/28/2026	4.750%
FFCB	Federal Farm Credit Bank	Agency	1,000,000	994,500	1,008,411	IDC	8/14/2026	4.000%
FHLB	Federal Home Loan Bank	Agency	1,000,000	1,007,610	995,991	IDC	3/8/2024	4.500%
FHLB	Federal Home Loan Bank	Agency	1,000,000	995,510	991,004	IDC	6/14/2024	0.500%
FHLB	Federal Home Loan Bank	Agency	1,000,000	998,060	988,491	IDC	7/8/2024	3.250%
FHLB	Federal Home Loan Bank	Agency	1,000,000	994,910	987,638	IDC	9/13/2024	3.125%
FHLB	Federal Home Loan Bank	Agency	1,000,000	1,000,510	1,008,159	IDC	6/13/2025	3.000%
FHLB	Federal Home Loan Bank	Agency	1,250,000	1,264,863	1,252,934	IDC	12/12/2025	3.250%
FHLB	Federal Home Loan Bank	Agency	1,000,000	992,020	1,004,556	IDC	3/13/2026	5.125%
FHLB	Federal Home Loan Bank	Agency	1,000,000	1,006,970	1,012,528	IDC	6/12/2026	4.500%
FHLB	Federal Home Loan Bank	Agency	1,000,000	995,480	1,012,947	IDC	9/11/2026	4.500%
US Treasury	Department of Treasury	US Treasury	1,000,000	994,492	998,161	IDC	1/15/2024	4.750%
US Treasury	Department of Treasury	US Treasury	1,000,000	997,148	993,792	IDC	2/15/2024	4.625%
US Treasury	Department of Treasury	US Treasury	1,000,000	997,695	990,039	IDC	3/15/2024	0.125%
US Treasury	Department of Treasury	US Treasury	1,000,000	958,594	986,250	IDC	4/15/2024	0.250%
US Treasury	Department of Treasury	US Treasury	1,000,000	990,195	990,859	IDC	4/30/2024	0.250%
US Treasury	Department of Treasury	US Treasury	1,000,000	996,836	982,031	IDC	5/15/2024	0.250%
US Treasury	Department of Treasury	US Treasury	1,000,000	994,883	978,164	IDC	6/15/2024	0.125%
US Treasury	Department of Treasury	US Treasury	1,000,000	997,578	971,328	IDC	8/15/2024	0.125%
US Treasury	Department of Treasury	US Treasury	1,000,000	985,156	972,891	IDC	10/31/2024	0.125%
US Treasury	Department of Treasury	US Treasury	1,000,000	970,156	970,486	IDC	12/31/2024	0.125%
US Treasury	Department of Treasury	US Treasury	1,000,000	972,734	963,304	IDC	1/15/2025	0.250%
US Treasury	Department of Treasury	US Treasury	1,000,000	938,945	950,820	IDC	3/31/2025	0.375%
US Treasury	Department of Treasury	US Treasury	1,000,000	998,164	976,328	IDC	5/15/2025	2.500%
US Treasury	Department of Treasury	US Treasury	1,000,000	991,211	977,344	IDC	6/15/2025	0.250%
US Treasury	Department of Treasury	US Treasury	1,000,000	958,281	978,164	IDC	7/15/2025	0.250%
US Treasury	Department of Treasury	US Treasury	1,000,000	964,453	980,078	IDC	8/15/2025	0.375%
US Treasury	Department of Treasury	US Treasury	1,000,000	981,875	985,273	IDC	9/15/2025	1.500%
US Treasury	Department of Treasury	US Treasury	1,000,000	999,570	998,125	IDC	10/15/2025	1.750%
US Treasury	Department of Treasury	US Treasury	1,000,000	990,898	992,383	IDC	1/15/2026	1.125%
US Treasury	Department of Treasury	US Treasury	1,000,000	1,000,000	990,703	IDC	4/15/2026	0.500%
US Treasury	Department of Treasury	US Treasury	1,250,000	1,230,127	1,235,498	IDC	5/15/2026	2.750%
US Treasury	Department of Treasury	US Treasury	1,000,000	994,844	999,766	IDC	6/15/2026	2.875%
US Treasury	Department of Treasury	US Treasury	1,000,000	990,859	1,009,297	IDC	7/15/2026	3.000%
Total Investments			162,916,877	162,544,627	162,487,734			

Appendix D

Investments: Transaction Summary

(07/1/2023-12/31/2023)

Type	Account Short Name	Trade Date	Description	Quantity	Price	Amount
Closing Purchase	10755	7/17/2023	Cash Custodial Cash Account	1,007,894	1.00	-1,007,894
Closing Purchase	10755	7/31/2023	Cash Custodial Cash Account	1,003,500	1.00	-1,003,500
Closing Purchase	10755	8/15/2023	Cash Custodial Cash Account	994,625	1.00	-994,625
Closing Purchase	10755	9/15/2023	Cash Custodial Cash Account	1,000,747	1.00	-1,000,747
Closing Purchase Total						-4,006,766
Interest	10755	7/8/2023	FHLB Note	1,000,000	0.00	15,000
Interest	10755	7/15/2023	US Treasury Note	1,000,000	0.00	625
Interest	10755	7/15/2023	US Treasury Note	1,000,000	0.00	625
Interest	10755	7/15/2023	US Treasury Note	1,000,000	0.00	15,000
Interest	10755	7/15/2023	US Treasury Note	1,000,000	0.00	19,375
Interest	10755	7/31/2023	US Treasury Note	1,000,000	0.00	625
Interest	10755	7/15/2023	US Treasury Note	1,000,000	0.00	5,625
Interest	10755	8/15/2023	US Treasury Note	1,000,000	0.00	625
Interest	10755	8/15/2023	US Treasury Note	1,000,000	0.00	625
Interest	10755	8/15/2023	US Treasury Note	1,000,000	0.00	1,875
Interest	10755	8/24/2023	FHLMC Note	1,000,000	0.00	1,250
Interest	10755	8/25/2023	FFCB Note	1,000,000	0.00	8,750
Interest	10755	8/26/2023	FFCB Note	1,000,000	0.00	10,313
Interest	10755	9/8/2023	FHLB Note	1,000,000	0.00	16,250
Interest	10755	9/9/2023	FFCB Note	1,000,000	0.00	23,750
Interest	10755	9/13/2023	FHLB Note	1,000,000	0.00	24,000
Interest	10755	9/13/2023	FHLB Note	1,000,000	0.00	16,250
Interest	10755	9/15/2023	US Treasury Note	1,000,000	0.00	625
Interest	10755	9/15/2023	US Treasury Note	1,000,000	0.00	1,250
Interest	10755	9/15/2023	US Treasury Note	1,000,000	0.00	17,500
Interest	10755	9/30/2023	US Treasury Note	1,000,000	0.00	1,250
Interest	10755	9/30/2023	US Treasury Note	1,000,000	0.00	2,500
Interest	10755	10/1/2023	FFCB Note	1,000,000	0.00	12,550
Interest	10755	10/15/2023	US Treasury Note	1,000,000	0.00	21,250
Interest	10755	10/15/2023	US Treasury Note	1,000,000	0.00	18,750
Interest	10755	10/15/2023	US Treasury Note	1,000,000	0.00	625
Interest	10755	10/15/2023	US Treasury Note	1,000,000	0.00	1,875
Interest	10755	10/16/2023	FHLMC Note	780,000	0.00	488
Interest	10755	10/28/2023	FFCB Note	1,000,000	0.00	20,000
Interest	10755	10/31/2023	US Treasury Note	1,000,000	0.00	12,500
Interest	10755	10/31/2023	US Treasury Note	1,000,000	0.00	7,500
Interest	10755	11/6/2023	FHLMC Note	1,000,000	0.00	1,250
Interest	10755	11/9/2023	FHLB Note	1,000,000	0.00	2,500
Interest	10755	11/15/2023	US Treasury Note	1,000,000	0.00	13,750
Interest	10755	11/15/2023	US Treasury Note	1,000,000	0.00	1,250
Interest	10755	11/15/2023	US Treasury Note	1,250,000	0.00	22,656
Interest	10755	11/16/2023	FFCB Note	1,000,000	0.00	13,125
Interest	10755	11/18/2023	FFCB Note	1,000,000	0.00	22,500
Interest	10755	11/27/2023	FNMA Note	800,000	0.00	1,000
Interest	10755	12/4/2023	FHLMC Note	1,000,000	0.00	1,250
Interest	10755	12/12/2023	FHLB Note	1,250,000	0.00	28,125
Interest	10755	12/12/2023	FHLB Note	1,000,000	0.00	20,056
Interest	10755	12/13/2023	FHLB Note	1,000,000	0.00	21,781
Interest	10755	12/14/2023	FHLB Note	1,000,000	0.00	15,625
Interest	10755	12/15/2023	US Treasury Note	1,000,000	0.00	14,375

Appendix D

Investments: Transaction Summary

(07/1/2023-12/31/2023)

Type	Account Short Name	Trade Date	Description	Quantity	Price	Amount
Interest	10755	12/15/2023	US Treasury Note	1,000,000	0.00	20,625
Interest	10755	12/15/2023	US Treasury Note	1,000,000	0.00	625
Interest	10755	12/15/2023	US Treasury Note	1,000,000	0.00	1,250
Interest	10755	12/20/2023	FFCB Note	1,000,000	0.00	3,400
Interest	10755	12/31/2023	US Treasury Note	1,000,000	0.00	8,750
Interest Total						493,118
Maturity	10755	7/15/2023	US Treasury Note	1,000,000	100.00	1,000,000
Maturity	10755	7/31/2023	US Treasury Note	1,000,000	100.00	1,000,000
Maturity	10755	8/15/2023	US Treasury Note	1,000,000	100.00	1,000,000
Maturity	10755	8/24/2023	FHLMC Note	1,000,000	100.00	1,000,000
Maturity	10755	9/15/2023	US Treasury Note	1,000,000	100.00	1,000,000
Maturity	10755	9/30/2023	US Treasury Note	1,000,000	100.00	1,000,000
Maturity	10755	10/16/2023	FHLMC Note	780,000	100.00	780,000
Maturity	10755	11/6/2023	FHLMC Note	1,000,000	100.00	1,000,000
Maturity	10755	11/9/2023	FHLB Note	1,000,000	100.00	1,000,000
Maturity	10755	10/15/2023	US Treasury Note	1,000,000	100.00	1,000,000
Maturity	10755	11/27/2023	FNMA Note	800,000	100.00	800,000
Maturity	10755	12/4/2023	FHLMC Note	1,000,000	100.00	1,000,000
Maturity	10755	12/15/2023	US Treasury Note	1,000,000	100.00	1,000,000
Maturity	10755	12/20/2023	FFCB Note	1,000,000	100.00	1,000,000
Maturity Total						13,580,000
Purchase	10755	7/8/2023	Cash Custodial Cash Account	15,000	1.00	15,000
Purchase	10755	7/14/2023	FHLB Note	1,000,000	100.70	1,006,970
Purchase	10755	7/15/2023	Cash Custodial Cash Account	1,000,000	1.00	1,000,000
Purchase	10755	7/27/2023	FHLB Note	1,000,000	100.05	1,000,510
Purchase	10755	7/31/2023	Cash Custodial Cash Account	625	1.00	625
Purchase	10755	7/31/2023	Cash Custodial Cash Account	1,000,000	1.00	1,000,000
Purchase	10755	7/15/2023	Cash Custodial Cash Account	41,250	1.00	41,250
Purchase	10755	8/11/2023	FFCB Note	1,000,000	99.45	994,500
Purchase	10755	8/25/2023	US Treasury Note	1,000,000	96.45	964,453
Purchase	10755	9/8/2023	Cash Custodial Cash Account	16,250	1.00	16,250
Purchase	10755	8/15/2023	Cash Custodial Cash Account	3,125	1.00	3,125
Purchase	10755	8/24/2023	Cash Custodial Cash Account	1,000,000	1.00	1,000,000
Purchase	10755	8/25/2023	Cash Custodial Cash Account	8,750	1.00	8,750
Purchase	10755	8/15/2023	Cash Custodial Cash Account	1,000,000	1.00	1,000,000
Purchase	10755	8/24/2023	Cash Custodial Cash Account	1,250	1.00	1,250
Purchase	10755	8/26/2023	Cash Custodial Cash Account	10,313	1.00	10,313
Purchase	10755	9/9/2023	Cash Custodial Cash Account	23,750	1.00	23,750
Purchase	10755	9/13/2023	Cash Custodial Cash Account	40,250	1.00	40,250
Purchase	10755	9/14/2023	FHLB Note	1,000,000	99.55	995,480
Purchase	10755	9/15/2023	Cash Custodial Cash Account	19,375	1.00	19,375
Purchase	10755	9/15/2023	Cash Custodial Cash Account	1,000,000	1.00	1,000,000
Purchase	10755	9/30/2023	Cash Custodial Cash Account	1,000,000	1.00	1,000,000
Purchase	10755	9/30/2023	Cash Custodial Cash Account	3,750	1.00	3,750
Purchase	10755	10/5/2023	US Treasury Note	1,000,000	99.09	990,859
Purchase	10755	10/15/2023	Cash Custodial Cash Account	42,500	1.00	42,500
Purchase	10755	10/15/2023	Cash Custodial Cash Account	1,000,000	1.00	1,000,000
Purchase	10755	10/16/2023	Cash Custodial Cash Account	488	1.00	488
Purchase	10755	10/16/2023	Cash Custodial Cash Account	780,000	1.00	780,000
Purchase	10755	11/6/2023	Cash Custodial Cash Account	1,000,000	1.00	1,000,000

Appendix D

Investments: Transaction Summary

(07/1/2023-12/31/2023)

Type	Account Short Name	Trade Date	Description	Quantity	Price	Amount
Purchase	10755	11/6/2023	Cash Custodial Cash Account	1,250	1.00	1,250
Purchase	10755	11/9/2023	Cash Custodial Cash Account	2,500	1.00	2,500
Purchase	10755	11/9/2023	Cash Custodial Cash Account	1,000,000	1.00	1,000,000
Purchase	10755	11/15/2023	Cash Custodial Cash Account	37,656	1.00	37,656
Purchase	10755	11/16/2023	Cash Custodial Cash Account	13,125	1.00	13,125
Purchase	10755	11/18/2023	Cash Custodial Cash Account	22,500	1.00	22,500
Purchase	10755	11/27/2023	Cash Custodial Cash Account	800,000	1.00	800,000
Purchase	10755	11/27/2023	Cash Custodial Cash Account	1,000	1.00	1,000
Purchase	10755	12/4/2023	Cash Custodial Cash Account	1,000,000	1.00	1,000,000
Purchase	10755	12/4/2023	Cash Custodial Cash Account	1,250	1.00	1,250
Purchase	10755	12/12/2023	Cash Custodial Cash Account	48,181	1.00	48,181
Purchase	10755	10/1/2023	Cash Custodial Cash Account	12,550	1.00	12,550
Purchase	10755	10/28/2023	Cash Custodial Cash Account	20,000	1.00	20,000
Purchase	10755	10/31/2023	Cash Custodial Cash Account	20,000	1.00	20,000
Purchase	10755	12/13/2023	Cash Custodial Cash Account	21,781	1.00	21,781
Purchase	10755	12/14/2023	Cash Custodial Cash Account	15,625	1.00	15,625
Purchase	10755	12/15/2023	Cash Custodial Cash Account	36,875	1.00	36,875
Purchase	10755	12/15/2023	Cash Custodial Cash Account	1,000,000	1.00	1,000,000
Purchase	10755	12/20/2023	Cash Custodial Cash Account	1,000,000	1.00	1,000,000
Purchase	10755	12/20/2023	Cash Custodial Cash Account	3,400	1.00	3,400
Purchase	10755	12/31/2023	Cash Custodial Cash Account	8,750	1.00	8,750
Purchase Total						20,025,891
Sale	10755	8/15/2023	Cash Custodial Cash Account	994,625	1.00	994,625
Sale	10755	7/17/2023	Cash Custodial Cash Account	1,007,894	1.00	1,007,894
Sale	10755	7/31/2023	Cash Custodial Cash Account	1,003,500	1.00	1,003,500
Sale	10755	8/25/2023	Cash Custodial Cash Account	965,557	1.00	965,557
Sale	10755	9/15/2023	Cash Custodial Cash Account	1,000,747	1.00	1,000,747
Sale	10755	10/5/2023	Cash Custodial Cash Account	1,001,009	1.00	1,001,009
Sale Total						5,973,331
Short Sale	10755	7/14/2023	Cash Custodial Cash Account	1,007,894	1.00	-1,007,894
Short Sale	10755	7/27/2023	Cash Custodial Cash Account	1,003,500	1.00	-1,003,500
Short Sale	10755	8/11/2023	Cash Custodial Cash Account	994,625	1.00	-994,625
Short Sale	10755	9/14/2023	Cash Custodial Cash Account	1,000,747	1.00	-1,000,747
Short Sale Total						-4,006,766
Grand Total						32,058,809

Appendix D

Investments: Descriptions

The Board-adopted Investment Policy identifies safety of principal as the foremost objective of the investment program. Steps are taken to ensure the safety of principal including limiting investments to the safest types of securities and diversifying the investment portfolio so any potential risk is insignificant.

Investment Descriptions

North Carolina Capital Management Trust: Government Portfolio: The North Carolina Capital Management Trust is a SEC registered money market mutual fund. Shares of the portfolio are offered exclusively to local governments, public authorities, and similar entities. The investment objective of the Government Portfolio is to obtain as high a level of current income as is consistent with the preservation of capital and liquidity and to maintain a constant net asset value (NAV) of \$1.00 per share.

North Carolina Investment Pool: This is a commingled local government investment pool (LGIP) established to invest idle funds in various short-term investments in accordance with North Carolina General Statutes. It operates similarly to a money market mutual fund, although it is not registered with the SEC. This pool combines the cash of participating jurisdictions and invests the cash in securities allowed under North Carolina's laws. This pool's goal objective is to maintain a constant NAV of \$1.00 per share.

Chandler: Investment management company that handles all other County investments. Chandler follows the County's investment policy and state statute when making investments and provides a quarterly compliance report stating such.

Appendix D

Investments: Compliance Statement

Compliance Statement

This is a statement of compliance with the Investment Policy of Buncombe County. The Investment Policy outlines the objectives, guidelines, and procedures for the management of the County's funds. The Investment Policy is reviewed annually and updated as necessary to reflect changes in the County's financial situation, risk tolerance, and market conditions. The Investment Policy is intended to ensure that the company's funds are invested prudently, diversely, and ethically, in accordance with all relevant laws and with the County's mission and values.

The undersigned hereby certifies that, to the best of their knowledge and belief, all investments made by or on behalf of Buncombe County during the period from October 1, 2023 to December 31, 2023 were in compliance with the Investment Policy. The undersigned also certifies that they have exercised due diligence and care in selecting, monitoring, and evaluating the performance of the investment managers and custodians. The undersigned further certifies that they have reported any deviations from the Investment Policy by including a schedule of such deviations herein along with justification and timetable for resolution.

☒ All transactions and holdings are in compliance with County Policy and North Carolina General Statutes

☐ Not all transactions and holdings are in compliance with County Policy and North Carolina General Statutes. Deviations have been listed below along with justification and resolution details:

Transaction/Holding	Justification	Resolution
N/A	N/A	N/A



Melissa Moore
Finance Director

Appendix E

General Fund Budget Amendments

Adopted General Fund Budget:	7/1/2023	\$	430,420,441
First Quarter Amendments:			
State funding for LGBTQ+ quit tobacco digital media campaign (HHS)	August		17,899
Budget Carryforwards	September		4,947,181
Second Quarter Amendments:			
Education support (Education)	October		-
State funding for extension of community-based programs to prevent opioid overdoses (HHS)	October		19,847
Vehicle Budget Carryforwards	October		679,605
County Match for Sustainability Grant (Existing Budget)	November		-
Knuckle Deep Barbecue Festival donation for the Holiday Gifting Program (HHS)	November		16,424
Friends of Pack Library donation for One Book event (Library)	December		9,000
County Match for Sheriff's Office Grant (Existing Budget)	December		-
Amended General Fund Budget	12/31/2023	\$	436,110,397

Appendix F Fund Report

SUMMARY ANNUAL FUNDS FUND	Annual Budget	Revenue YTD Actual	% of Budget	Expenditures YTD Actual	% of Budget
100 General	436,110,397	246,680,630	56.6%	207,012,401	47.5%
120 Air Quality	1,116,668	485,189	43.4%	560,365	50.2%
220 Occupancy Tax	40,000,000	16,990,011	42.5%	16,990,011	42.5%
221 Reappraisal Reserve Fund	739,388	625,000	84.5%	221,280	29.9%
223 911	1,364,141	62,024	4.5%	296,424	21.7%
225 ROD Automation	150,050	68,606	45.7%	42,178	28.1%
226 Register of Deeds	400,000	136,130	34.0%	118,382	29.6%
228 Special Taxing Districts	67,274,346	37,616,905	55.9%	25,823,594	38.4%
229 Opioid Settlement	2,711,995	3,341,690	123.2%	1,145,245	42.2%
230 Transportation	6,847,368	999,579	14.6%	1,890,940	27.6%
231 Woodfin PDF	788,428	(2)	0.0%	195,379	24.8%
270 Forfeitures	120,000	360,440	300.4%	31,044	25.9%
272 Sondley Estate Trust Fund	-	(306)	0.0%	-	0.0%
273 School Fines and Forfeitures	2,000,000	752,189	37.6%	370,124	18.5%
276 Representative Payee	500,000	363,638	72.7%	256,692	51.3%
466 Solid Waste	15,920,499	6,238,091	39.2%	6,144,460	38.6%
467 Real-Time Intelligence Center	169,000	49,988	29.6%	1,370	0.8%
469 Inmate Commissary	483,587	67,654	14.0%	142,259	29.4%
480 Health and Dental Insurance	38,574,241	21,527,208	55.8%	18,643,029	48.3%
481 LGERS Stabilization	298,000	-	0.0%	-	0.0%
482 Medicare Benefits	790,000	756,286	95.7%	487,570	61.7%
483 Workers' Compensation	865,419	859,893	99.4%	687,429	79.4%
484 Property and Liability Insurance	2,340,391	1,723,536	73.6%	643,911	27.5%
575 Inmate Trust	-	218	0.0%	-	0.0%
Total Annual Funds	619,563,918	339,704,591	54.8%	281,704,085	45.5%

SUMMARY MULTI-YEAR FUNDS FUND	Annual Budget	Revenue LTD Actual	% of Budget	Expenditures LTD Actual	% of Budget
224 Special Programs	67,580,099	43,397,890	64.2%	23,330,680	34.5%
326 Public School Capital Needs Fund	357,058,427	284,957,543	79.8%	259,119,817	72.6%
327 Grant Projects	132,310,349	102,023,977	77.1%	79,938,742	60.7%
333 AB Tech	206,572,821	193,618,589	93.7%	171,059,978	82.8%
335 Public School ADM Sales Tax and Lottery Projects	85,411,358	59,547,889	69.7%	60,056,015	70.3%
341 Capital Project	143,784,921	66,358,631	46.2%	47,206,112	32.8%
342 Landfill Capital Projects	18,705,306	18,693,091	99.9%	16,574,882	88.6%
343 Housing/Open Space Bond Projects	16,760,487	-	0.0%	158,471	0.9%
Total Multi-Year Funds	1,028,183,768	768,597,610	74.8%	657,444,697	64.0%

Appendix G

Department Report

SUMMARY ANNUAL FUNDS FUND	Annual Budget	Revenue		Expenditures	
		YTD Actual	% of Budget	YTD Actual	% of Budget
Cultural and Recreational	525,680	341,864	65.0%	5,122,878	46.9%
Debt	2,673,251	(423)	0.0%	2,813,728	14.1%
Economic & Physical Development	4,699,079	3,560,561	75.8%	4,166,549	39.7%
Education	-	-	0.0%	60,696,016	49.8%
General Government	15,418,842	6,762,260	43.9%	33,295,348	46.1%
General Revenues	316,076,164	207,282,793	65.6%	-	0.0%
Human Services	48,130,406	20,276,504	42.1%	45,546,252	47.4%
Other Financing Sources and Uses	33,746,846	2,488,663	7.4%	12,571,475	88.3%
Public Safety	14,840,129	5,968,408	40.2%	42,800,155	47.4%
Total Annual Funds	436,110,397	246,680,630	56.6%	207,012,401	47.5%

Referenced Financial Policies

[Fund Balance Policy](#)

[Debt Policy](#)

[Investment Policy](#)

[Debt Transparency Dashboard](#)



Buncombe County FY2024 2nd Quarter Financial Report

(unaudited)
Presented by

Melissa Moore



FY2024 Items for Review

- ✓ General Fund Budget to Actual Summary
- ✓ Solid Waste Fund- Enterprise Fund
- ✓ County Capital Projects
- ✓ Investments

Based on December 2023 unaudited budget and actuals and investment statements

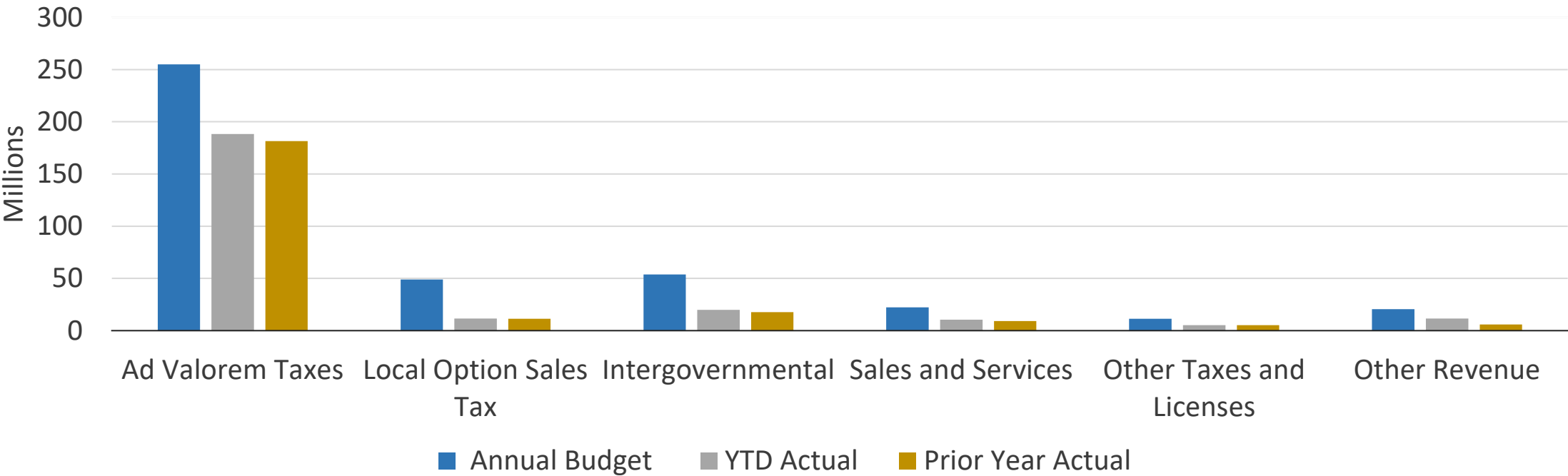


FY2024 General Fund Budget to Actual Revenue by Type

(in millions)

*Amended Budget = \$436.1M
YTD Actual = \$246.7M
PY YTD Actual = \$230.7M

60% of budget, 6.9% increase from PY



*Includes Appropriated Fund Balance of \$24.3M

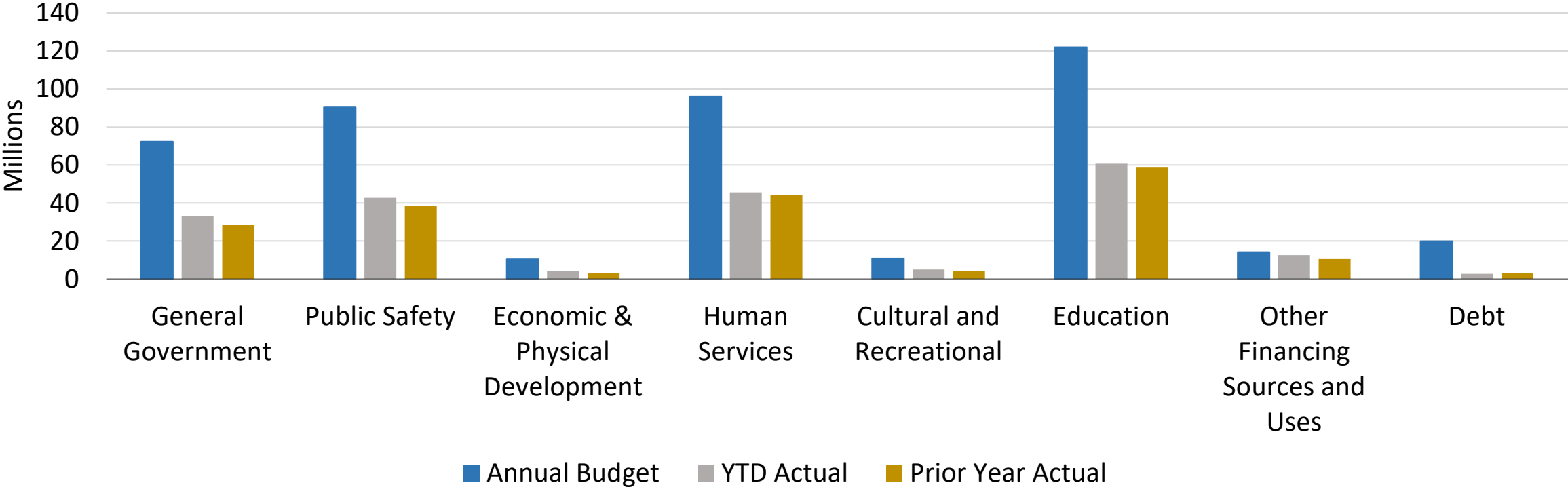


FY2024 General Fund Budget to Actual Expenditure by Function

(in millions)

Amended Budget = \$436.1M
YTD Actual = \$207.0M
PY YTD Actual = \$191.8M

47.5% expended, 7.9% increase from PY

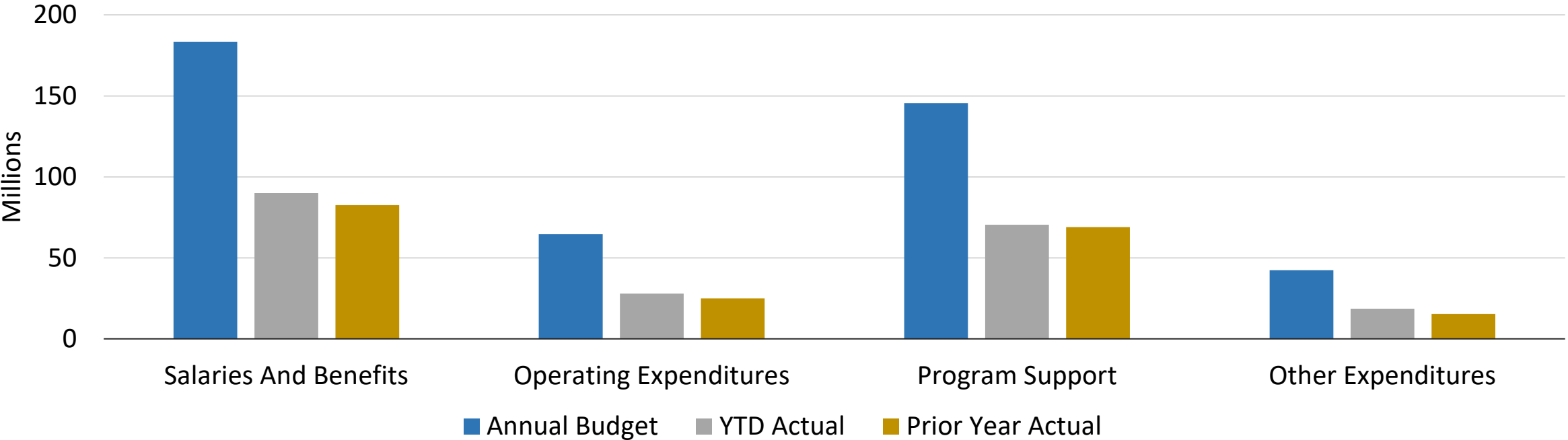


FY2024 General Fund Budget to Actual Expenditure by Category

(in millions)

Amended Budget = \$436.1M
YTD Actual = \$207.0M
PY YTD Actual = \$191.8M

47.5% expended, 7.9% increase from PY



FY2024 Solid Waste Fund Budget to Actual Revenue by Type

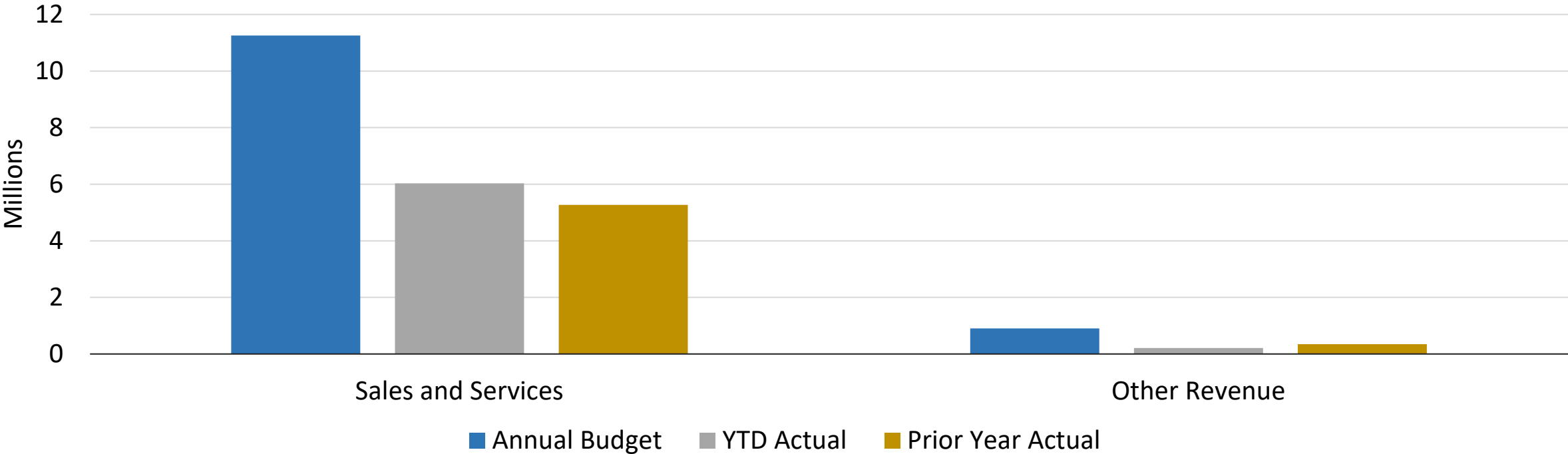
(in millions)

*Amended Budget = \$15.9M

YTD Actual = \$6.2M

PY YTD Actual = \$5.6M

51.3% of Budget, 11.1% increase from PY



*Includes Appropriated Fund Balance of \$3.7M

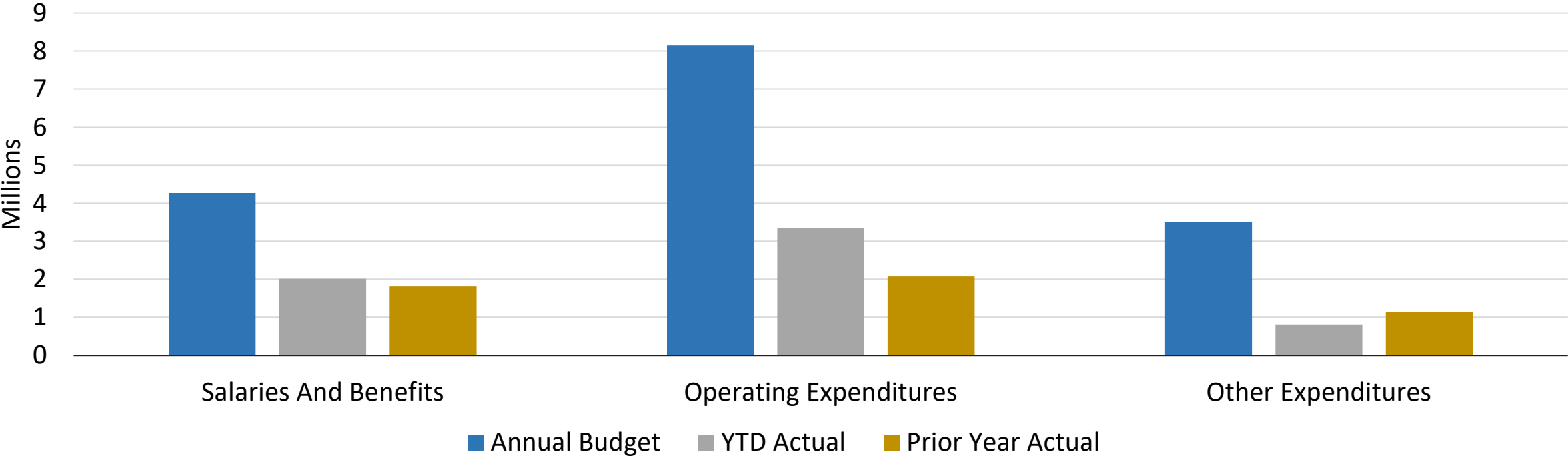


FY2024 Solid Waste Fund Budget to Actual Expenditure by Category

(in millions)

Amended Budget = \$15.9M
YTD Actual = \$6.1M
PY YTD Actual = \$5.0M

38.6% expended, 22.5% increase from PY



FY2024 County Capital Projects

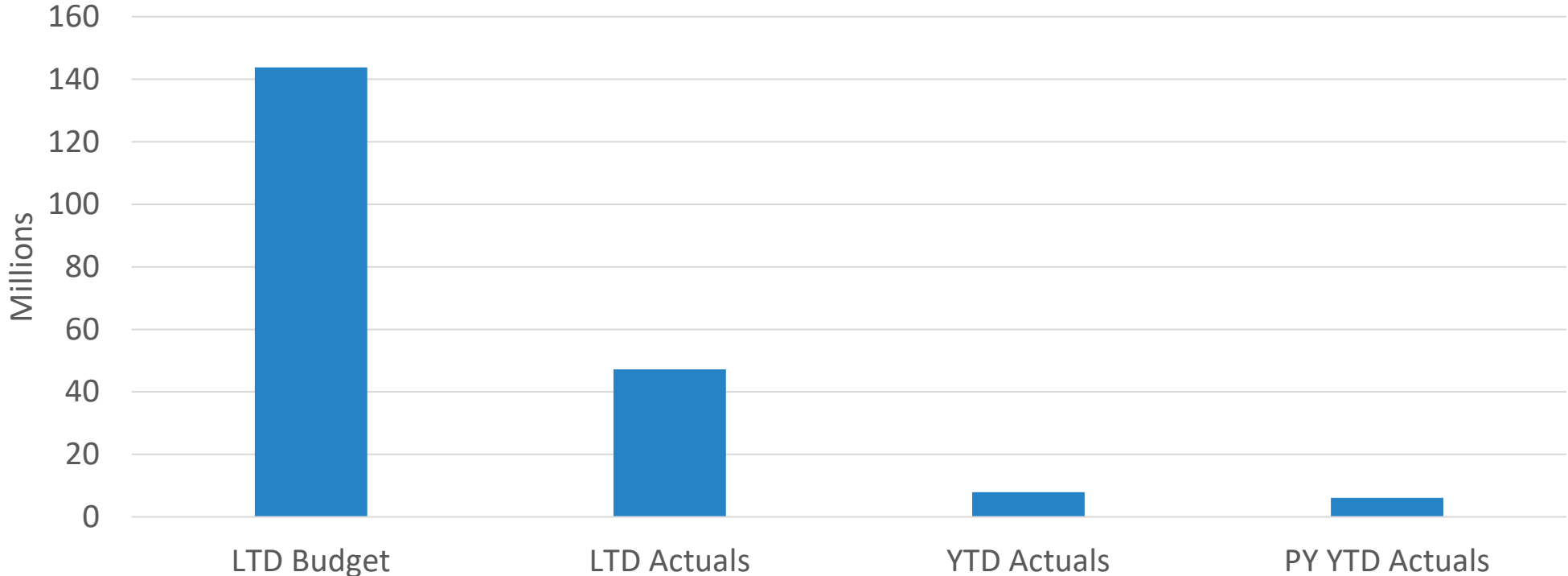
LTD Budget = \$143.8M

LTD Actuals = \$47.2M

YTD Actuals = \$7.9M

PY YTD Actuals = \$6.2M

32.8% of Budget (LTD), 28.6% increase from PY (YTD)



Investment Portfolio Summary

	NCCMT	NCIP	Chandler	Total
Average Maturity (days)	25	46	408.8	
Average Modified Duration*	N/A	N/A	1.06	
Average S&P/Moody Rating	AAAm/ AAA-mf	AAAm/ N/A	AA+/ Aaa	
Income Earned QTD	\$707,549	\$686,374	\$291,789	\$1.7M
Income Earned YTD	\$1.4M	\$1.4M	\$550,192	\$3.4M
Assets Under Management	\$64.3M	\$49.9M	\$48.7M	\$162.9M

*Not reported by NCIP or NCCMT

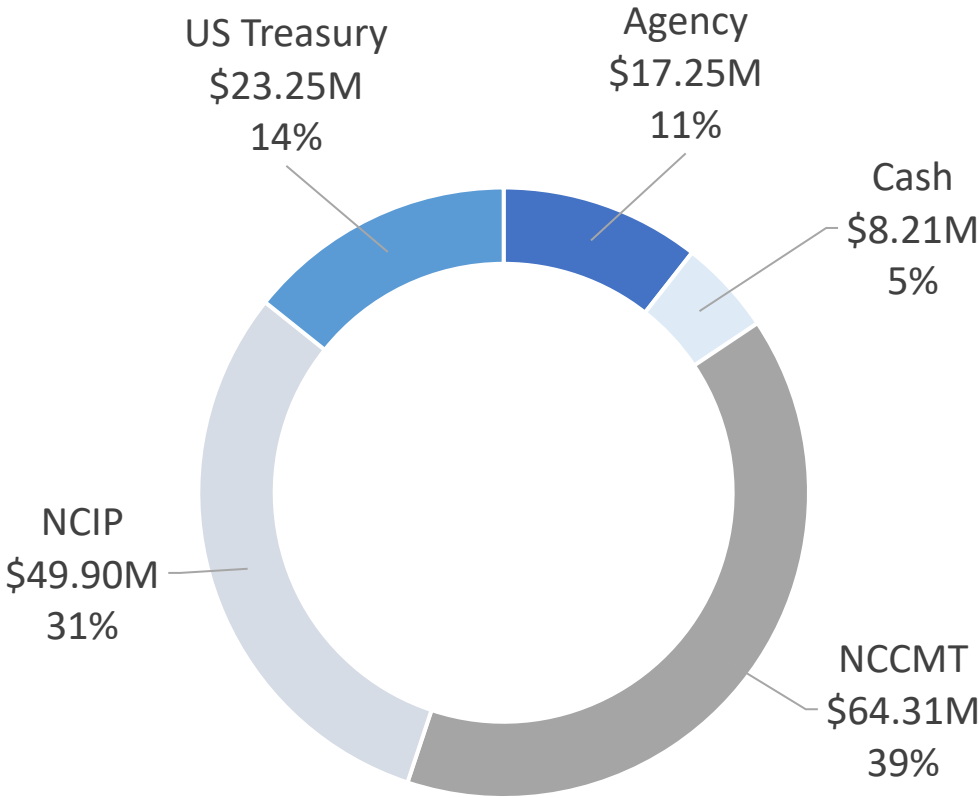
Cash and Investments Overview

Cash and investments:	\$388.3M
Total investments:	\$162.9M
Percentage of investments to cash:	42%



Investment Portfolio Summary cont.

Investment Portfolio Composition



Total Rate of Return:	1 Month	3 Months	12 Months	Since Inception
Chandler	0.75%	1.92%	4.58%	0.54%
Chandler Benchmark	0.92%	2.15%	4.53%	0.58%
NCIP	5.52%	5.67%	5.31%	N/A
NCCMT	N/A	N/A	5.05%	3.70%



Questions?





Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: 2/20/2024

Presentations

Department: Planning & Development Department

Presenter(s): Matthew Cable, Planning-Community Development

Contact(s): Nancy Williams & Matthew Cable

Subject: Community Development Block Grant – Neighborhood Revitalization (CDBG-NR) Quarterly Update

Brief Summary: Update Board of Commissioners on the Community Development Block Grant - Neighborhood Revitalization activities as required by North Carolina Department of Commerce (NCDOC) Rural Economic Development Division (REDD).



CDBG-NR QUARTERLY UPDATE

Presented by

Matthew Cable, Community Development Division Manager

February 20, 2024



CDBG – NR

COMMUNITY DEVELOPMENT BLOCK GRANT – NEIGHBORHOOD REVITALIZATION

COMMUNITY DEVELOPMENT DIVISION | NANCY WILLIAMS

Fast Facts

- *Funder:* NC Department of Commerce
- *Award:* \$400,000
- *Grant Dates:* December 2022 to June 2025
- *Grant Fiscal Year:* FY 2023 to FY 2025
- *Staffing:* 2
- *County Match:* No
- *Reporting Cycle:* Quarterly
- *Up to Date on Reporting:* Yes, Annual Report Completed

Monitoring

- Eligibility and funding are monitored on many levels
- NC Department of Commerce Rural Economic Development Division staff monitor Buncombe County and the Subrecipient
- Community Development Division staff monitor the Subrecipients

Department/Cost Center Issues/Roadblocks

- Project design (post award subrecipient selection) atypical
- Subrecipient limited organizational capacity
- Grant timeframes may result in use of less than full award

Overview

- Supports home repair for low-and moderate-income homeowners
- Nonprofit subrecipient(s) will manage the home repair program
- Subrecipient: Asheville Area Habitat for Humanity

Highlights

- Prioritizes home repairs up to \$30,000 per residence
- Will serve 40+ homeowners at <70% Area Median Income
- Available to homeowners outside the City of Asheville
- Subrecipient will form a CDBG required selection committee

Department /Cost Center Solutions

- County requested extension to complete subrecipient selection
- Subrecipient indicated additional capacity in a future year
- County requested extension to allow for additional use of award



CDBG-NR GRANT PROJECT ADMINISTRATION ACTIVITIES TO DATE

- Submit CDBG-NR Required Award Documents
- RFP Rounds April and July 2023
- Select Subrecipient
- Submit Annual Report
- Request Extension

 **Contract with Subrecipient**



CDBG-NR GRANT PROJECT ADMINISTRATION REMAINING ACTIVITIES

Selection Committee Convenes and Selects Sites

- County Conducts Environmental Reviews for Each Home
- NCDOC HRC and REDD Review of County Conducted Environmental Reviews
- County Monitors Subrecipient Activities Based on Contract and CDBG-NR Guidelines
- Subrecipient Prepares/Submits and County Processes Draw Requests
- County Prepares/Submits Reimbursement Request to NCDOC REDD
- County and Subrecipient Project Closeout with NCDOC REDD



QUESTIONS?





Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: 2/20/2024

Public Hearings

Department: Planning & Development

Presenter(s): Haylee Madfis

Contact(s): Haylee Madfis; Gillian Phillips

Subject: ZPH2023-00040 East Valley LLC Rezoning

Brief Summary: Marc Wright of East Valley, LLC has applied to rezone one (1) parcel of land identified as tax lot PIN 9678-47-0815 (1700 and 1702 Tunnel Road) R-2 Residential to EMP Employment.

Recommended Motion & Requested Action:

1. Planning Staff recommends approval of the request
2. The Planning Board unanimously recommends approval of the request

County Manager's comments and Recommendation: County Manager recommends as presented.



ZONING MAP AMENDMENT
STAFF ANALYSIS
Legislative Hearing

LOCATION MAP		A. CASE	
		ZPH2023-00040 East Valley LLC Rezoning	
		B. PROPERTY INFORMATION	
		PIN(s): 9678470815 Addresses: 1700 & 1702 Tunnel Rd. Owner(s): East Valley LLC Acreage: .99 total acres Utilities: Public water and sewer Access Road: Tunnel Rd.	
C. REZONING REQUEST			
Summary: Marc Wright of East Valley LLC has requested to rezone one parcel of land from R-2(Residential) to EMP (Employment).		Existing: R-2 Residential	
		Proposed: EMP – Employment	
D. PUBLIC NOTICE		Planning Board	Board of Commissioners
Citizen Times and BC website:		1/10/24 & 1/11/24	2/9/24
Mailed to owners within 1,000 ft:		1/11/24	2/6/24
Physical posting on site:		1/12/24	2/9/24
Hearing Date:		1/22/24	2/20/24
E. RECOMMENDATION & SUMMARY OF CONSISTENCY REVIEW			
STAFF: APPROVAL PLANNING BOARD: APPROVAL		Staff recommends that the rezoning of the parcel be approved as it conforms to the recommendations from the Comprehensive Plan’s GEC Character Map, the Plan Policies and Actions, and neighborhood consistency.	

F. SPOT ZONING ANALYSIS

Spot Zoning: A zoning ordinance, or amendment, which singles out and reclassifies a relatively small tract owned by a single person and surrounded by a much larger area uniformly zoned, so as to impose upon the smaller tract greater restrictions than those imposed upon the larger area, or so as to relieve the small tract from restrictions to which the rest of the area is subjected, is called "spot zoning." *Spot Zoning, David W. Owens, April, 2020, quoting Blades v. City of Raleigh, 280 N.C. 531, 547, 187 S.E.2d 35, 45 (1972).*

CONSISTENTPOTENTIAL
SPOT
ZONING**1. Staff Analysis of spot zoning:**

The subject acreage is adjacent to property currently zoned EMP. Based on the nature of the request, Staff does not have concerns related to spot zoning.

X**G. 2043 COMPREHENSIVE PLAN CONSISTENCY**

PLEASE NOTE: If a rezoning request is approved that is not consistent with the adopted comprehensive plan, the zoning amendment shall have the effect of also amending any future land use map (e.g., the Growth, Equity, and Conservation Map) in the approved plan. No additional request or application for a plan amendment shall be required per the statute.

GEC CHARACTER FRAMEWORK (FUTURE LAND USE MAP):CONSISTENTNOT
CONSISTENT**1. FLUM CATEGORY DESCRIPTION**

The proposed rezoning is consistent with the Character area description of 'Mixed Use I' where this parcel is located.

X**2. WASTEWATER & POTABLE WATER TYPE**

The parcel has access to public water and sewer.

X**3. DENSITY**

The proposed zoning district has a maximum density of up to 12 units an acre which is consistent with the Character area recommendations.

X**4. PRIMARY AND SECONDARY LAND USES**

The uses allowed in the proposed zoning district match those recommended in the Character Framework for this area.

X**PLAN POLICIES AND ACTIONS:**CONSISTENTNOT
CONSISTENT**5. Proximity to Transportation Corridor (Transportation Action 4)**

The parcel is located on a major transportation corridor, Tunnel Rd., which turns into US HWY 70.

X**6. Support higher density residential development near job centers and amenities (Transportation Action 4)**

The rezoning from R-2 to EMP will not result in any change to the allowable density.

X

7. Prioritize environmental conservation of other natural lands (such as intact forest lands, wetlands, and other unique habitats) to protect and increase the capacity to sustain the county's existing biodiversity (<i>Env. Conserv. Action 3</i>) This parcel is in the Mixed Use I area on the GEC Map. This is a growth area and so this question does not apply.	N/A	
8. Prioritize the conservation of physical connections between natural landscapes to avoid fragmentation of large forest blocks in order to benefit wildlife migration (<i>Env. Conserv. Action 3</i>) This rezoning would not cause the fragmentation of a large forest block.	X	
9. Using the guidance of the GEC Map, work with private development partners to bring new sites to market that have promising transportation access, proximity to current and future economic corridors, a robust utility service, labor draw, community synergies, etc. (<i>Economic Dev. Action 2</i>) The rezoning of this parcel will increase the land use options for the existing and future property owners. It is located on Tunnel Rd., a major transportation corridor.	X	
10. Support the creation of place-based community gathering destinations at Walkable Destination Centers, Mixed Use Areas, and Rural Centers identified on the GEC Map (<i>Economic Dev. Action 3</i>) The EMP Employment District is primarily intended to concentrate sites for office uses, industrial uses, storage and warehousing, and wholesale trade. Rezoning the subject parcel to EMP would not necessarily result in the creation of more place-based community gathering destinations in the Mixed Use I area where it is located.	N/A	
11. Integrate equity considerations into projects that improve air, water, and land quality by utilizing tools including redlining maps of Asheville and other municipalities and EPA's Environmental Justice Screening Tool (<i>Health Action 7</i>) The parcel is not in an area identified on the red lining map of Asheville and does not score high on the Buncombe County Community Index Map Equity Index.	Equity Analysis is not recommended for this parcel.	
ENVIRONMENTAL:	<u>CONSISTENT</u>	<u>NOT CONSISTENT</u>
12. Steep Slope/High Elevation and Protected Ridge Overlay Districts The parcel is not within an Overlay District.	X	
13. Regulated Flood Hazard Areas The parcel is not located within a regulated flood hazard area.	X	
14. High or Moderate Hazard Stability Areas The parcel does not contain hazard stability areas.	X	

H. NEIGHBORHOOD CONSISTENCY			CONSISTENT	NOT CONSISTENT
1. CURRENT DEVELOPMENT TYPES: Subject acreage has the following adjacent zonings and uses:			X	
DIRECTION	ZONING	ADJACENT USES		
NORTH	R-2 Residential	Residential Building Lot		
EAST	R-2 Residential	Residential Building Lot		
SOUTH	EMP Employment	Multiple Residence and Manufacturing		
WEST	EMP Employment	Medical Office		
2. Does the proposed rezoning allow for any transition between higher density or intensity uses and lower density or intensity uses? <i>(Examples include medium intensity zoning between a low and high intensity district, topographic separations, other natural features to ensure a transition or buffer.)</i> The rezoning of the property from R-2 to EMP will cause an increase in the types and intensity of uses allowed on the property. The properties to the north and east of the subject parcel are zoned R-2. While there would not be a zoning district transition between them and the proposed EMP zoning district there is currently a wooded area buffering these parcels from the subject parcel and buffering is required for any commercial development adjacent to a residential use.				X
3. Are the uses allowed in the proposed zoning district compatible with the existing uses in the area? The proposed zoning district allows a variety of uses from residential to commercial, storage, and industrial. The existing uses in the area includes single-family residential, warehouse storage, and medical office. Tunnel Road is a major transportation corridor and the EMP zoning district is well suited for this location.			X	
4. ALLOWED DEVELOPMENT TYPES AFTER CHANGE: The proposed rezoning would allow additional uses in the EMP district that are not currently allowed in the R-2 districts. Examples of uses that would be allowed after the rezoning include commercial planned unit developments, adult entertainment establishments, asphalt plants, concrete plants, motor vehicle maintenance and repair, nightclubs, bars, veterinary clinics, banks, cargo terminals, hotels or motels, manufacturing facilities, restaurants, retail, warehousing, vacation rental complexes, and more.				

5. DENSITY & DIMENSIONAL STANDARDS COMPARISON:

		Existing District:	Proposed District:
		R-2 Residential	EMP Employment
Min. Lot Size	No Public Sewer Public Sewer/No Water Public Water & Sewer	30,000 SF 10,000 SF 6,000 SF	30,000 SF 10,000 SF 5,000 SF
Max. dwelling units per acre		12	12
Setbacks (Front/Side/Rear)		10/7/15 with public sewer 20/10/20 septic system	20/10/20
Max. height		35 feet	90 feet

6. PREVIOUS ZONING ACTIONS & RELEVANT SITE HISTORY:

There are currently two structures on the property that appear to have been there since before 1998. There does not seem to be any record of previous zoning actions for this parcel.

I. COMPARISON OF ZONING ORDINANCE DISTRICT STATEMENT OF INTENT**EXISTING ZONING DISTRICT – R-2**

The R-2 District is primarily intended to provide locations for residential development and supporting recreational, community service and educational uses in areas where public water and sewer services are available or will likely be provided in the future. These areas will usually be adjacent to R-1 Residential Districts, will provide suitable areas for residential subdivisions requiring public water and sewer services, and in order to help maintain the present character of R-1 districts, will not allow manufactured home parks.

PROPOSED ZONING DISTRICT – EMP

The EMP Employment District is primarily intended to provide appropriately located sites for employment concentrations primarily for office uses, industrial uses, storage and warehousing, and wholesale trade. Such locations should currently have public water and sewer services available or be expected to have these services in the future. Only those manufacturing uses will be allowed which meet all local, state and federal environmental standards, and do not involve obnoxious noise, vibrations, smoke, gas, fumes, odor, dust, fire hazards, or other objectionable conditions which would be detrimental to the health, safety, and general welfare of the community. These areas will also include sites suitable for supportive activities such as community service, commercial service, and residential uses.

J. EQUITY ANALYSIS

- 1. Buncombe County Government is utilizing an Equity Analysis Tool for certain types of planning-related development decisions. The following is Staff's Equity Analysis for this rezoning:**

Based on this parcel's ranking on the Community Index Map, this parcel is not located in an equity opportunity area.

K. PLANNING BOARD RECOMMENDATION

1. BOARD BASIS FOR DECISION MAKING

The Board must determine if there is a reasonable basis for the requested change in light of its effect on all involved including the following considerations:

- The requested change does not directly or indirectly result in the creation of spot zoning
- Size of the tract in question
- Compatibility of the change with the adopted 2043 Comprehensive Plan
- Benefits and detriments resulting from the change for the owner of the newly zoned property, their neighbors, and the surrounding community
- Relationship between the uses envisioned under the new zoning and the uses currently present in adjacent tracts

References: Good Neighbors of South Davidson v. Town of Denton, 355 N.C. 254, 559 S.E.2d 768 (2002)
Chrismon v. Guilford County, 322 N.C. 611, 370 S.E.2d 579 (1988)

L. BOARD OPTIONS

The following options are available to the Board:

- a. Recommend approval of the proposed rezoning, as presented.
- b. Recommend approval of a portion of the proposed rezoning.
- c. Recommend denial of the proposed rezoning, as presented.

M. ATTACHMENTS

- Application
- Maps

PLANNING BOARD'S WRITTEN RECOMMENDATION TO THE BUNCOMBE COUNTY
BOARD OF COMMISSIONERS TO APPROVE APPLICATION ZPH2023-00040
REQUESTING AN AMENDMENT TO THE OFFICIAL ZONING MAP

WHEREAS, the Zoning Administrator for Buncombe County has received an application (ZPH2023-00040 – East Valley LLC 1700 Tunnel Rd.) requesting an amendment to The Official Zoning Map of Buncombe County on the parcel(s) depicted in the map attached hereto as “Exhibit A” and identified as follows:

PIN(s): 9678470815

Addresses: 1700 & 1702 Tunnel Rd

Owner(s): East Valley LLC

Applicant(s): Marc Wright of East Valley LLC

WHEREAS, the applicant is requesting that the zoning designation for the subject property be changed from R-2 to EMP.

WHEREAS, the Zoning Administrator certified that notices of the meeting of the Buncombe County Planning Board at which this application was considered have been properly mailed to members of the Planning Board, the applicant(s), owner(s), and all adjoining property owners at least ten (10) days prior to the meeting; public notice of the meeting has been properly published in a newspaper having general circulation in the County; and notices of the public hearing concerning this zoning map amendment have been prominently posted as required; and

WHEREAS, in accordance with North Carolina General Statutes and with the provisions set forth in Division 8 of Chapter 78, Article VI of the Buncombe County Code of Ordinances, the Planning Board duly advertised and held a public hearing to consider the proposed amendment; and

WHEREAS, pursuant to Buncombe County Code of Ordinances Sec. 78-717 and N.C. Gen. Stat. § 160D-604(d), the Planning Board has advised and commented on “whether the proposed amendment is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable” and has provided “a written recommendation to the board of county commissioners” concerning the same (said written recommendation, which is incorporated herein by reference, is attached hereto as “Exhibit B”); and

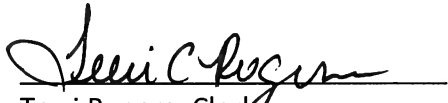
WHEREAS, the Planning Board recommends that the Buncombe County Board of Commissioners **APPROVE** the proposed map amendment by a vote of 8 to 0.

NOW, THEREFORE, THE BUNCOMBE COUNTY PLANNING BOARD HEREBY RECOMMENDS AS FOLLOWS:

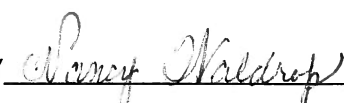
1. The Planning Board recommends that the Buncombe County Board of Commissioners **APPROVE** the proposed Zoning Map amendment as presented in Exhibit A.

Read, approved and adopted this the 22nd day of January 2024.

ATTEST

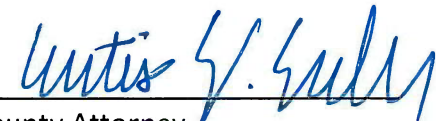

Terri Rogers, Clerk

PLANNING BOARD FOR THE
COUNTY OF BUNCOMBE

BY 

Nancy Waldrop, Chair

APPROVED AS TO FORM


County Attorney

Consented to (YES/NO):

Planning Board Members:

Nancy Waldrop, Chair -
John Noor -
Tim Collins -
Ken Kahn -
Mike Fisher -
Eric Robinson -
Alan Coxie -
Billy Taylor -

Exhibit A

**OFFICIAL ZONING MAP
-EXCERPT-
PROPOSED AMENDMENT**

PIN(s): 9678470815
Addresses: 1700 & 1702 Tunnel Rd.
Owner(s): East Valley LLC
Applicant(s): Marc Wright of East Valley LLC

PROPOSED ZONING DISTRICT – EMP

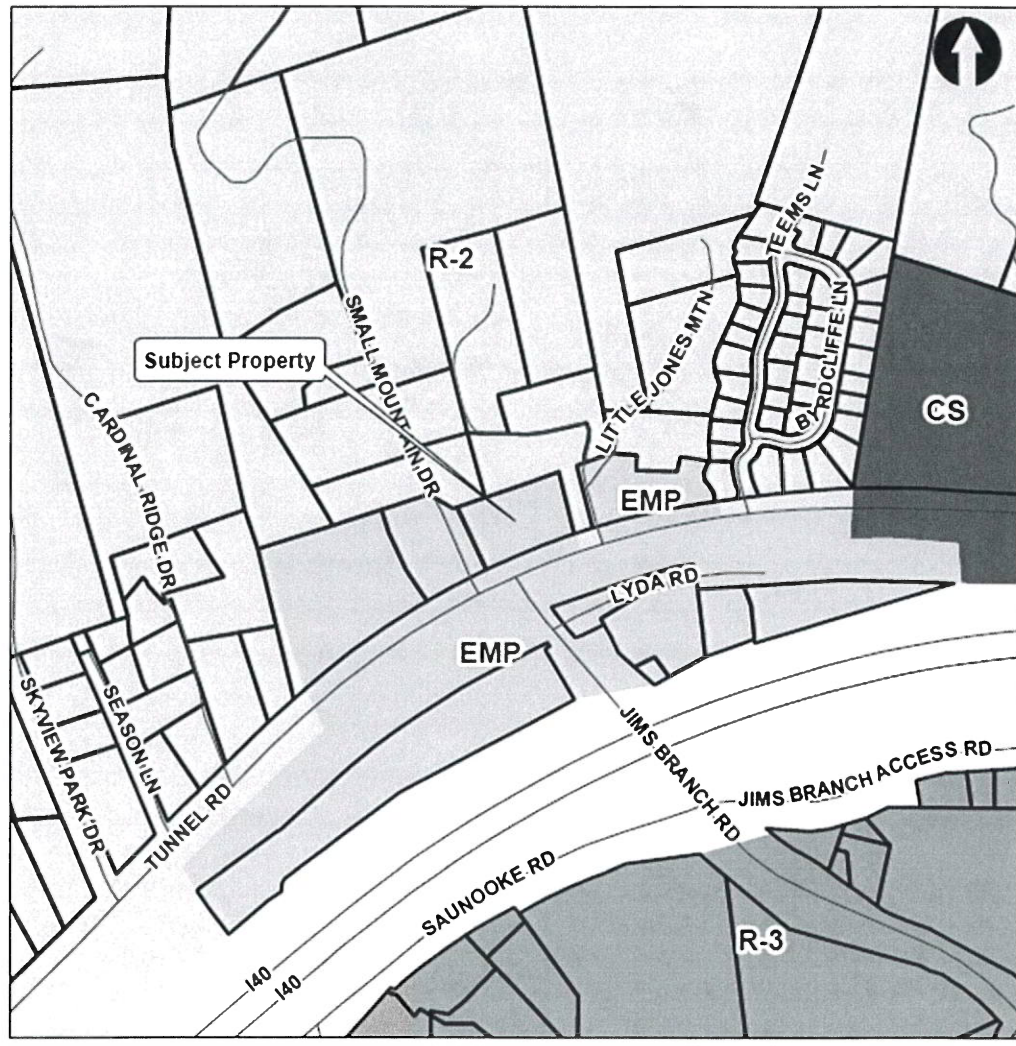


Exhibit B

PLAN CONSISTENCY STATEMENT

ZONING MAP AMENDMENT
CONSISTENT WITH PLAN

Pursuant to N.C. Gen. Stat. §160D-604(d) the Buncombe County Planning Board hereby approves and adopts the following Plan Consistency Statement for the rezoning of tax lot PIN(s) 9678470815 from the from R-2 to EMP The Board finds the following:

1. The proposed rezoning of the subject property is consistent with the Buncombe County 2043 Comprehensive Plan in that the property:
 - A. Is consistent with the GEC Character Framework description
 - B. Is within reasonable proximity to water and sewer infrastructure
 - C. Is within the recommended density of the GEC Character area
 - D. Is consistent with the primary and secondary land uses in the GEC Character Framework
 - E. Is within reasonable proximity to major transportation corridors
 - F. Prioritizes the conservation of physical connections between natural landscapes to avoid fragmentation of large forest blocks in order to benefit wildlife migration
 - G. Has potential to work with private development partners to bring new sites to market that have promising transportation access, proximity to current and future economic corridors, a robust utility service, labor draw, community synergies, etc.
 - H. Is outside of steep slope area
 - I. Is outside of moderate and high slope stability hazards
 - J. Is outside of flood hazard areas
2. The proposed map amendment would not be detrimental to the owners, adjacent neighbors, and surrounding community as it **does** meet a number of goals as identified in the Buncombe County Comprehensive Land Use Plan.

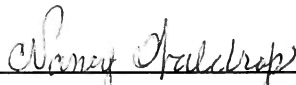
Therefore, the requested zoning would be **reasonable and in the public interest**.

Approved and adopted this the 22nd day of January 2024.

ATTEST

Terri Rogers, Clerk

PLANNING BOARD FOR THE
COUNTY OF BUNCOMBE

BY 
Nancy Waldrop, Chair

ORDINANCE NO. 24-02-08

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF BUNCOMBE COUNTY, CHAPTER 78,
ARTICLE VI OF THE BUNCOMBE COUNTY CODE OF ORDINANCES, THE ZONING ORDINANCE OF
BUNCOMBE COUNTY
ZPH2023-00040

WHEREAS, pursuant to N.C. Gen. Stat. §160D-7-1, the County may adopt a zoning ordinance to regulate development within its territorial jurisdiction;

WHEREAS, on December 1, 2009, the Buncombe County Commissioners enacted Buncombe County Ordinance No. 09-12-01 which established a comprehensive zoning plan for the properties located in Buncombe County outside of the boundaries of incorporated municipalities and their zoning jurisdictions;

WHEREAS, pursuant to N.C. Gen. Stat. §160D-6-2, the County may amend its zoning ordinance after giving proper public notice and holding a public hearing;

WHEREAS, the Planning Board has received an application for an amendment to the Official Zoning Map of Buncombe County, North Carolina ("Official Zoning Map") to rezone the below listed parcels, and shown herein as Exhibit A:

Case: ZPH2023-00040
PIN(s): 9678470815
Addresses: 1700 & 1702 Tunnel Rd.
Owner(s): East Valley LLC
Applicant(s): Marc Wright of East Valley LLC

WHEREAS, the applicant is requesting that the zoning designation for the subject property be changed from R-2 Residential District to the EMP Employment District as shown and depicted in Exhibit A, which is attached hereto and incorporated herein by reference; and,

WHEREAS, in accordance with the procedures set forth in the Buncombe County Zoning Ordinance, the Planning Board met to consider the proposed amendment on January 22, 2024, at which meeting a motion to **approve** the proposed map amendment passed by a vote of **8 to 0**; and,

WHEREAS, this Board has reviewed these written recommendations of the Buncombe County Planning Board; and

WHEREAS, in accordance with North Carolina General Statutes and with the provisions set forth in Division 8 of Chapter 78, Article VI of the Buncombe County Code of

Ordinances, the Board of Commissioners duly advertised and held a public hearing to consider the proposed amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE BUNCOMBE COUNTY BOARD OF COMMISSIONERS THAT:

Section 1. This Board has considered whether this proposed amendment is consistent with the Buncombe County 2043 Comprehensive Plan, and hereby finds the following:

1. The proposed rezoning of the subject property is consistent with the Buncombe County 2043 Comprehensive Plan in that the property:
 - A. Is consistent with the GEC Character Framework description
 - B. Is within reasonable proximity to water and sewer infrastructure
 - C. Is within the recommended density of the GEC Character area
 - D. Is consistent with the primary and secondary land uses in the GEC Character Framework
 - E. Is within reasonable proximity to major transportation corridors
 - F. Prioritizes the conservation of physical connections between natural landscapes to avoid fragmentation of large forest blocks in order to benefit wildlife migration
 - G. Has potential to work with private development partners to bring new sites to market that have promising transportation access, proximity to current and future economic corridors, a robust utility service, labor draw, community synergies, etc.
 - H. Is outside of steep slope area
 - I. Is outside of moderate and high slope stability hazards
 - J. Is outside of flood hazard areas
2. The proposed map amendment would **not be detrimental** to the owners, adjacent neighbors, and surrounding community as it **does** meet a number of goals as identified in the Buncombe County Comprehensive Land Use Plan Update.
3. Therefore, the requested zoning would be **reasonable** and **in the public interest**.

Section 2. This Board does hereby **approve** the request to rezone PIN(s) 9678470815 (1700 & 1702 Tunnel Rd.) Buncombe County, NC, from R-2 Residential District to EMP Employment District, as shown and depicted upon Exhibit A, which is attached hereto and incorporated herein by reference;

Section 3. If any section, subsection, clause or phrase of this ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance;

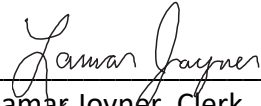
Section 4. All ordinances and clauses of ordinances in conflict herewith be and are hereby repealed to the extent of such conflict; and

Section 5. This ordinance is effective upon adoption.

Read, approved and adopted this the 20th day of February, 2024.

ATTEST

BOARD OF COMMISSIONERS FOR THE
COUNTY OF BUNCOMBE

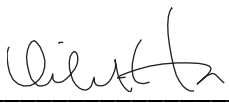


Lamar Joyner, Clerk

BY 

Brownie Newman, Chairman

APPROVED AS TO FORM



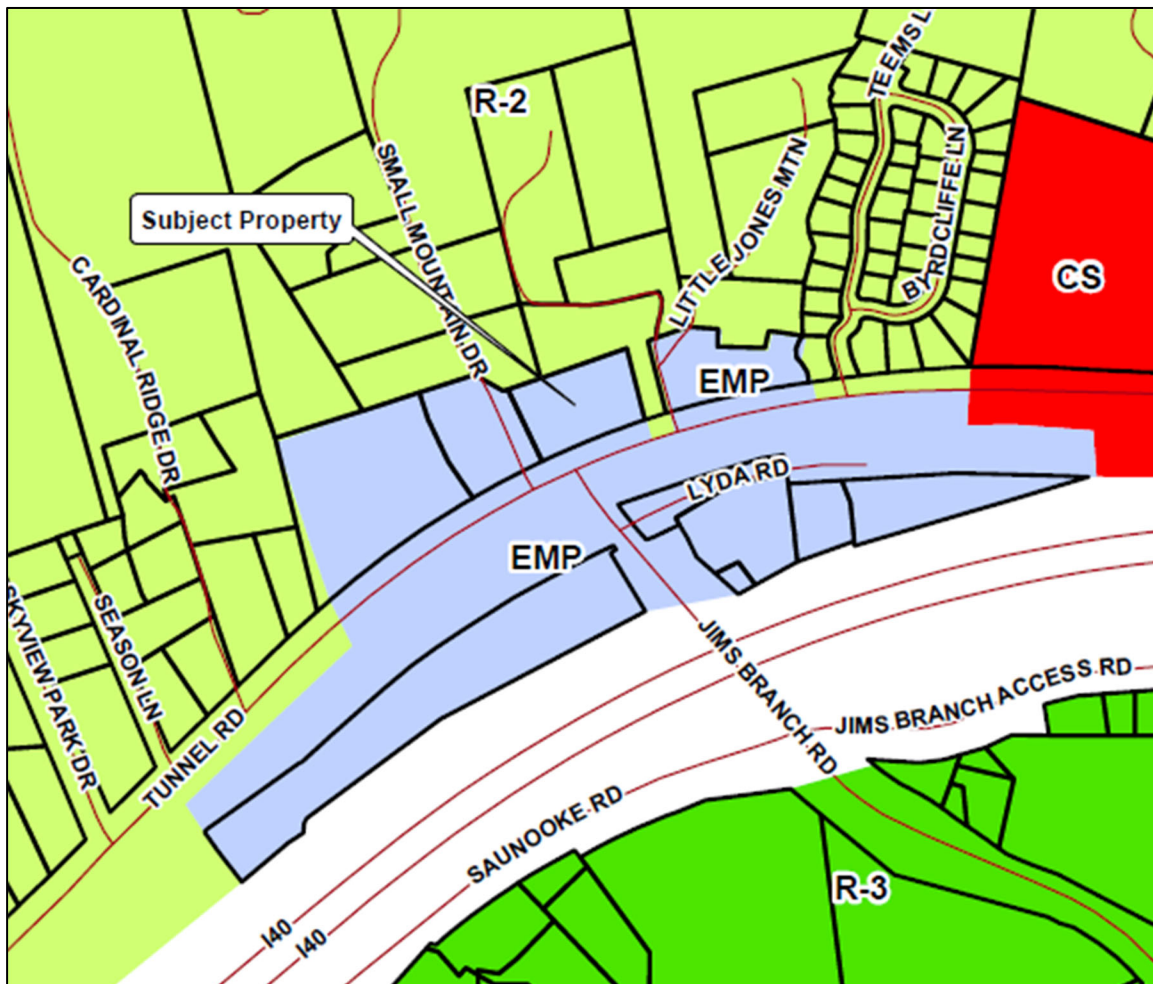
County Attorney

Exhibit A

**OFFICIAL ZONING MAP
-EXCERPT-
PROPOSED AMENDMENT**

PIN(s): 9678470815
Addresses: 1700 & 1702 Tunnel Rd
Owner(s): East Valley LLC
Applicant(s): Marc Wright of East Valley LLC

PROPOSED ZONING DISTRICT – EMP



RESOLUTION NO. _____

RESOLUTION DENYING A REQUEST TO AMEND
THE OFFICIAL ZONING MAP OF BUNCOMBE COUNTY,
CHAPTER 78, ARTICLE VI OF THE BUNCOMBE COUNTY CODE OF ORDINANCES,
THE ZONING ORDINANCE OF BUNCOMBE COUNTY
ZPH2023-00040

-
- WHEREAS, pursuant to N.C. Gen. Stat. §160D-7-1, the County may adopt a zoning ordinance to regulate development within its territorial jurisdiction;
- WHEREAS, on December 1, 2009, the Buncombe County Commissioners enacted Buncombe County Ordinance No. 09-12-01 which established a comprehensive zoning plan for the properties located in Buncombe County outside of the boundaries of incorporated municipalities and their zoning jurisdictions;
- WHEREAS, pursuant to N.C. Gen. Stat. §160D-6-2, the County may amend its zoning ordinance after giving proper public notice and holding a public hearing;
- WHEREAS, the Planning Board has received an application for an amendment to the Official Zoning Map of Buncombe County, North Carolina ("Official Zoning Map") to rezone the below listed parcels, and shown herein as Exhibit A:
- Case: ZPH2023-00040
PIN(s): 967847081500000
Addresses: 1700 & 1702 Tunnel Rd
Owner(s): East Valley LLC
Applicant(s): Marc Wright of East Valley LLC
- WHEREAS, the applicant is requesting that the zoning designation for the subject property be changed from the R-2 Residential District to the EMP Employment District as shown and depicted in Exhibit A, which is attached hereto and incorporated herein by reference; and,
- WHEREAS, in accordance with the procedures set forth in the Buncombe County Zoning Ordinance, the Planning Board met to consider the proposed amendment on January 22, 2024, at which meeting a motion to **approve** the proposed map amendment passed by a vote of **8 to 0**; and,
- WHEREAS, this Board has reviewed these written recommendations of the Buncombe County Planning Board; and

WHEREAS, in accordance with North Carolina General Statutes and with the provisions set forth in Division 8 of Chapter 78, Article VI of the Buncombe County Code of Ordinances, the Board of Commissioners duly advertised and held a public hearing to consider the proposed amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE BUNCOMBE COUNTY BOARD OF COMMISSIONERS THAT:

Section 1. This Board has considered whether this proposed amendment is consistent with the Buncombe County 2043 Comprehensive Plan, and hereby finds the following:

1.1. Said zoning change is **inconsistent** with the Buncombe 2043 Comprehensive Plan because the proposed rezoning is:

Insert Finding

1.2. Said rezoning **would be detrimental** to the owners, adjacent neighbors, and surrounding community as it **does not** meet a number of goals as identified in the Buncombe 2043 Comprehensive Plan.

1.3. Therefore, the requested zoning would be **unreasonable** and **not in the public interest**.

Section 2. This Board does hereby **deny** the request to rezone PIN(s) 9678470815 (1700 & 1702 Tunnel Rd.) Buncombe County, NC, from R-2 Residential District to EMP Employment District, as shown and depicted upon Exhibit A, which is attached hereto and incorporated herein by reference;

Section 3. This resolution is effective upon adoption.

Read, approved and adopted this the 20th day of February, 2024.

ATTEST

BOARD OF COMMISSIONERS FOR THE
COUNTY OF BUNCOMBE

Lamar Joyner, Clerk

BY _____
Brownie Newman, Chairman

APPROVED AS TO FORM

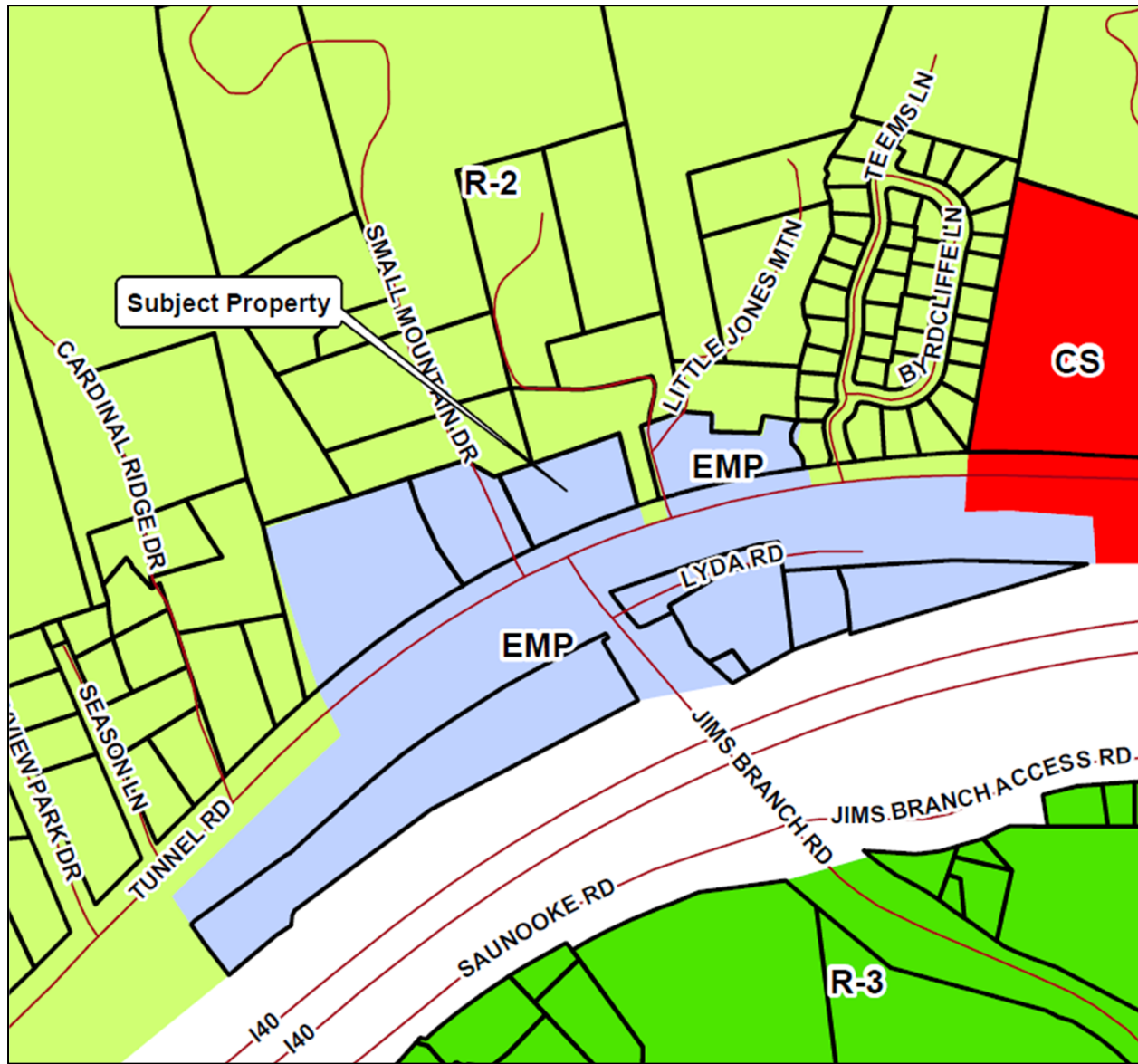
County Attorney

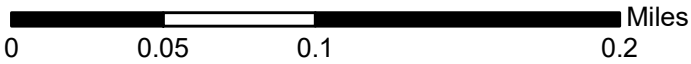
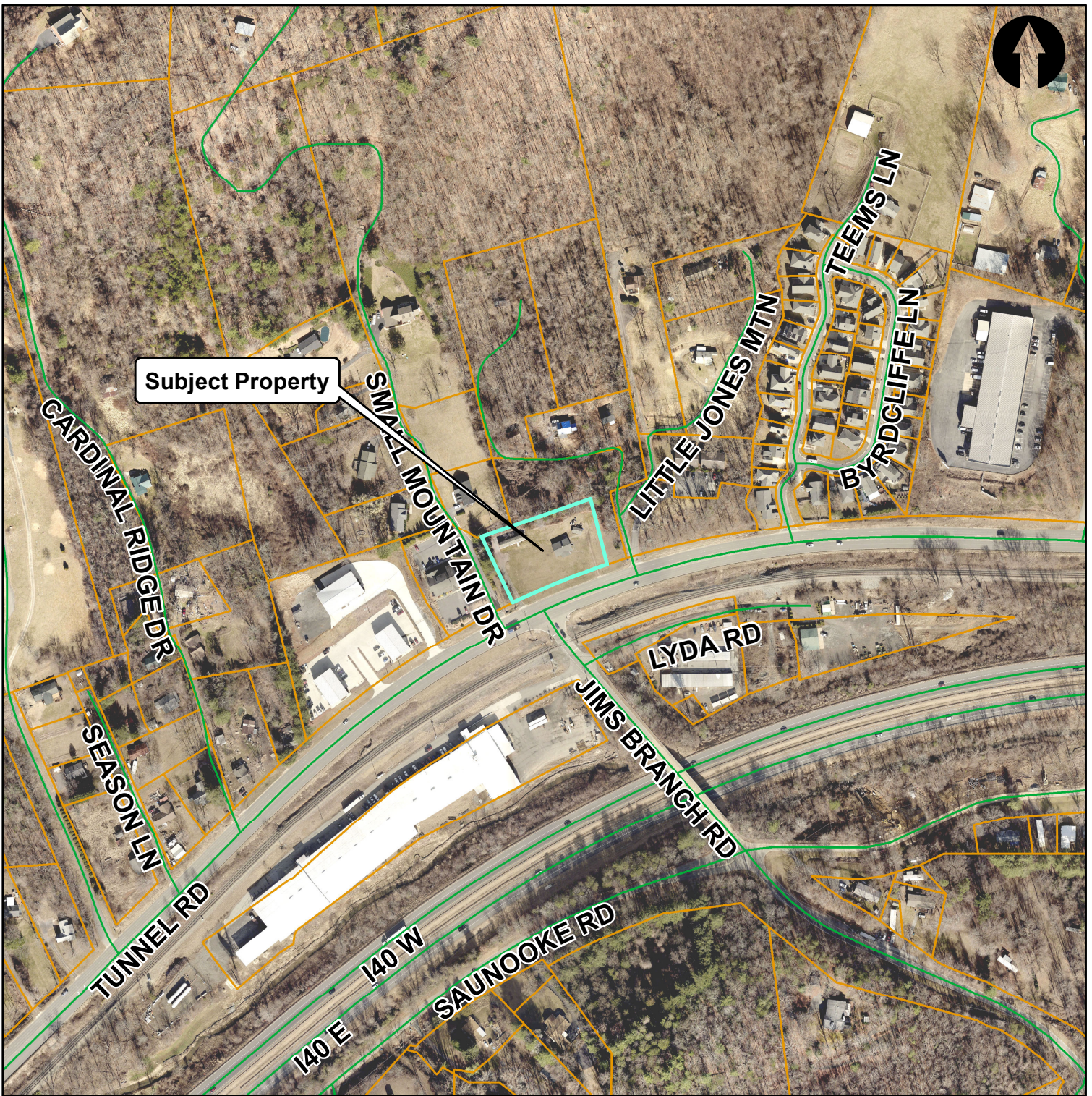
Exhibit A

**OFFICIAL ZONING MAP
-EXCERPT-
PROPOSED AMENDMENT**

PIN(s): 9678470815
Addresses: 1700 & 1702 Tunnel Rd.
Owner(s): East Valley LLC
Applicant(s): Marc Wright of East Valley LLC

PROPOSED ZONING DISTRICT –EMP





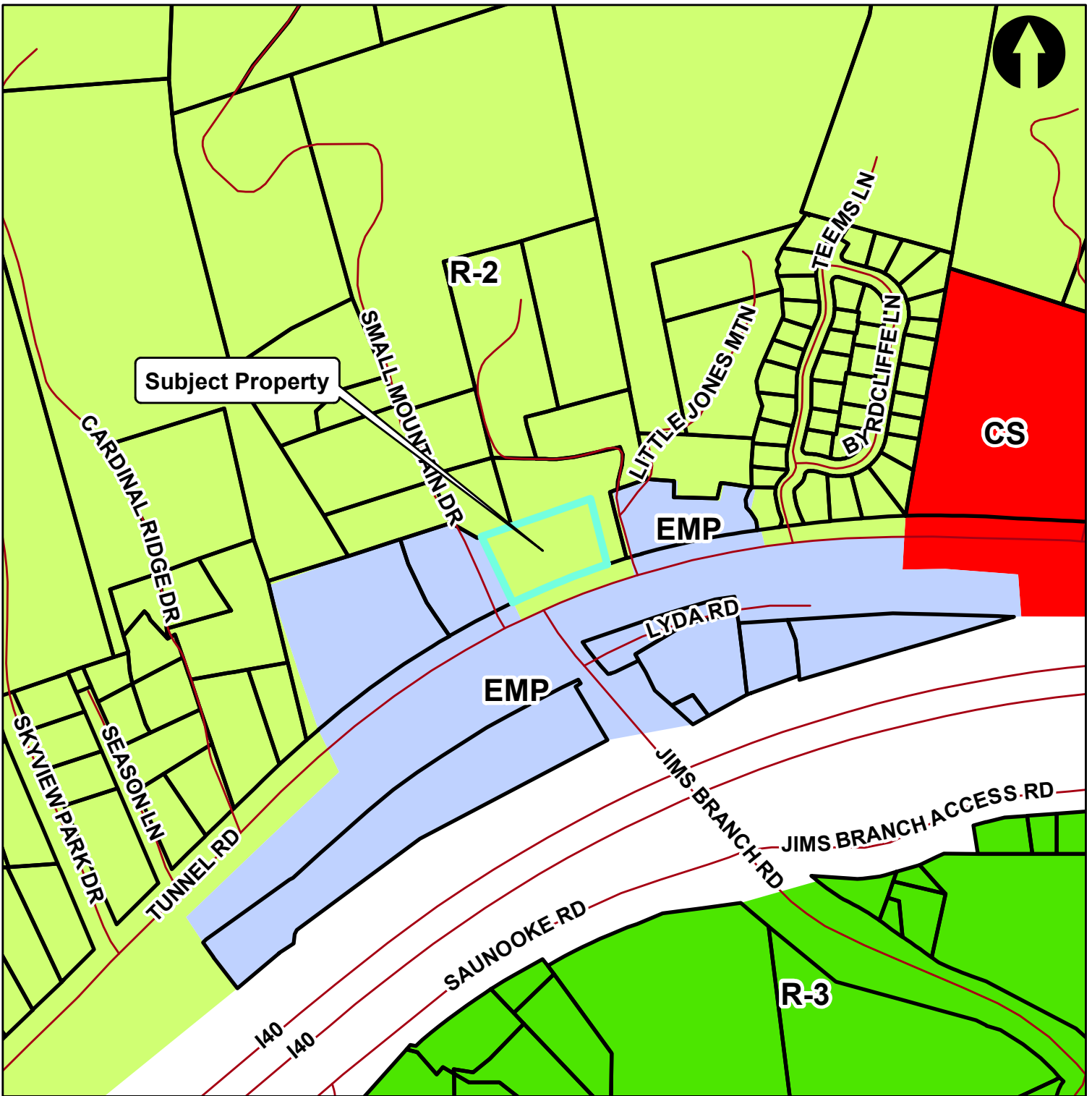
1700 Tunnel Rd
PIN 9678-47-0815

ZPH2023-00040
East Valley LLC
Map Amendment

Aerial Map

Created By: Buncombe Co. Planning
Date: 1/3/2024

- Roads
- Property Boundaries



0 0.05 0.1 0.2 Miles

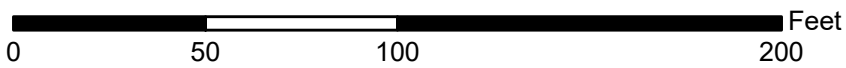
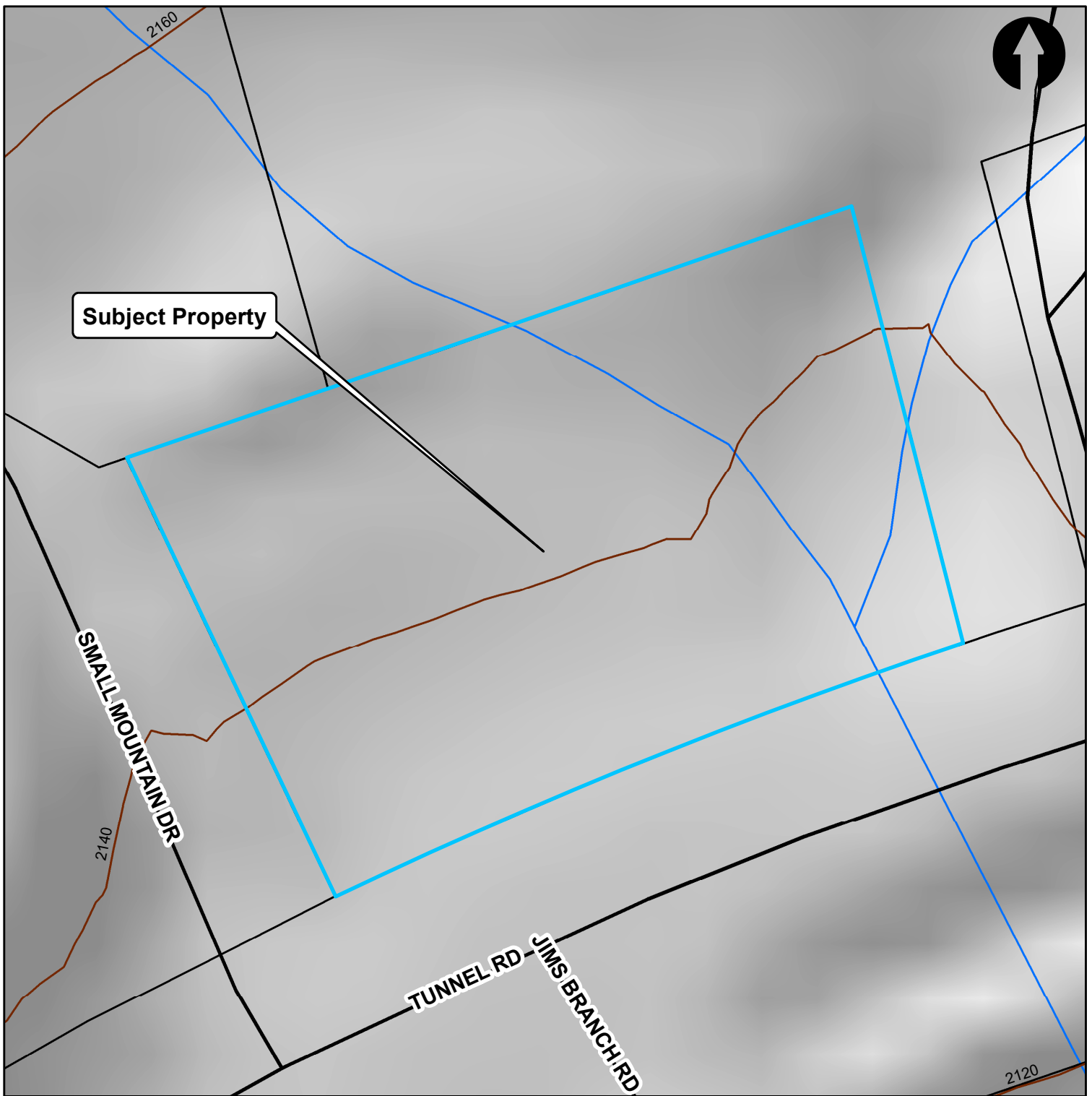
1700 Tunnel Rd
PIN 9678-47-0815

ZPH2023-00040 **East Valley LLC** **Map Amendment**

Zoning Map

Created By: Buncombe Co. Planning
 Date: 1/3/2024

AI	EMP	R-1
BDM	NS	R-2
CR	OU	R-3
CS	PS	R-LD



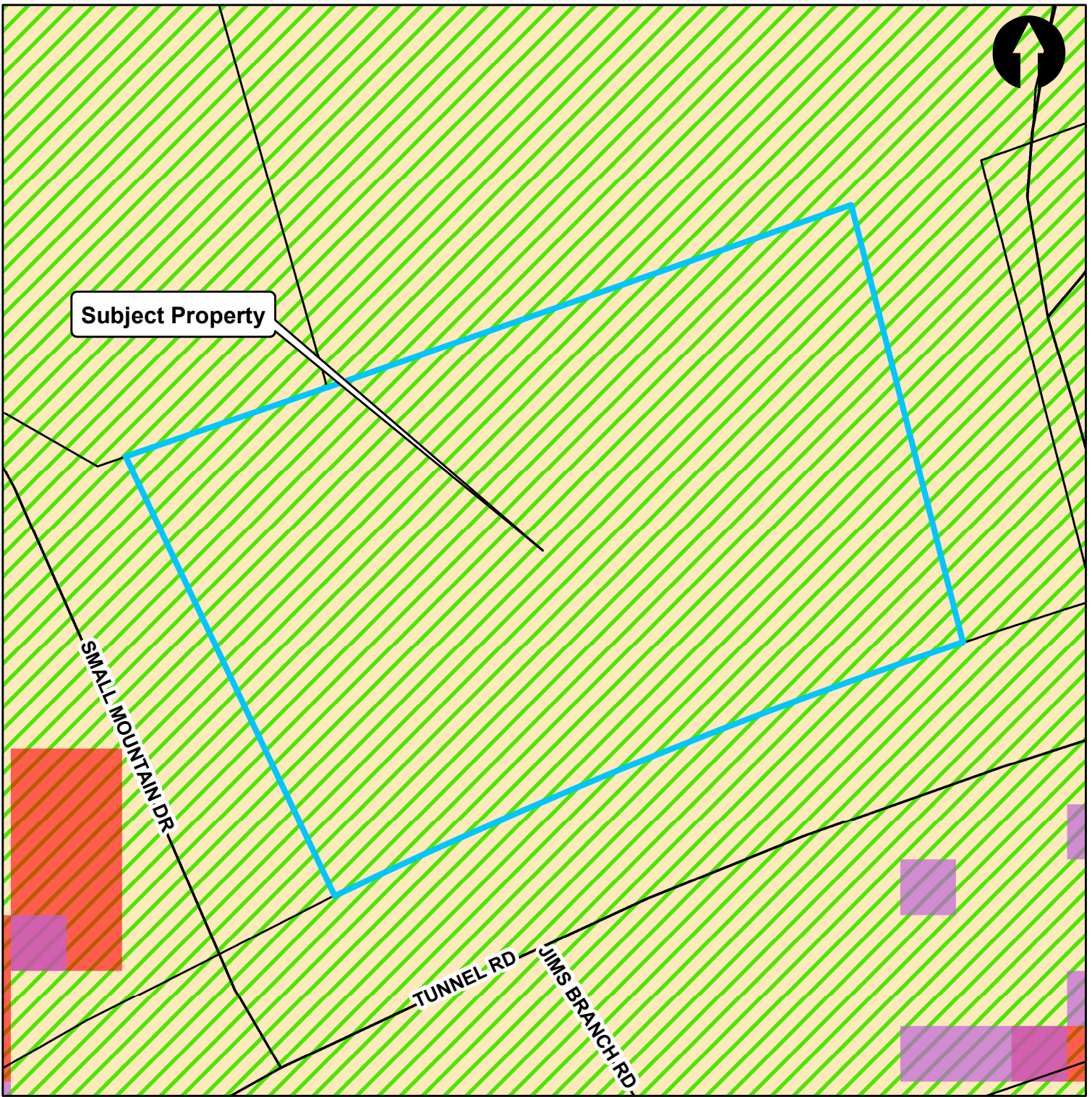
1700 Tunnel Rd
PIN 9678-47-0815

ZPH2023-00040
East Valley LLC
Map Amendment

Topo Map

-  Roads
-  20 Foot Contours
-  Property Boundaries

Created By: Buncombe Co. Planning
Date: 1/3/2024



0 50 100 200 Feet

1700 Tunnel Rd
PIN 9678-47-0815

ZPH2023-00040
East Valley LLC
Map Amendment
Land Use Map

Created By: Buncombe Co. Planning
 Date: 1/3/2024

- | | |
|---|---|
|  500 yr |  0 - 25 % Slope |
|  A - 100yr |  Greater than 25% Slope |
|  AE - 100 yr |  Greater than 2500' |
|  High Hazard |  Proximity to Public Utilities |
|  Moderate Hazard |  Transportation Corridors |
|  Low Hazard | |



ZPH2023-00040 East Valley LLC Zoning Map Amendment

Presented by

Haylee Madfis

Planning & Development Department



BUNCOMBE COUNTY



Hearing Notification

- ✓ CASE NUMBER: ZPH2023-00040
- ✓ Notice in Asheville Citizen Times legal ad: 2/9/2024
- ✓ Notice mailed to owners within 1,000 ft: 2/6/2024
- ✓ Physical posting: 2/9/2024
- ✓ Notice on BC Website: 2/8/2024
- ✓ Public Hearing: 2/20/2024



Applicant Information

- ✓ Applicant: East Valley LLC
- ✓ Owner(s): Marc Wright of East Valley LLC
- ✓ Address(es): 1700 & 1702 Tunnel Road



Property Information

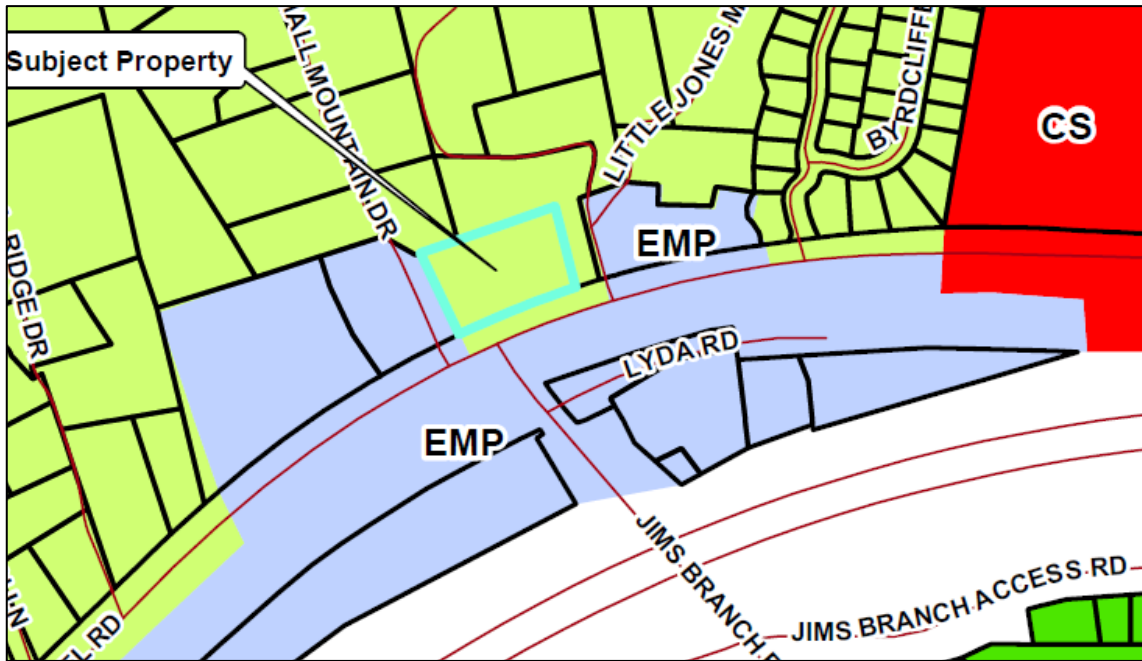
- ✓ 0.99 acres
- ✓ Current Use:
Residential
- ✓ Public Water &
Sewer



Rezoning Information

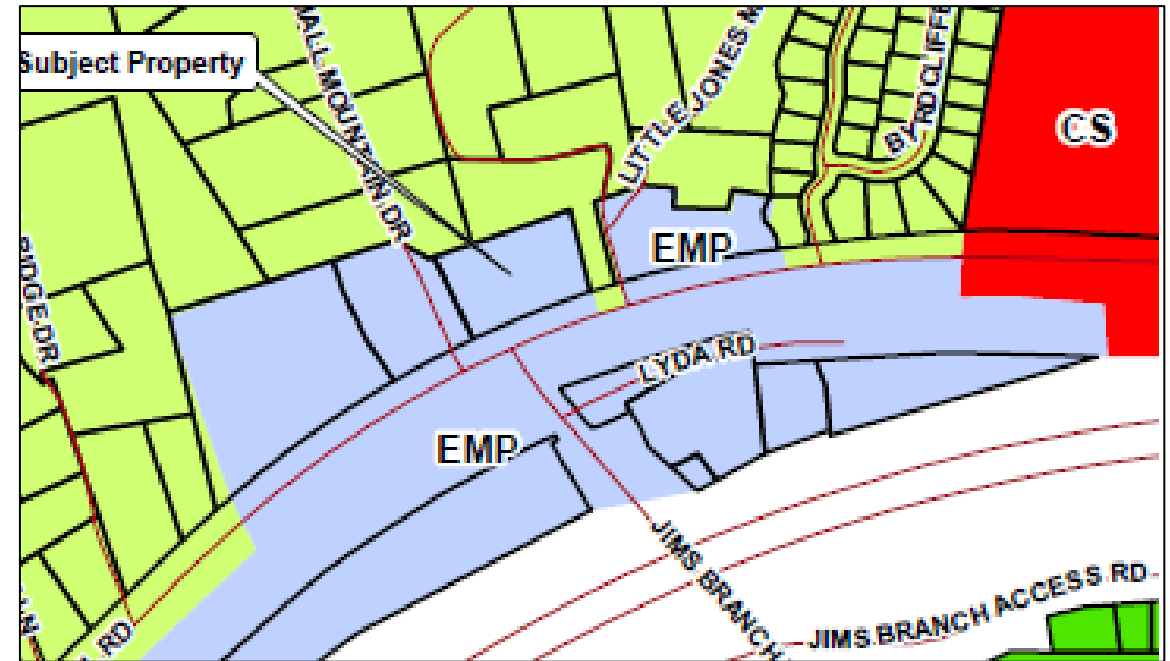
Current Zoning:

R-2



Proposed Zoning:

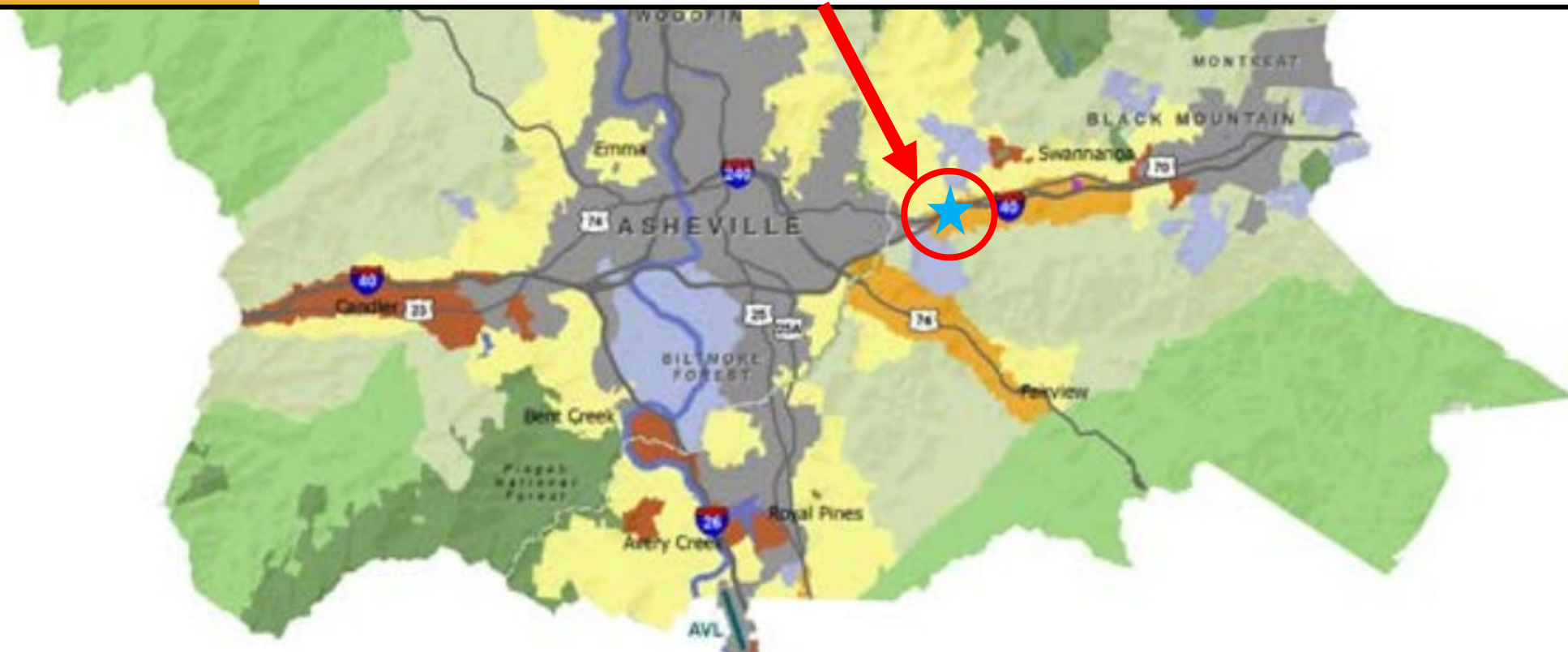
EMP



GEC FRAMEWORK AND MAP

Mixed Use Area 1

Lands along partially developed corridors with a mix of residential and commercial or retail developments. Intended to support further planned development and to encourage the full range of services and amenities to the surrounding neighborhoods. Envisioned to be compact, walkable, and well-connected and include mixed uses.



Bulk Standards

Allowable Density/Dimensional Standards	Existing District:	Proposed District:
	R-2 Residential	EMP Employment
Minimum Lot Size	30,000 SF No Public Sewer 10,000 SF Public Sewer/No Water 6,000 SF Public Water and Sewer	30,000 SF No Public Sewer 10,000 Public Sewer/No Water 5,000 SF Public Water/Sewer
Max dwelling units/acre	12	12
Setbacks (Front/Side/Rear)	10/7/15 w/sewer 20/10/20 no sewer	20/10/20
Max height	35 feet	90 feet



Surrounding Development Pattern in Immediate Area



Consistency Analysis

Consistent

- FLUM Category and description
- Wastewater & Potable water type
- Density
- Primary and Secondary Land Uses
- Proximity to Transportation Corridor
- Not in Steep Slope/High Elevation and Protected Ridge Overlay Districts
- Not in Regulated Flood Hazard Areas
- Not in High or Moderate Hazard Stability Areas
- Proposed zoning district compatible with the existing uses in the area

Inconsistent

- Proposed rezoning allows for a transition between higher density or intensity uses and lower density or intensity uses

STAFF RECOMMENDS: APPROVAL



Action by the Planning Board

- Public hearing held on January 22, 2024
- Voted unanimously to forward a recommendation of approval to the Board of Commissioners.



ZONING MAP AMENDMENT (REZONING) INFORMATION

What is a Zoning Map Amendment (Rezoning)?

The Official Zoning Map is a map, adopted by the Buncombe County Board of Commissioners, which breaks the unincorporated areas of Buncombe County into zoning districts. Regulations pertaining to each zoning district are described in the Buncombe County Zoning Ordinance, including a list of the land use types that may be permitted within each district. A land owner may submit an application for a Zoning Map Amendment ("Rezoning") to change the zoning district to which their property has been assigned. Once a property is rezoned, any use allowed in that Zoning district, as listed in *Section 78-641 Permitted Uses* of the Zoning Ordinance, could be permitted.

Who decides if I will get a Map Amendment?

The proposed rezoning is first reviewed by the Buncombe County Planning Board, which makes a recommendation to approve or deny the proposal. The Planning Board's recommendation is then presented to the Board of Commissioners, which makes the final decision. The Planning Board and Board of Commissioners must consider issues of neighborhood compatibility, zoning consistency, and Comprehensive Land Use Plan priorities for development when considering a rezoning request.

When will my application be decided?

The Planning Board meets the first and third Monday of every month at 9:30am. Staff will confirm your meeting date upon submittal of your application. The applicant or their chosen representative **should be present** at the meeting in order to receive a review by the Board. Applications must be received by the Planning Department 30 days prior to the scheduled Board meeting.

What is the process for obtaining a Map Amendment?

1. **Pre-Conference:** Complete a pre-submittal conference with the Zoning Administrator to review the proposed rezoning.
2. **Submit Application:** At least 30 days prior to the public hearing date.
3. **Public Notice # 1:** Public notice procedures for the Planning Board hearing will be conducted by County staff. Staff must notify all property owners within 1,000 feet of the property in addition to online and newspaper legal advertisements of the public hearing.
4. **Public Hearing # 1:** The Planning Board will hear a summary of Staff's recommendations, information presented by the applicant, statements by the public, and will recommend approval or denial.
5. **Public Notice # 2:** Public notice procedures are repeated for the Board of Commissioner's meeting.
6. **Public Hearing # 2:** The Board of Commissioners will review Planning Board and Staff recommendations, hear statements by the public, and make a final decision at a public hearing to approve or deny the proposal.

Is the Board of Commissioner's decision the final step?

Yes. The Zoning Map amendment process is complete, and the Board of Commissioner's decision takes effect, immediately following a majority decision to approve or deny the request. Once approval is received, the applicant may seek approval to develop the property in accordance with the Zoning, Subdivision, and other ordinance requirements for the approved Zoning district.

What else should I know?

Sometimes, an application is continued to another meeting due to a lack of a quorum or insufficient information, or sent back to the Planning Board for further deliberation. If this occurs, please note that the change in your Planning Board meeting date will also alter your scheduled Board of Commissioners meeting date. Contact the Planning Department for any questions about your assigned meeting dates.



BUNCOMBE COUNTY
PLANNING & DEVELOPMENT
(828) 250-4830 - PlanningInfo@BuncombeCounty.org
www.buncombecounty.org/planning

Application for a Zoning MAP AMENDMENT (Rezoning)

A PRE-SUBMITTAL CONFERENCE WITH THE PLANNING DEPARTMENT
IS REQUIRED PRIOR TO SUBMITTAL.

A. Property Information

Application is hereby made to the Board of Commissioners of Buncombe County to amend the Official Zoning Map of Buncombe County as it pertains to the following properties:

PIN(s): 9678-47-0815

Address(es): 1700 Tunnel Road

Acreage: 0.99 Ac.

Available Utilities: ☒ Public water
☒ Public MSD Sewer

☐ Private well
☐ Private septic

B. Zoning Classification

Current zoning district(s): R-2

Requested zoning district(s)*: EMP

**If only a portion of the property is requested to be rezoned, or a rezoning to include more than one zoning district is proposed, please enclose a map indicating the area(s) of the property to be considered for rezoning.*

C. Applicant Contact Information

Property Owner Contact Information (If different)

East Valley, LLC

Company/Corporate Name (if applicable)

Marc Wright

Applicant's Name

1800 U.S. Highway 70

Mailing Address

Swannanoa, NC 28778

City, State, and Zip Code

(828) 712-5501

Telephone

mw@wrightscarpet.net

Email

East Valley, LLC

Owner's Name

1800 U.S. Highway 70

Mailing Address

Swannanoa, NC 28778

City, State, and Zip Code

(828) 712-5501

Telephone

mw@wrightscarpet.net

Email

OFFICE USE ONLY:

Date Received: _____

Pre-Submittal meeting with: _____

Case Number: ZPH _____

Owner's Affidavit Submitted: ☐ Yes ☐ No

Planning Board Hearing Date: _____

D. MAP AMENDMENT CONSISTENCY & APPROPRIATENESS

Please answer the following questions (if necessary attach a separate sheet of paper):

1. Describe how the size of the tract proposed for rezoning in reference to surrounding properties makes it suitable for the proposed zoning classification:

The property to be rezoned is 0.99 acres, which is consistent with the contiguous properties zoned EMP. The tract contiguous to the east (Edens Christian Hill) is 0.99 acres. The tract contiguous to the west (Sugarbears Properties, LLC) is 0.99 acres. The tracts across the street (Blue Vista, Inc. and Gotham Properties) are 1.52 acres and 3.28 acres respectively.

The tracts contiguous to the north are zoned R-2. The tract owned by Keith Manson & Christine Gabriella Penland is a developed residence on 0.55 acres. The tract owned by Fins Deep, LLC is an undeveloped 1.01 acre lot.

2. Describe how the proposed rezoning is consistent with the Growth, Equity, and Conservation Framework from Buncombe County's 2043 Comprehensive Plan (*available on the BC Planning Department website, section starts on page 46 in the Plan*).

The rezoning of the property is consistent with the 2043 Comprehensive Plan, Mixed Use Area 1. EMP zoning will allow the Applicant to develop a 10,000 single story commercial building and associated parking lot and loading area. The height of the building would not exceed 25' in height. The proposed commercial building would be consistent with the existing mixed commercial and residential development in the U.S. Highway 70 corridor.

3. Describe how the proposed rezoning would be reasonable and in the public interest, with specific attention to the zoning and existing land uses of surrounding properties, and the potential effects of the proposed rezoning on property owners, adjacent neighbors, and the surrounding community.

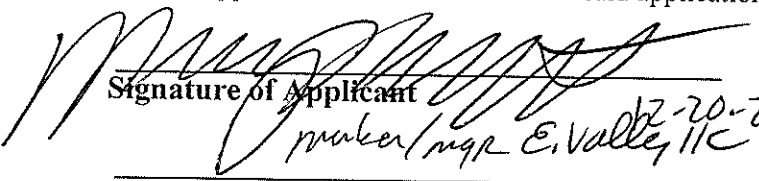
The proposed rezoning is consistent with the zoning and land uses of surrounding properties. The R-2 tracts are contiguous to the EMP zoned commercial tracts fronting U.S. Highway 70. The R-2 zoned lots, one with an existing house and the other, unimproved, sit approximately 20' above the lot proposed to be rezoned. The vertical separation mitigates the size and height of the proposed commercial building. The health, safety and welfare of the surrounding residential lots will not be affected by the rezoning of the subject tract from R-2 to EMP.

4. Is/are the applicant(s) listed below the owner(s) of the property? ☒ Yes ☐ No

If the applicant(s) listed herein are not the owner(s) as listed within the Buncombe County Tax Records, North Carolina General Statutes require the applicant to certify that the owner(s) received notice for each public hearing. An owner's affidavit must be submitted with this application, and certification of notice must be provided by the applicant once notice has been made for each public hearing 5 days prior to the hearing date; sample documents for both items can be obtained from the Planning Department.

E. CERTIFICATION

- I hereby certify that I am the owner, authorized agent of the owner, or have provided legal notification to the owner, and the above information is correct to the best of my knowledge and hereby make application for a Zoning Map Amendment. Any information given that is incorrect will cause this application to become null and void.
- I acknowledge that withdrawal of this application after notice has been made will result in forfeiture of any application fees associated with said application.


Signature of Applicant

Signature of Applicant

Signature of Applicant

Signature of Applicant

Signature of Applicant

Signature of Applicant

Marc Wright

Signature of Owner

Signature of Owner

Signature of Owner

Signature of Owner

Signature of Owner

Signature of Owner



NOTE TO USER: THIS VERSION OF SECTION E.
CERTIFICATION IS FOR USE IN CASES WHERE
NUMEROUS PROPERTIES, OWNED BY
NUMEROUS PROPERTY OWNERS, ARE
INVOLVED IN THE REZONING APPLICATION

**Application for a Zoning
MAP AMENDMENT**
Multiple Lots and Owners

E. CERTIFICATION

E.1. Required Information: Each property owner who is participating in this rezoning application must complete this form. Each owner or group of owners (corporation, LLC, trust, or similar) should provide their information on a separate form. Owners of multiple properties within the rezoning area may use one form to list all affected properties. Use additional forms if necessary.

E.1.1. Location of Properties Proposed for Rezoning		
	Physical E-911 Address <i>Street number, name, city, state, zip code. You may verify your E911 Address at https://discover.buncombecounty.org/</i>	PIN Number <i>15-digit unique identifier for each parcel. PIN numbers can be found on your tax bill or online at https://gis.buncombecounty.org/buncomap/. Example: 965415728000000 or 9654-15-7280</i>
1	1700 Tunnel Road Swannanoa, NC 28778	9678-47-0815
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

E.1.2. Contact Information and Certification of All Owners of Above-Referenced Property or Properties.

By signing this document I hereby certify that I am the owner of the property or properties referenced herein, and that any information given that is incorrect will cause this application to become null and void. I hereby authorize Buncombe County Staff to enter upon the property referenced below for the purpose of processing this rezoning request. I acknowledge that withdrawal of this application after notice has been made will result in forfeiture of any application fees associated with said application. I hereby authorize the Applicant referenced below, to act as my representative for the purposes of this rezoning request.

	Owner Name	Corporate Title (if applicable)	Mailing Address <i>Street number, name, city, state, zip code</i>	Telephone Number	Email Address
1	Marc Wright East Valley, LLC	Member	1800 U.S. Highway 70 Swannanoa, NC 28778	(828) 712-5501	marc@wrightscarpet.net
	Owner Signature: Date:		Applicant/ Designated Representative - Name: Signature: Date:		
2					
	Owner Signature: Date:		Applicant/ Designated Representative - Name: Signature: Date:		
3					
	Owner Signature: Date:		Applicant/ Designated Representative - Name: Signature: Date:		
4					
	Owner Signature: Date:		Applicant/ Designated Representative - Name: Signature: Date:		

E.1.2. Contact Information and Certification of All Owners continued.

By signing this document I hereby certify that I am the owner of the property or properties referenced herein, and that any information given that is incorrect will cause this application to become null and void. I hereby authorize Buncombe County Staff to enter upon the property referenced below for the purpose of processing this rezoning request. I acknowledge that withdrawal of this application after notice has been made will result in forfeiture of any application fees associated with said application. I hereby authorize the Applicant referenced below, to act as my representative for the purposes of this rezoning request.

	Owner Name	Corporate Title (if applicable)	Mailing Address <i>Street number, name, city, state, zip code</i>	Telephone Number	Email Address
5					
	Owner Signature: Date:		Applicant/ Designated Representative - Name: Signature: Date:		
6					
	Owner Signature: Date:		Applicant/ Designated Representative - Name: Signature: Date:		
7					
	Owner Signature: Date:		Applicant/ Designated Representative - Name: Signature: Date:		
8					
	Owner Signature: Date:		Applicant/ Designated Representative - Name: Signature: Date:		

E.1.2. Contact Information and Certification of All Owners continued.

By signing this document I hereby certify that I am the owner of the property or properties referenced herein, and that any information given that is incorrect will cause this application to become null and void. I hereby authorize Buncombe County Staff to enter upon the property referenced below for the purpose of processing this rezoning request. I acknowledge that withdrawal of this application after notice has been made will result in forfeiture of any application fees associated with said application. I hereby authorize the Applicant referenced below, to act as my representative for the purposes of this rezoning request.

	Owner Name	Corporate Title (if applicable)	Mailing Address <i>Street number, name, city, state, zip code</i>	Telephone Number	Email Address
9					
	Owner Signature: Date:		Applicant/ Designated Representative - Name: Signature: Date:		
10					
	Owner Signature: Date:		Applicant/ Designated Representative - Name: Signature: Date:		
11					
	Owner Signature: Date:		Applicant/ Designated Representative - Name: Signature: Date:		
12					
	Owner Signature: Date:		Applicant/ Designated Representative - Name: Signature: Date:		



Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: 2/20/2024

New Business

Department: County Manager

Presenter(s): Timothy Love

Contact(s): Timothy Love

Subject: Laptop Surplus and Donation

Brief Summary:

As Buncombe County refreshes employee laptops, laptops are stored in surplus and sold via GovDeals per County Policy. Land of Sky Regional Council has identified access to devices as a primary issue for broadband adoption and digital equity. Buncombe County sees an opportunity to partner with Land of Sky to increase access to devices while efficiently disposing of surplus laptops. To enact the program, a resolution is required to direct laptops to Land of Sky rather than the current adopted surplus procedure (i.e., GovDeals).

Recommended Motion & Requested Action:

Commissioners approve the resolution authorizing the County Manager to enter into an interlocal agreement to donate laptops to Land of Sky for a defined period.

County Manager's comments and Recommendation:

Approve as presented.

RESOLUTION OF INTENT TO DONATE SURPLUS PERSONAL PROPERTY

- WHEREAS, a request has been made by Land of Sky Regional Council (“LOS”) for the donation of surplus laptops to support its program to provide devices to individuals for increased access to a variety of broadband and digital inclusion projects;
- WHEREAS, 2021 census data shows Buncombe County has over 10% of the population with no access to devices which can be an insurmountable barrier to the ability to capitalize on the resources of access to broadband;
- WHEREAS, Land of Sky WestNGN proposes a program to further its program to:
- Goal 700 devices refurbished regionally per year
 - LOS is applying to several funders to help with creating an entity to refurbish devices, in the interim devices can be refurbished through partners such as [E2D](#) or Through the Trees for about \$120 per device
 - LOS is currently doing ACP outreach across the county and finding that a number of the people we are signing up for the program don’t have a device to use the broadband access with
 - We feel that we can increase ACP adoption in areas with access to broadband, but coupling our offerings with a device for people who need one
 - Devices of most interest to our programming are ones that adequately support access to skills training, job seeking, and resources. We consider these to be laptop computers and tablets, but will consider other devices as presented
 - When devices are put into the hands of those who need them they will be given information about other programs that can help with ACP sign-ups, skills training, or other programs the county may want to advertise
 - This program also helps devices with life still left in them from the landfill
 - Device access is known to springboard people out of cycles of poverty
- WHEREAS, pursuant to N.C. Gen. Stat. 153A-176 and N.C. Gen. Stat. § 160A-280, the County may transfer to another governmental unit within the United States, a sister city, or a nonprofit organization any personal property, including supplies, materials, and equipment, that the governing board deems to be surplus, obsolete, or unused;
- WHEREAS, Land of Sky Regional Council is a regional planning commission of the State of North Carolina and qualifies as a governmental unit under state law;
- WHEREAS, the County has surplus laptop devices, and the IT Director and Purchasing Agent have certified a number of these laptops as available for disposal in accordance with the County’s Procurement Policy, Disposal of Surplus Property, which policy directs items of surplus personal property be offered for public auction via an online auction vendor;

WHEREAS, County management recommends support for this LOS program and desires to direct staff to donate all surplus laptops devices to LOS for the next three (3) calendar years in manner consistent with this resolution and Art. 12, Ch. 160A of the North Carolina General Statutes, provided, however, that disposal of property purchased using Federal funds shall follow the procedures required by the funding agency;

WHEREAS, public notice of Board's intent to transfer said surplus laptop devices to Land of Sky Regional Council has been made at least five (5) days prior to the adoption of this resolution; and

WHEREAS, this Board is of the opinion that it is in the best interests of the citizens and residents of the County that this resolution be adopted.

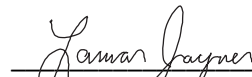
NOW THEREFORE BE IT RESOLVED by the Board of Commissioners for the County of Buncombe as follows:

1. That all surplus laptop devices identified by the IT Director and Purchasing Agent as available for disposal be donated to Land of Sky Regional Council for the purposes set forth and consistent with this resolution.
2. That the donation of such surplus laptop devices be and it is hereby approved and accepted.
3. This resolution be effective upon adoption.

Adopted this 20th day of February, 2024.

ATTEST

BOARD OF COMMISSIONERS
FOR THE COUNTY OF BUNCOMBE



Lamar Joyner, Clerk

By: 

Brownie Newman, Chairman

APPROVED AS TO FORM



County Attorney

Buncombe County Government

Laptop Surplus
February 20, 2024



BUNCOMBE COUNTY



Overview

Overview

- As Buncombe County refreshes employee laptops, laptops are stored in surplus and sold via GovDeals per Buncombe County Policy.
- Land of Sky Regional Council has identified access to devices as a primary issue for broadband adoption and digital equity.
- Buncombe County sees an opportunity to partner with Land of Sky to increase access to devices while efficiently disposing of surplus laptops.
- To enact the program, a resolution is required to direct laptops to Land of Sky rather than the current adopted surplus procedure (i.e., GovDeals).

Request

- Commissioners approve the resolution authorizing the County Manager to enter into an interlocal agreement to donate laptops to Land of Sky for a defined period.



Digital Equity Issues

- Broadband access and accessibility vary across Buncombe County.
- Discussions frequently center on access to infrastructure to access the internet (e.g., fiber).
- However, accessibility issues remain and impact broadband adoption.
- Primary issues for the lag relate to access to devices and subscription costs.
- 2021 census data shows Buncombe County has over 10% of the population with no access to devices.



Land of Sky Device Refurbishment Program

- **Purpose:** Provide refurbished devices to individuals without devices in order to enable their access to internet services (e.g., telehealth, job training, higher education)
- **Objectives:**
 - Refurbish devices and divert e-waste from the landfill
 - Increase access to skills training and job seeking
 - Improve access to governmental programs and services
 - Provide access to higher education opportunities
 - Expand access to telehealth opportunities
- **Past work**
 - Land of Sky tested distribution and connected and distributed more than 120 laptops to organizations in the served region.
 - Organizations that Land of Sky distributed to include Buncombe County organizations like HACA, Operation Gateway, YTL, and My Daddy Taught Me That.



Land of Sky Device Refurbishment Program

- **Process**
 - Land of Sky, throughout this process, will act as a HUB and Liaison to organizations with the goal of working to close the digital divide.
- **Device ID**
 - Devices will be marked with ID Labels and color-coded to ensure they stay for organizations within Buncombe County.
 - For partner organizations that work in multiple counties, Land of Sky will work with these partners to ensure devices marked for Buncombe County stay within the county.
- **Data**
 - Land of Sky will keep track of the organizations that receive devices.
 - In order to assess the community's digital equity needs, Land of Sky will work with partner organizations to record why participants need these devices.
 - LOS will also work with partners to capture device recipient demographic data.
- **Program Goal:** 700 devices refurbished regionally per year.



Current State

Laptop Refresh and Revenue:

- Revenue from GovDeals sales: \$17k-\$23k per year
- Laptops refreshed annually: 450-500

Buncombe County Surplus Personal Property Policy:

- When a County department determines that such personal property is no longer functional for governmental purposes the property will be offered to County departments or disposed of in accordance with NCGS Ch. 160A, Art. 12.
- All such items of personal property will be offered for public auction via an online auction vendor without further notice.



Request for Board Action

Recommendation:

- Consider resolution directing staff to donate all surplus laptops devices to LOS for the next three (3) calendar years
 - Authority: Pursuant to N.C. Gen. Stat. 153A-176 and N.C. Gen. Stat. § 160A-280, the County may transfer to another governmental unit within the United States, a sister city, or a nonprofit organization any personal property, including supplies, materials, and equipment, that the governing board deems to be surplus, obsolete, or unused.
 - Property purchased using Federal funds shall follow the procedures required by the funding agency for disposal

Request:

- Commissioners approve the resolution authorizing the County Manager to enter into an interlocal agreement to donate laptops to Land of Sky for a defined period.



Appendix



Donations to Governmental Units

- **Donations of personal property to other governmental units (GS 160A-280)**
 - (a) A city may donate to another governmental unit within the United States, a sister city, or a nonprofit organization incorporated by (i) the United States, (ii) the District of Columbia, or (iii) one of the United States, any personal property, including supplies, materials, and equipment, that the governing board deems to be surplus, obsolete, or unused. The governing board of the city shall post a public notice at least five days prior to the adoption of a resolution approving the donation. The resolution shall be adopted prior to making any donation of surplus, obsolete, or unused personal property. For purposes of this section a sister city is a city in a nation other than the United States that has entered into a formal, written agreement or memorandum of understanding with the donor city for the purposes of establishing a long term partnership to promote communication, understanding, and goodwill between peoples and to develop mutually beneficial activities, programs, and ideas. The agreement or memorandum of understanding establishing the sister city relationship shall be signed by the mayors or chief elective officer of both the donor and recipient cities.
 - (b) For the purposes of this section, the term "governmental unit" shall have the same meaning as defined by G.S. 160A-274(a) and shall include North Carolina charter schools.
 - (c) The authority granted to a city under this section is in addition to any authority granted under any other provision of law. (2007-430, s. 1; 2009-141, ss. 1, 2, 3.)



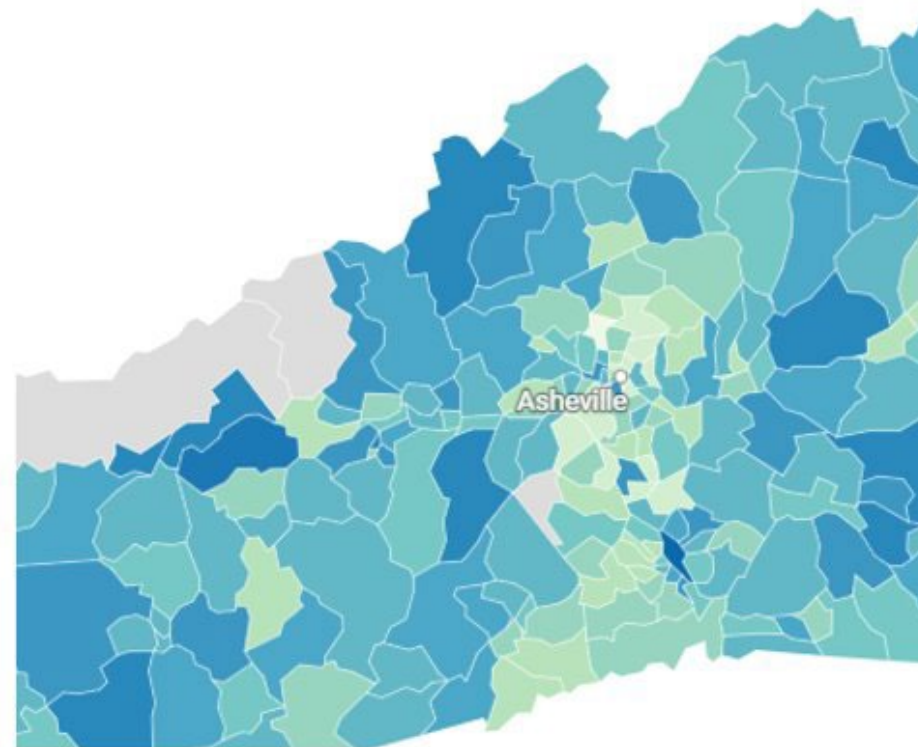
Digital Equity Solutions

- **Increase Device Access:**
 - Device Refurbishment Program with Land of Sky Regional Council
 - Land of Sky Pilot Program with Re-entry populations
- **Decrease Costs:**
 - ACP Adoption
 - Federally funded subsidy for internet access.
 - ACP outreach efforts find that many people signing up for the program don't have a device to use.
 - ACP Program may be sunset by the Federal Government.
- **Increase Proficiency:**
 - NCDIT Digital Equity Grant
 - Increase device access
 - Increase Technical assistance
 - Increase outreach



Device Access

low high



Map: RG • Source: Purdue Center for Regional Development • [Get the data](#) • Created with

Device Access by Census tracts
(https://www.datawrapper.de/_/zfOZH/)





Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: February 20, 2024

New Business

Department: County Management/Planning **Presenter(s):** Chloe Donohoe/John Hudson, Budget

Contact(s): Chloe Donohoe, Affordable Housing Bond Project Manager Increased

Subject: Allocation of Bond Proceeds for the Lakeshore Villas project

Brief Summary:

Budget Amendment for the Lakeshore Villas project in September 2023

At their September 19th meeting, the Board of Commissioners discussed a recommendation from the Affordable Housing Subcommittee regarding Mountain Housing Opportunities, Inc. (MHO)'s Lakeshore Villas project. The Board voted to replace their second COVID Recovery Funding Allocation of \$718,616 with additional Bond Proceeds through the Affordable Housing Services Program. This budget amendment increased the total allocation of Bond Proceeds for the project to \$3,318,616.

HOME Funds

When the budget amendment was brought to the Affordable Housing Subcommittee, the Subcommittee requested that County Staff advocate for a reallocation process of available HOME funds through the HOME Consortium and that MHO apply for the available funds to fill the funding gap for the Lakeshore Villas project.

Project Updates since September 2023

The HOME Consortium has not undergone a reallocation process, preventing the chance to advocate for the additional funds to be allocated to the Lakeshore Villa project's existing HOME award. Our staff has requested more information about the decision to forgo a reallocation process, but has not received a response. Project costs have gone up since their request in September by approximately \$1.2 million. MHO increased their deferred developer fee by \$420,929 to accommodate these increased costs, but their pro forma indicates a remaining gap \$299,702. Finally, the project's U.S. Army Corps of Engineers General Permit and HUD Environmental Assessment impose restricted timelines for tree clearing on the site to avoid potential effects to federally endangered species. While the two documents have slightly different deadlines, the sooner of the two requires that MHO finish tree clearing by March 31, 2024.

Budget Amendment Recommendation to close the funding gap for the Lakeshore Villas project

MHO has initiated the closing process with the County to meet the restricted deadline for tree clearing, but requested that the Affordable Housing Subcommittee consider allocating additional Bond Proceeds to close their financial gap. The Subcommittee recommended that the Lakeshore Villas project is allocated an additional \$299,702 in Bond Proceeds to effectively close their funding gap. This would increase the total amount of the Bond Proceeds allocated to the Lakeshore Villas project to \$3,618,318.

Recommended Motion & Requested Action: Approve budget amendment.

County Manager's Comments & Recommendation: Recommends approval.



BUNCOMBE COUNTY, NORTH CAROLINA
General Fund

BOARD MEETING DATE: February 20, 2024

WHEREAS, the Budget Director recommends and the Board now desires to amend the FY2023-2024 General Fund as outlined below in Exhibit "A" to the budget,

NOW THEREFORE,

BE IT ORDAINED by the Board of Commissioners for the County of Buncombe as follows:

1. That the FY2023-2024 amendments listed in Exhibit A below be hereby adopted.
2. That this ordinance shall be effective upon adoption.

ADOPTED this 20th day of February, 2024

Requesting Department: Planning - Community Development Division
Budget Amendment Item: 2022 GO Bonds - Lakeshore Villas

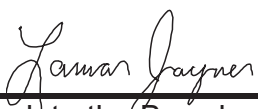
Description: Mountain Housing Opportunities, Inc (MHO)'s Lakeshore Villas project is experiencing a persistent funding gap related to their inability to apply for unallocated HOME funds and increasing construction costs. Additionally, the project's HUD Environmental Assessment and U.S. Army Corps of Engineers permit impose limitations on tree clearing on the site in order to avoid potential effects to federally endangered species. The Affordable Housing Committee were presented a request from MHO for additional Bond Proceeds to close their funding gap at their February 6th meeting and recommended that an additional \$299,702 in Bond Proceeds be allocated to the Lakeshore Villas project. Accordingly, the new total amount of the Bond Proceeds allocated to the Lakeshore Villas project shall be \$3,618,318.

Funding Source: Bond Proceeds

Exhibit A: Account Description	Increase (Decrease)	
	Revenues	Expenditures
Expenditures - 2022 GO Bonds - Lakeshore Villas Bond Proceeds	\$ 299,702	\$ 299,702
TOTAL	\$ 299,702	\$ 299,702

ATTEST:

**BOARD OF COMMISSIONERS FOR
THE COUNTY OF BUNCOMBE:**


Clerk to the Board

By: 
Chairman of the Board

LAKESHORE VILLAS REQUEST

Chloe Donohoe



LAKESHORE VILLAS PROJECT UPDATE

Current AHSP Bond Fund Allocation: \$3,318,616 Loan

- Project Cost Increases: \$40,534,303 (previously \$39,288,315)
- Could not apply for unallocated HOME Funding in the last 4 months
- Increased Deferred Developer Fee to \$620,929, but still experiencing a remaining funding gap of \$299,702
- Project Timeline impacted by HUD Environmental Assessment and U.S. Army Corps of Engineers General Permit
 - “...To avoid potential effects to federally endangered species, tree clearing on the site should only occur between October 15, 2023 and March 31, 2024.” (USACE)

Potential Solution: The Affordable Housing Subcommittee recommended increasing the allocation of Bond Proceeds to fill their funding gap.



Request for Board Action

Consider a budget amendment of the Affordable Housing General Obligation Bond to increase the Lakeshore Villas commitment by \$299,702.

