

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.

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.

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.

HEARING SCHEDULED

A Public Hearing is scheduled and the public is notified through various types of advertising.

PUBLIC HEARING Planning Board

2

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



ORDINANCE ADOPTED

The adopted ordinance provides the legal basis by which development applications must be reviewed.

4

DEVELOPMENTS REVIEWED

Applicants 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.



PUBLIC HEARING Board of Commissioners

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



HEARING SCHEDULED

A second Public Hearing is scheduled for review, and the public is notified a second time.

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

HISTORY OF ZONING IN BUNCOMBE COUNTY

1981

Limestone and Beaverdam Townships adopt Zoning within their boundaries

1994

Subdivision Ordinance adopted for the entire county
The Subdivision Ordinance created standards for the subdivision of land, as well as to provide for orderly growth and adequate streets, water, and sewage disposal.

1998

Comprehensive Land Use Plan adopted
During the Planning process, studies were conducted of existing growth patterns, infrastructure, and existing and potential uses. Priorities and recommendations for future growth were identified.

2006

Land Use Plan Update adopted
The Update created recommendations for our rapidly urbanizing and sensitive areas, and strategies for future planning. One recommendation was the adoption of Countywide Zoning.

2009

County-wide Zoning adopted
Zoning was adopted to ensure orderly, attractive, and economically sound development, to protect existing property values, and preserve the scenic beauty, natural resources, and open spaces.

2010+

Amendments & Legislative Changes
County and citizen-initiated amendments continue to occur, including the adoption of the Steep Slope/High Elevation & Protected Ridge Overlays. State legislative changes include the abolishment of the Asheville and Weaverville ETJ's, and others.