

Presentation and field visit: Thurs., October 15, 2026 • 10:30am-12:00pm

Presenter: Angela Lee, CFM. Buncombe County Planning & Development Department

FLOOD VARIANCE TOUR



At the Biltmore Estate
Gardener's Cottage



Presentation

This presentation will provide an overview of the Variance process issued by Buncombe County for the Biltmore Market Gardener's Cottage, and examine the legislative processes required by the Planning Department under the Flood Damage Prevention Ordinance and Planning Board.

It will also highlight the roles and responsibilities of the Floodplain Administrator emphasizing the coordination, regulatory requirements, presentations, and application process.



In-person Tour

Following the presentation, participants will take a field trip to the Biltmore Market Gardener's Cottage to observe the property firsthand and review the components of the variance.

The site visit will provide an opportunity to connect the planning and regulatory side with real-world conditions and discuss best possible practices executed for this variance while adhering to the Historic Designation. The group will return before lunch.