

MINUTES OF THE BUNCOMBE COUNTY BOARD OF COMMISSIONERS'
SPECIAL MEETING OF AUGUST 5, 2025.

BE IT REMEMBERED: That the Board of Commissioners met to hold a Special Meeting on August 5, 2025, in the Chamber located on the 3rd floor at 200 College Street in downtown Asheville, North Carolina at 10:00 a.m. To hold interviews for the Swannanoa Small Area & Resilience Plan Steering Committee.

Present: Chair Amanda Edwards; Commissioner Terri Wells; Commissioner Al Whitesides; Commissioner Parker Sloan; Commissioner Jennifer Horton; Commissioner Drew Ball.

Absent: Vice-Chair Martin Moore

The following candidates were interviewed for the Swannanoa Small Area & Resilience Plan Steering Committee:

1. Dede Styles
2. Nancy Waldrop
3. Beth Trigg (via phone)
4. Corol Groben
5. Deana Lytle
6. Jarrod Penland
7. Vicki Banks
8. Tonia Allen
9. Justice (Joseiah) Rogers
10. Kit Cramer
11. Joshua Anderson
12. Jeremy Knighton
13. Matt Barker
14. Casey Watkins
15. Rob Atema
16. Amber Roth

*RJ Taylor was out of the Country and unable to attend; however, he provided a letter of support to the Board for consideration.

*LeAnne Johnson asked to be removed from consideration.

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MINUTES OF THE BUNCOMBE COUNTY BOARD OF COMMISSIONERS'
BRIEFING MEETING OF AUGUST 5, 2025.

BE IT REMEMBERED: That the Board of Commissioners met to hold a Briefing Meeting on August 5, 2025, in the First Floor Conference Room at 200 College Street in downtown Asheville, North Carolina at 2:30 p.m.

Present: Chair Amanda Edwards; Commissioner Terri Wells; Commissioner Al Whitesides; Commissioner Parker Sloan; Commissioner Jennifer Horton; Commissioner Drew Ball.

Absent: Vice-Chair Moore

The following was discussed:

FY27 Budget Priorities:

John Hudson, Budget Director provided a recap of the FY2025 budget cycle. He explained that in the wake of Helene, reductions in revenue were immediately apparent; there is an estimated revenue loss between \$15M-\$25M; and that expenditure reduction plan of \$17.5M was presented and approved. On the brighter side, there was better than anticipated property tax collection rate, stronger than anticipated economic activity locally and stateside, increased intergovernmental revenue related to Helene and investment earning buoyed by strong market. Hudson went on to explain the current priority funding items in operating and capital for the upcoming budget, which include Deferred Maintenance and Repair, Deferred Capital, Deferred Vehicle Replacement, OPEB contribution, Capital Reserve and Fund Balance Replenishment. He further outlined the priorities in community investments, which include Strategic Partnership Grants / Tipping Point Grants, Affordable Housing, Conservation Easements, Septic Repair Program, Manufactured Home Disposal, and the Condemnation Prevention Assistance Program. Other priorities include recovery, education funding and grants. Hudson said that the budget retreat will be held in November to kick off the budget process and that budget planning will be consert with the strategic plan.

2030 Strategic Planning

Heather Parkinson, Strategy and Policy Analysis Manager, opened the session with a priorities game she then provided a overview of the work completed on the 2030 Strategic Plan, which kicked off in Spring of 2024. Parkinson provided themes of the Envision Buncombe survey that was completed in the spring and had 2,622 survey responses. She further explained the alignment of the strategic plan with the longer-term recovery plan which is also in progress. The Strategic and Innovation team went into detail and asked for feedback on each of the draft strategic focus areas, objectives and proposed goals. The Board reviewed and provided their initial input for goals related the focus areas: Community Health, Economic Development, Education, Energy and Environment, Growth and Development, and Public Safety. The Board's input will be incorporated, and the draft plan will come back to the Commissioner Briefing in September for Board and community review.

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MINUTES OF THE BUNCOMBE COUNTY BOARD OF COMMISSIONERS'
REGULAR MEETING OF AUGUST 5, 2025.

BE IT REMEMBERED: That the Board of Commissioners met to hold a Regular Meeting on August 5, 2025, in the Chamber located on the 3rd floor at 200 College Street in downtown Asheville, North Carolina at 5:00 p.m.

Present: Chair Amanda Edwards; Vice-Chair Martin Moore; Commissioner Terri Wells; Commissioner Al Whitesides; Commissioner Parker Sloan; Commissioner Jennifer Horton; Commissioner Drew Ball.

Commissioner Edwards opened the meeting and provided opening remarks.

CONSENT

Commissioner Sloan made a motion to add a resolution that amends the Swannanoa Advisory Steering Committee to add two alternate members to the membership under the Consent agenda. The motion was seconded by Commissioner Wells and carried unanimously.

Commissioner Ball requested that the July 15, 2025, Regular meeting minutes be amended to strike the amount provided under the Homeowner Grant Program update under Presentations on the agenda to avoid confusion. He explained that the amount provided in the meeting was incorrectly stated and that staff followed up via email to clarify that the total amount allocated that will provide direct service to residents in the FY26 budget from Buncombe County is \$230K. An additional \$50K was included in the budget for administrative costs for a total of \$280K. The Commissioners voted to amend the July 15, 2025, regular meeting minutes as proposed.

Commissioner Ball made a motion to approve the Consent agenda and the proposed agenda with the discussed revisions. Vice-Chair Moore seconded the motion and it was carried unanimously.

1. Approval of the July 15 Combined Briefing and Regular Meeting Minutes
2. Approval of the June 2025 Tax Collection Report
3. Resolution Approving Pyrotechnic Experts for Firework Displays
4. Resolution Appointing County and City of Asheville Review Officers
5. Resolution to approve signing on to the Opioid Settlement's Third Supplemental Agreement for Additional Funds (SAAF-3)
6. Budget Amendment to Accept Awarded Funds from Duke Energy Foundation Storm Preparedness Grant

PUBLIC COMMENT

1. Sam Fontaine – opposition to the proposed stadium on UNCA property

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2. Steve Arpin - opposition to the proposed stadium on UNCA property
3. Marina Braine - opposition to the proposed stadium on UNCA property and support for saving the woods
4. David Walter - opposition to the proposed stadium on UNCA property
5. Anne Walch - opposition to the proposed stadium on UNCA property and support for saving the woods with a request to adopt a resolution opposing the project
6. Howard Lubel- opposition to the proposed stadium on UNCA property and support for saving the woods with a request to adopt a resolution opposing the project
7. David Clark - (10 mins) - spoke in opposition to the university's development proposal, citing faculty concerns over the loss of forest land, absence of affordable housing provisions, and minimal projected financial gains for the project. Clark also alerted the Board to a state budget provision removing local oversight of certain university-owned lands, requesting their review and action.
8. Chris Cotteta- (10 mins) -spoke in opposition to the proposed UNCA development, noting the project proposal is lacking connection to Asheville or the university. He requested preservation of the forest and proposed creating an arboretum in partnership with local government and foundations. He also expressed concern over transparency, stormwater impacts, and state efforts to limit local oversight, asking the Board to pass a resolution opposing the project.

GOOD NEWS

1. North Carolina Building Inspectors' Association Jurisdiction of the Year Award

DK Wesley, Assistant Manager provided background information about the award. She explained that The North Carolina Building Inspectors Association (NCBIA) held their 2025 Annual Conference in Cherokee NC this year and presented the Jurisdiction of the Year Award. This award is given to the jurisdiction within the association who have distinguished themselves through their dedication and professionalism, standing out as a role model within the state and who have strived to maintain the highest standard of excellence. The Buncombe County Permits and Inspections Department continues to provide expert guidance and excellent customer service. She explained that it is an honor to announce that because of their efforts Buncombe County was named NCBIA Jurisdiction of the Year for 2025.

PUBLIC HEARINGS

1. ZPH2025-00011, Clarks Chapel Rd Map Amendment (Rezoning)

Gillians Phillips, Long Range Planner provided background information on the proposed rezoning. She explained that Hilary and Michael Hatch of Michael Hatch Glass Company have requested to rezone one parcel of land identified as tax lot PIN 974324428900000 (60 Clarks Chapel Rd) from R-3 Residential to CS Commercial Service.

The parcel located at 60 Clarks Chapel Rd was approved for conditional use as a glass studio by the Town of Weaverville in 2014 when it was in their ETJ. Since then, the ETJ was abolished and the parcel moved to county jurisdiction where it became nonconforming. The

parcel is currently being used as a glass studio. The rezoning would be consistent with these uses and would help rectify the current inconsistencies.

She explained that Staff recommends that the rezoning of the parcels be approved as it is consistent with the recommendations from the Comprehensive Plan for density, proximity to transportation corridor, location outside of overlay districts, floodplain and is located in close proximity to other CS zoned areas along the same corridor. Rezoning the parcel would align it more with the G.E.C. map. See Previous Zoning Actions section.

The subject parcel is approximately .73 acres in size. It is adjoining a parcel zoned R-3 and fronting a public road with C-S on the opposite side. The subject parcels are adjacent or in close proximity to a transportation corridor (I-26). Based on the nature of the request, Staff does not have concerns related to spot zoning

Chair Edwards opened the public hearing at 5:55 p.m. there were no comments, and the public hearing closed at 5:55 p.m.

Commissioner Moore made the motion to the Board approves the rezoning of the subject property as it is consistent with the Buncombe County 2043 Comprehensive Plan. Commissioner Wells seconded the motion, and it was passed unanimously.

2. ZPH2025-00012, Dimensional Table and Statement of District Intent (Text Amendment)

Shannon Capazalli provided background information related to the provided text amendment. She explained that the Board will consider amendments to Chapter 78 (The Buncombe County Zoning Ordinance) of the Buncombe County Code of Ordinances, and more specifically, sections 78-581 Definitions, 78-640 Statement of District Intent, 78-641 Permitted Uses, and 78-642 Dimensional Requirements. The amendments propose to end mandatory single-family zoning in Buncombe County and modernize standards for the Beaverdam Zoning District to align them with the other districts in the county.

She explained that Buncombe County's Zoning Ordinance contains a Statement of District Intent in Section 78-640 which describes the intended purpose of each zoning district in terms of use and density, public utility availability, environmental constraints, and growth potential. One underlying assumption of these districts was that the majority of growth and density in the county would occur within city and town limits, and that zoning district designations would be the sole tool for protecting steeper slope areas. The unprecedented rate of growth, the newly adopted Comprehensive Plan, the adoption of Steep Slope & Protected Ridge Overlay districts, the increasing unaffordability of many areas, and the effects of Hurricane Helene all require that these zoning districts be re-evaluated.

She further explained that the Land Use Regulation through zoning was established in the Beaverdam valley in 1981. This is one of two areas that were zoned in the County, the other being Limestone. The Beaverdam Township Ordinance added regulations regarding development on slope when construction on mountain sides started to occur in the area. County wide zoning was adopted in 2009, and the Beaverdam Township Ordinance became the

Beaverdam Zoning District, while the rest of the zoning districts were modeled after the Limestone Township Ordinance. The Steep Slope and Protected Ridge Overlay was then adopted in 2010. These overlay districts were based on best practices for steep slope development but still allow resilient development on steep slopes and ridges in the County.

The Dimensional Requirements table outlines minimum lot sizes, maximum density, setbacks, and height for each zoning district. At least two (2) dwelling units per lot are allowed in all districts except for the Beaverdam (BDM) zoning district. The BDM district contains holdover standards from before County zoning was adopted, which are duplicative with the newer Steep Slope & Protected Ridge Overlay requirements.

These proposed text amendments would change the zoning ordinance to allow for two (2) dwelling units per lot in the BDM district, eliminate the holdover standards which are redundant with the newer overlay requirements, reformat and simplify the district standards to align with other districts, and define those standards to more closely match the R-LD: Residential Low-Density district. These changes would increase consistency with the Comprehensive Plan by centering conservation of our slopes around the Steep Slope/High Elevation Overlay while providing for more housing to be concentrated in flatter and more accessible areas which are served by public utilities.

Chair Edwards opened the public hearing at 6:01 p.m. There was one public comment.

Susan Bean with Mountain True spoke in favor of the text amendment and strongly encouraged the board to vote in favor.

Chair Edwards closed the public hearing at 6:03 p.m.

Commissioner Wells and Chair Edwards expressed gratitude for Staff's work bring the text amendment forward and shared that this is a significant milestone in the County's history, ending single family zoning in the County. Commissioner Wells made the motion to approve the text amendment. The motion was seconded by Vice-Chair Moore and it was passed unanimously.

NEW BUSINESS

1. Budget Amendment for A-B Tech Article 46

John Hudson, Budget Director provided background information; he explained that the cooling tower, a vital part of the HVAC system, at the Allied Health building has failed and needs to be replaced. The current tower is constructed primarily of plastic and has several broken pieces due to a fan malfunction. The new tower will be constructed of stainless steel and has a life expectancy of 20 plus years. In addition to the funds required for the purchase and installation of the new tower, engineering will also be required. The A-B Tech Board of Trustees and the Joint Advisory Committee have approved this usage of Article 46 funds.

Commissioner Whitesides made the motion to approve the budget amendment. The motion was seconded by Vice-Chair Moore and it was carried unanimously.

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2. Budget Amendment to Enhance and Expand Adoption Promotion Funds

David Sweat and Rebecca Smith provided background information. Together, they explained that the adoption Promotion Funds are used to enhance and expand adoption programs, to secure permanent homes for children in foster care with special needs who are harder to place, and to encourage partnerships between public and private agencies to achieve permanency for children in a timely manner. Smith noted that this year, BCHHS finalized 38 adoptions. Nine of those youth were over the age of 10 and there were several sibling sets adopted together. Of these adoptions, 45% of these children were adopted by relatives. She added that these funds may be carried over multiple fiscal years and are therefore budgeted in the multi-year grants fund. Buncombe County Health and Human Services has been allocated \$91,674.

Commissioner Wells asked about the challenges and the extension. Smith explained that foster care faces two main challenges: finding stable foster families trained and willing to support children with complex behavioral and trauma-related needs and securing permanent homes for children legally free for adoption who lack identified placements. Efforts include encouraging therapeutic licensing for foster parents and partnering with Foster Family Alliance for targeted recruitment to match these children with permanent families.

Commissioner Horton noted that as a former licensed foster parent in Buncombe County, she has a deep appreciation for the program and the work of staff to provide this programming.

Commissioner Wells made the motion to approve the budget amendment. The motion was seconded by Commissioner Ball and carried unanimously.

3. Annual Property Tax Settlement for fiscal year 2025 and Order of Collection to Tax Collector for the current fiscal year

Jennifer Pike provided background information. She explained that Pursuant to NCGS 105-373, the Tax Collector must provide to the Board of Commissioners an annual settlement of property tax collected in the previous year for approval. Pursuant to NCGS 105-321, following approval of the Tax Collector's Annual Settlement for the preceding year an Order of Collection to the Tax Collector must be adopted authorizing the collection of the current fiscal year property taxes.

Manager Pinder and the Board commended Jennifer Pike for leading with heart and compassion through the tax collection cycle.

Commissioner Whitesides made the motion to approve the 2025 annual settlement. The motion was seconded by Commissioner Horton and carried unanimously.

Commissioner Wells made the motion to adopt the order of collection for fiscal year 2026. The motion was seconded by Commissioner Horton and carried unanimously.

BOARD APPOINTMENTS

1. Board Appointments for August 5, 2025

Commissioner Wells made the motion to appoint Jenny Bowen to the Historic Resources Commission. The motion was seconded and carried unanimously.

Commissioner Moore made the motion to appoint Jo Jamison, Stacey Anderson, Sarah Kabourek, Melanie Sherman to the Early Childhood Education Advisory Committee. The motion was seconded and carried unanimously.

Swannanoa Small Area Planning Steering Committee- Commissioner Horton stated that a relative had applied and been nominated. After consulting with the County Attorney, it was determined recusal was not required but wished to be transparent by sharing this information.

Commissioner Sloan made the motion to appoint the following to the new Swannanoa Small Area Steering Committee, noting that interviews were held earlier in the day. The motion was seconded and passed 6-0 with Vice-Chair Moore abstaining from the vote because he was not in attendance for the interviews.

1. Dede Styles
2. Beth Trigg
3. Corol Groben
4. Deana Lytle
5. Jarrod Penland
6. Casey Watkins
7. Tonia Allen
8. Justice (Joseph) Rogers
9. Kit Cramer
10. Joshua Anderson
11. RJ Taylor
12. Jeremy Knighton
13. Matt Barker

2 Alternative seats:

1. Nancy Waldrop
2. Rob Atema

CLOSED SESSION

Curt Euler, County Attorney provided the motion to go into closed session for the following reason:

1. To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged to consider and give instructions concerning the handling of a lawsuit titled, In Re Mission Health Antitrust Litigation, Case No. 1:22-cv-00114 in Federal Court Western District of North Carolina. There will be no formal action taken at this time. The

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statutory authority is contained in G.S. 143-318.11(a)(3). The motion was seconded and approved unanimously.

Meeting adjourned at 6:31 p.m.