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

- 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.)

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<tr>
<th>Applications Reviewed</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
<th>2024</th>
<th>Cases Awaiting Hearings</th>
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BUNCOMBE COUNTY