

Buncombe County Board of Adjustment

Update for Buncombe County Board of Commissioners



About Us

Regular Members

- Andy Ball – *Chair*
- Carla Barnard – *Vice Chair*
- Joel Mazelis
- Greg Phillips
- Katherine Morosani
- Gabe Quesinberry
- Craig Allen

Alternate Members

- Damien Vacaflor
- Joshua Holmes
- Wesley Greene
- Carol McCrory
- David Weinstein
- Jeff Giltenboth
- Paul Wilczynski

Purpose

Quasi-judicial board consisting of seven regular members and seven alternates. The board rules on variances from development ordinances, special uses, and appeals to decisions of development ordinance administrators.



Activities & Accomplishments



- Notable Cases Heard:
 - 70,000 SF Commercial Warehouse expansion
 - Apartment projects- 14 total, with 3248 units
 - Of those, 157 units will be affordable or workforce
 - Black Mountain Home for Children Expansion (Feb 2023)
 - The Villas at Haywood Senior Housing (Apr 2023)
 - MHO Pentland Hills Development (Feb 2024)
- Adoption of Board By-laws – July 2022
- Engage Buncombe/PublicInput.com



BOA Trends

Applications Reviewed	2021	2022	2023	2024	Cases Awaiting Hearings
Variances	7	9	5	-	3
Special Use Permits	19	24	14	2	5
Administrative Appeals	-	-	1	-	-

- Case load fluctuation based on market conditions
- Cases involving multi-family housing remain consistent
- Sites are becoming more complex (i.e. floodplain, steep slope, encumbered with easements, ROW, etc.)

