HOW ARE LAND USE DECISIONS MADE?

FIRST
ORDINANCES ARE ADOPTED
The County creates land development regulations through a set of ordinances. Ordinances help to ensure that everyone operates under the same set of development rules.

1. ORDINANCE DRAFTED
Wording is drafted for a new ordinance or for changes to existing ordinances, with guidance from existing Comprehensive and other adopted plans, County Staff, the Planning Board, and Commissioners. Amendments can also be proposed by citizens.

2. PUBLIC HEARING
Planning Board
The Planning Board reviews the ordinance, takes public comment, and may recommend approval, denial, or request changes.

3. PUBLIC HEARING
Board of Commissioners
The Board of Commissioners reviews the ordinance, Planning Board recommendations, and takes public comment while making the final decision.

4. DEVELOPMENTS REVIEWED
Applications may submit development applications for review. County staff and the Board of Adjustment must determine if the project meets the standards from the ordinance(s). If the development meets the ordinance standards, it is required to be approved.

THEN
APPLICATIONS ARE REVIEWED
Applicants may apply for permits based on the standards adopted in the ordinance. These standards determine what developments can be approved.

1981
Limestone and Beaverdam Townships adopt Zoning within their boundaries

1994
Subdivision Ordinance adopted for the entire county

1998
Comprehensive Land Use Plan adopted

2006
Land Use Plan Update adopted

2009
County-wide Zoning adopted

2010+
Amendments & Legislative Changes

HISTORY OF ZONING IN Buncombe County

Types of Development Review
Some uses are allowed By-Right while larger projects are subject to special requirements through a Conditional Use Permit (CUP). The Board of Adjustment reviews CUP applications to ensure that they meet the standards. Only the Board of Commissioners can change which districts certain uses are allowed, or what the requirements are, by amending the ordinance.

Examples of uses requiring a CUP in certain zoning districts (not a complete list):

- Planned Unit Developments
- Buildings over 50,000 SF in size
- Manufactured home parks with 9+ units
- 5+ buildings on a single lot
- 3+ vacation rentals
- Other types of uses

Amendments can also be proposed by citizens.