Buncombe County Board of Adjustment
Meeting Minutes
November 12, 2025 – 12:00 P.M.
Commissioners' Chambers – 200 College St, Asheville, NC

Members Present

- **Andy Ball**, Regular Member – Chair
- **Paul Wilczynski**, Regular Member
- **Craig Allen**, Regular Member
- **Greg Phillips**, Regular Member
- **Joel Mazelis**, Regular Member
- **Gabe Quesinberry**, Regular Member
- **Mark Diaz**, Regular Member

Staff Present

- **Curt Euler**, Staff Attorney
- **Nathan Pennington**, Planning Director
- **Angela Lee**, Floodplain Administrator
- **Thana Alley**, Planner II
- **Jason Payne**, Planner II
- **Griffin Kearns**, Clerk to Board

A. Call to Order & Welcome – Chair

- The meeting was called to order at 12:03 P.M.

B. Announcements

- **Mr. Pennington** presented an update on future quasi-judicial procedure training for newly appointed Board members.

C. Roll Call of Board Members

1. **Joel Mazelis** – Present
2. **Paul Wilczynski** – Present
3. **Craig Allen** – Present
4. **Andy Ball** – Present
5. **Greg Phillips** – Present
6. **Gabe Quesinberry** – Present
7. **Mark Diaz** – Present

D. Election of Vice Chair

Motion to elect Craig Allen to the Vice Chair:
Made by: **Andy Ball**
Seconded by: **Greg Phillips**
Result: **PASS** (7-0)

1. **Joel Mazelis** – Yes
2. **Paul Wilczynski** – Yes
3. **Craig Allen** – Yes
4. **Andy Ball** – Yes
5. **Greg Phillips** – Yes
6. **Gabe Quesinberry** – Yes
7. **Mark Diaz** – Yes

E. Approval of Meeting Minutes

Motion to approve the minutes from the Board's regular meeting on October 8, 2025:
Made by: **Gabe Quesinberry**
Seconded by: **Paul Wilczynski**
Result: **PASS** (7-0)

1. **Joel Mazelis** – Yes
2. **Paul Wilczynski** – Yes
3. **Craig Allen** – Yes
4. **Andy Ball** – Yes
5. **Greg Phillips** – Yes
6. **Gabe Quesinberry** – Yes
7. **Mark Diaz** – Yes

F. Disclosure of Ex-Parte Communications/Conflicts of Interest

- None

G. Public Hearings

1. ZPH2025-00031 Biltmore Market Gardener's Cottage Flood Variance

Description:

Timothy Rosebrock of The Biltmore Company, LLC, has applied for a Variance pursuant to the Flood Damage Prevention Ordinance of Buncombe County; Sec. 34-55, Sec. 34-66(4), Sec. 34-67(1), Sec. 34-67(2), and Sec. 34-67(5)(a)(2); for the repair/rehabilitation of a historic structure on tax lot PIN 9637-94-4030 (142 Winery Road). Planner coordinating review: Angela Lee.

Summary of Exhibits:

Ex #	Description	Submitted by	Record
	Application	Applicant	**Admitted**
	Rehabilitation Building Plans	Applicant	**Admitted**
	National Historic Landmark Nominations	Applicant	**Admitted**
	Map and Aerial Photo Exhibits	Applicant	**Admitted**
1	Application	Applicant	**Admitted**
2	Rehabilitation Building Plans	Applicant	**Admitted**
3	Amended Flood Damage Prevention Ordinance Variance Sections Requested (addendum to application)	Applicant	**Admitted**
4	Amended Detailed Variance Request (addendum to application)	Applicant	**Admitted**
5	Building Elevations	Applicant	**Admitted**
6	Equipment Elevation Sketch	Applicant	**Admitted**
7	National Historic Landmark Nomination	Applicant	**Admitted**

8	Aerial Image	Applicant	**Admitted**
9	Map	Applicant	**Admitted**
10	Aerial Image with Measurement	Applicant	**Admitted**
11	Application Section I - Report on Board Considerations	Applicant	**Admitted**
12-17	Historical Photos	Applicant	**Admitted**
18-27	Photos of Cottage – Pre-Helene	Applicant	**Admitted**
28-37	Photos of Cottage – Post-Helene	Applicant	**Admitted**
38-39	Photos of Cottage Basement	Applicant	**Admitted**
40-42	Exterior Photos	Applicant	**Admitted**
43	Photo Under Front Porch	Applicant	**Admitted**
44-47	Photos of Wall/HVAC Equipment – Pre-Helene	Applicant	**Admitted**
48-49	Photos of Wall/HVAC Equipment – Post-Helene	Applicant	**Admitted**
50	Résumé of Andrew Bick	Applicant	**Admitted**
51	Résumé of Edward Medlock	Applicant	**Admitted**
52	Curriculum Vitae of Heather Fearnbach	Applicant	**Admitted**
53	Engineering Report on Deck Attachment to Residence	Applicant	**Admitted**
54	Engineering Report on Flood Considerations	Applicant	**Admitted**
55	Standard Operating Procedure - Market Gardener's Cottage Flood Evacuation	Applicant	**Admitted**
	Staff GIS Maps	Staff	**Admitted**
	Staff Report	Staff	**Admitted**

Staff Presentation:

- **Angela Lee** presented the staff analysis of the application and offered the above listed exhibits into the record; Chairperson Ball admitted the exhibits. In her presentation, Ms. Lee explained the concepts of the floodway and Substantial Improvement as defined in regulatory standards and how they related to the variance requested.

Applicant Presentation:

- **John Noor** appeared as the applicant's counsel.
- **Heather Fearnbach** of Fearnbach History Services, Inc., was tendered by Mr. Noor and admitted by Chairperson Ball as an expert in historic preservation. In her testimony, Ms. Fearnbach reviewed several exhibits, including maps, contemporary and historical photographs, and excerpts from the Biltmore Estate's nomination as a National Historic Landmark, mentioning the status of the Market Gardener's Cottage as a contributing structure. Ms. Fearnbach described the scope of the restoration work that would be necessary because of flood damage incurred during Hurricane Helene and how that work would be affected by the Flood Damage Prevention Ordinance (FDPO). She explained that the building had already been elevated by 24 inches following a 2004 hurricane, and that further elevation would result in a change of character to the building and its surroundings and a potential loss of contributing status to the National Historic Landmark. Ms. Fearnbach explained that all proposed restoration work would comply with the FDPO, except to leave anchored HVAC equipment in its current location and not elevate

the building, thus necessitating the variance request. In response to questions from the Board, Ms. Fearnbach stated that it would be difficult, if not impossible, to move the building and that that too could jeopardize the historic designation. She explained that although there were more than 130 contributing resources to the estate's historic status, changes to even one of them could have a cumulative effect and that this particular building was highly visible to the public.
    - In response to a Board question for Ms. Fearnbach regarding whether variances had previously been granted after past flood events, **Mr. Pennington** testified that none had previously been necessary because the building had not previously incurred Substantial Damage as defined in the FDPO.
- **Ed Medlock** of Medlock & Associates Engineering was tendered by Mr. Noor and admitted by Chairperson Ball as an expert in civil engineering. In his testimony, Mr. Medlock explained his role in the design of the anchoring system for the HVAC equipment, including the options explored to attempt to comply with the FDPO, the potential compromising of structural integrity from drilling to meet the ordinance requirements, and the adequacy of the anchoring system as proposed to withstand flood events.
- **Andrew Bick** of Headwaters Engineering, P.C., was tendered by Mr. Noor and admitted by Chairperson Ball as an expert in floodplain management and civil engineering. Mr. Bick overviewed proposed streambank stabilization projects that would reinforce and stabilize Winery Road. Mr. Bick stated that there would be no change in the building's footprint, so base flood elevation would not change, and stated that he had no concerns about the project's effects on water velocity or the rate of rise.
- **Timothy Rosebrock** of The Biltmore Company explained his role as Vice President of Corporate and Government Affairs, including his responsibility for public and life safety protocols. Mr. Rosebrock detailed Biltmore's emergency preparedness protocols, including the standard operating procedure for flood evacuation of the cottage. He mentioned that there had never been a situation requiring evacuation of the cottage without warning, but that a plan was in place for it if necessary. Mr. Rosebrock highlighted the role of the project in supporting the visitor economy, citing it as an example of adaptive reuse and argued for its consistency with zoning and the comprehensive plan.

<u>Closing Statement:</u>

- **Mr. Noor** argued the uniqueness of the case involving extensive repairs to a 130-year-old structure. He argued that this was a perfect example of a restoration project meeting the ordinance standards where possible and complying with the spirit and intent of the regulations.

<u>Board Discussion, Deliberation, and Motions:</u>

- **Mr. Wilczynski** stated that he did not see harm resulting from approval of the variance.
- **Mr. Allen** stated that the applicant's presentation was thorough and sufficient expert testimony was presented.
- **Chairperson Ball** stated that a clear hardship had been demonstrated by the applicant.
- **Mr. Phillips** stated that the variance requested was straightforward and reflected the uniqueness of the situation.

Motion to adopt the following Findings of Fact:

1. *That this matter was properly advertised, is within this Board's jurisdiction and is ripe for its consideration.*
2. *That this application, together with the conditions proposed by staff and/or this Board and agreed to by the Applicant, if any, DOES meet the requirements for granting a Variance contained in Buncombe County Code of Ordinances Sec. 34-55.*

Made by: **Craig Allen**
Seconded by: **Gabe Quesinberry**
Result: **PASS** (7-0)

1. **Joel Mazelis** – Yes
2. **Paul Wilczynski** – Yes
3. **Craig Allen** – Yes
4. **Andy Ball** – Yes
5. **Greg Phillips** – Yes
6. **Gabe Quesinberry** – Yes
7. **Mark Diaz** – Yes

Motion to approve the Variance and that staff be instructed to draft an order consistent with this motion approving the permit with any agreed upon conditions for review and execution by the Chair, Acting Chair, or such person's designee, on behalf of this Board:
Made by: **Craig Allen**
Seconded by: **Gabe Quesinberry**
Result: **PASS** (7-0)

1. **Joel Mazelis** – Yes
2. **Paul Wilczynski** – Yes
3. **Craig Allen** – Yes
4. **Andy Ball** – Yes
5. **Greg Phillips** – Yes
6. **Gabe Quesinberry** – Yes
7. **Mark Diaz** – Yes

<u>Presentation of Order:</u>

- **Mr. Euler** presented a draft order.

  Motion to approve the order:
  Made by: **Craig Allen**
  Seconded by: **Joel Mazelis**
  Result: **PASS** (7-0)

  1. **Joel Mazelis** – Yes
  2. **Paul Wilczynski** – Yes
  3. **Craig Allen** – Yes
  4. **Andy Ball** – Yes
  5. **Greg Phillips** – Yes
  6. **Gabe Quesinberry** – Yes
  7. **Mark Diaz** – Yes

A recess was called at 1:27 P.M.

The meeting was called back to order at 1:36 P.M.

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2. ZPH2025-00028 Beacon Ridge Multifamily SUP

Description:

Joe Boyd of WithersRavenel; on behalf of Chris Dischinger of LDG Multifamily, LLC, applicant; and Thomas Montgomery of Montinail Land Company, LLC, owner; has applied for a Special Use Permit pursuant to the Zoning Ordinance of Buncombe County; Sec. 78-641(a), Sec. 78-677, and Sec. 78-678(b)(6); to establish a Planned Unit Development (Level 1) for a 170-unit multifamily residential development on tax lot PINs 9678-68-9411 and 9678-78-0100 (two unaddressed parcels off of US 70 Highway). Planner coordinating review: Thana Alley.

Summary of Exhibits:

Ex #	Description	Submitted by	Record
	Application and Business Plan	Applicant	**Admitted**
	Site Plans and Elevations	Applicant	**Admitted**
	Traffic Impact Analysis	Applicant	**Admitted**
	Market Impact Study	Applicant	**Admitted**
	Résumés/Curricula Vitae: • Landon T. Cox • John C. Palmer • Rynal G. Stephenson • Joe Boyd	Applicant	**Admitted**
	Pages 46, 60-63, and 77 from *Buncombe 2043 Comprehensive Plan*	Applicant	**Admitted**
	Photographs of the subject property and surrounding area	Applicant	**Admitted**
	Current deeds for the subject property	Applicant	**Admitted**
	Memorandum of Law	Applicant	**Admitted**
	Supplemental Documents: • Business Plan • Letter of Commitment for Water Availability from City of Asheville Water Resources Department • Email Correspondence with US Army Corps of Engineers and Jurisdictional Determination Request Documents	Applicant	**Admitted**
	Staff GIS Maps	Staff	**Admitted**
	Staff Report	Staff	**Admitted**

Staff Presentation:

- **Thana Alley** presented the staff analysis of the application and offered the above listed exhibits into the record; Chairperson Ball admitted the exhibits.

Applicant Presentation:

- **Robert Oast** appeared as the applicant's counsel and introduced the witnesses that would be testifying in support of the application.
- **Landon Cox** of LDG Multifamily was tendered by Mr. Oast and admitted by Chairperson Ball as an expert in the development of affordable multifamily housing. Mr. Cox provided an overview of the proposed unit composition for the building and the income limits that would apply. Mr. Cox described the physical location of the subject property and stated that it would be appropriate due to the need and priority for housing in the Swannanoa area. Mr. Cox described the outreach to neighboring property owners that he had conducted prior to the hearing. Mr. Cox concluded by stating that he believed the application would meet the applicable standards for a Planned Unit Development and Special Use Permit. In response to questions from the Board, Mr. Cox stated that the zoning designation of the property was split between R-2 Residential and CS Commercial Service, but that the structures would be on the CS-zoned portion. Mr. Cox also stated that LDG would be amenable to a condition of approval regarding sidewalk accessibility to the development, that 1.5 parking spaces were proposed per unit, that the detailed unit breakdown and rents would be income-dependent, and that the development would be financed with NC Housing Finance Authority funds.
- **Joe Boyd** of WithersRavenel was tendered by Mr. Oast and admitted by Chairperson Ball as an expert in civil engineering and site design. Mr. Boyd reviewed his role in the project and development of the site plan, stormwater infrastructure, and utility allocation. In response to a question from the Board, Mr. Boyd specified that the requested deviation in maximum height would apply to the pitched roofs of the three residential buildings.
- **Rynal Stephenson** of DRMP was tendered by Mr. Oast and admitted by Chairperson Ball as an expert in traffic engineering and design. Mr. Stephenson explained his role in conducting a Traffic Impact Analysis for the proposed development, describing the professional standard methodology that he followed for the process. Mr. Stephenson summarized his findings from the TIA, including that a low number of trips would be added to the network, that the existing center left-turn lane on US 70 would be adequate to accommodate left-turning traffic, and that a right-turn lane would not be warranted. Mr. Stephenson stated his opinion that the development would meet the applicable standards for a Planned Unit Development and Special Use Permit.
- **John Palmer** of The Palmer Company was tendered by Mr. Oast and admitted by Chairperson Ball as an expert in property valuation and appraisal. Mr. Palmer reviewed the Market Impact Study that he prepared for the project and summarized his findings and conclusions. For determining comparable developments, Mr. Palmer stated that he specifically researched the market impacts of both affordable and market-rate developments and could not determine a notable difference in impact. Mr. Palmer stated his opinion that the development would meet the applicable standards for a Planned Unit Development and Special Use Permit.

Non-Party Witness Testimony:

- **Margaret Wicks** stated that she lived in the Grey Eagle manufactured home park adjacent to the subject property. Ms. Wicks disputed Mr. Stephenson's testimony regarding traffic, stating that she had experienced high traffic volumes and issues when attempting to exit the manufactured home park.

Closing Statement:

- **Mr. Oast** argued that the applicant had presented competent, material, and substantial evidence in support of their application, and that the project would help to fill the need for affordable housing in the area.

Board Discussion, Deliberation, and Motions:

- **Mr. Diaz** expressed concerns about the current speed limit of US 70 and sight distances.
    - **Mr. Pennington** mentioned that the County would be willing to confer with NCDOT on potentially lowering the speed limit from 55 miles per hour to 45 miles per hour.
- **Mr. Allen** stated that the project would satisfy the need for affordable housing.

Motion to adopt the following Findings of Fact:

1. *That this matter was properly advertised, is within this Board's jurisdiction and is ripe for its consideration.*
2. *That this application, together with the conditions proposed by staff and/or this Board and agreed to by the Applicant, if any, DOES meet the requirements for granting a Special Use Permit contained in Buncombe County Code of Ordinances Sec. 78-621(3).*

Made by: **Gabe Quesinberry**
Seconded by: **Greg Phillips**
Result: **PASS** (7-0)

1. **Joel Mazelis** – Yes
2. **Paul Wilczynski** – Yes
3. **Craig Allen** – Yes
4. **Andy Ball** – Yes
5. **Greg Phillips** – Yes
6. **Gabe Quesinberry** – Yes
7. **Mark Diaz** – Yes

Motion to approve the Special Use Permit and that the order approving the permit be adopted and executed as presented and as modified in this meeting:
Made by: **Gabe Quesinberry**
Seconded by: **Craig Allen**
Result: **PASS** (7-0)

1. **Joel Mazelis** – Yes
2. **Paul Wilczynski** – Yes
3. **Craig Allen** – Yes
4. **Andy Ball** – Yes

5. **Greg Phillips** – Yes
6. **Gabe Quesinberry** – Yes
7. **Mark Diaz** – Yes

Presentation of Order:

- **Mr. Euler** presented a draft order.
  Motion to approve the order:
  Made by: **Craig Allen**
  Seconded by: **Joel Mazelis**
  Result: **PASS** (7-0)
  1. **Joel Mazelis** – Yes
  2. **Paul Wilczynski** – Yes
  3. **Craig Allen** – Yes
  4. **Andy Ball** – Yes
  5. **Greg Phillips** – Yes
  6. **Gabe Quesinberry** – Yes
  7. **Mark Diaz** – Yes

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3. ZPH2025-00033 2544 Hendersonville Road SUP

Description:

J. Carr Swicegood, Jr., of Woodfin B&A, LLC, has applied for a Special Use Permit pursuant to the Zoning Ordinance of Buncombe County; Sec. 78-641(a), Sec. 78-677, and Sec. 78-678(b)(6); to establish a Planned Unit Development (Level 1) for a 22-unit single-family residential development on tax lot PIN 9653-59-3235 (2544 Hendersonville Road). Planner coordinating review: Jason Payne.

Summary of Exhibits:

Ex #	Description	Submitted by	Record
	Application	Applicant	**Admitted**
	Site Plans	Applicant	**Admitted**
	Supplemental Documents: • Business Plan • MSD Sewer Allocation • Letter of Commitment for Water Availability from City of Asheville Water Resources Department	Applicant	**Admitted**
	Staff GIS Maps	Staff	**Admitted**
	Staff Report	Staff	**Admitted**

Staff Presentation:

- **Jason Payne** presented the staff analysis of the application and offered the above listed exhibits into the record; Chairperson Ball admitted the exhibits.

Standing Hearings:

- **Brenda Smith** stated that the boundary between the subject property and her property, directly to the north, was disputed, and that no lawsuit had been filed but that a survey had been recorded with the Register of Deeds. Ms. Smith stated that the building's proximity to her house and a spring pond would affect multiple property owners downstream from the site.
    - **Brandon Freeman,** the applicant's counsel, stated that it would be appropriate for Ms. Smith to present witness testimony but that she would not meet the criteria for standing.
    - **Mr. Euler** confirmed that surveys of the property had been recorded, but that no legal action related to the dispute was on record and that the Board would not be responsible for determining the validity of the claims.
    - **Mr. Quesinberry, Mr. Allen,** and **Mr. Phillips** concurred that it would not be appropriate to grant standing to Ms. Smith on this basis alone.

Motion to deny standing to Brenda Smith:
Made by: **Gabe Quesinberry**
Seconded by: **Craig Allen**
Result: **PASS** (7-0)

1. **Joel Mazelis** – Yes
2. **Paul Wilczynski** – Yes
3. **Craig Allen** – Yes
4. **Andy Ball** – Yes
5. **Greg Phillips** – Yes
6. **Gabe Quesinberry** – Yes
7. **Mark Diaz** – Yes

- **Jerry Nesbitt** stated that he owned the property directly to the south of the subject property and claimed that he had not received adequate notification of the hearing. Mr. Nesbitt claimed that most property on the surrounding sections of Hendersonville Road was commercial and that the residential development would have an impact on the properties beside it.
    - **Mr. Wilczynski** stated that Mr. Nesbitt did not provide any testimony or evidence relating to damages.
        - **Chairperson Ball**, **Mr. Phillips**, and **Mr. Allen** concurred.

Motion to deny standing to Jerry Nesbitt:
Made by: **Craig Allen**
Seconded by: **Gabe Quesinberry**
Result: **PASS** (7-0)

1. **Joel Mazelis** – Yes
2. **Paul Wilczynski** – Yes
3. **Craig Allen** – Yes
4. **Andy Ball** – Yes

5. **Greg Phillips** – Yes
6. **Gabe Quesinberry** – Yes
7. **Mark Diaz** – Yes

Applicant Presentation:

- **Mr**. **Freeman** presented a preliminary overview of the application and argued in favor of its alignment with the County's comprehensive plan.
- **Daniel Hyatt** of Wade Trim was tendered by Mr. Freeman and admitted by Chairperson Ball as an expert in development ordinance application and compliance. Mr. Hyatt reviewed his involvement with the application, including utility allocations and deviations from minimum lot sizes and setbacks requested as part of the Planned Unit Development. Mr. Hyatt stated his opinion that the development would meet the applicable standards for a Planned Unit Development and Special Use Permit. Mr. Hyatt also added that the units would have two-car garages, and that a mix of one- and two-story single-family units would be provided.

Non-Party Witness Testimony:

- **Brenda Smith** stated that the property lines as shown in the applicant materials were not accurate, that the parking requirement of two spaces per unit would not be adequate for events, and that the development would result in a loss of value of the surrounding properties.
- **Jerry Nesbitt** reiterated the concerns he expressed during his standing hearing and asked the Board to continue its decision on the application to a future date.
- **Suzanne Nesbitt Dawkins** stated that she had not seen the sign posted when she was at the property the Tuesday of the week prior to the hearing, that Hendersonville Road was mainly a commercial corridor, and that the subdivision would therefore not be consistent with the surrounding area. She argued that the development did not meet the PUD standards, in part due to its lack of a playground.

Board Discussion, Deliberation, and Motions:

- **Mr. Diaz** expressed concerns that the evidence and testimony may not have adequately addressed impacts on surrounding property.
    - **Mr. Allen** concurred that the presentation was not thorough and that certain other issues had not been covered by the applicant, including impacts to waterways.
- **Mr. Euler** informed the Board that they would need to decide whether the applicant had established a *prima facie* case.
    - **Mr. Phillips** stated that while more detailed information would have been customary, he did not see it necessary to determine that the applicant had made the *prima facie* case.
    - **Mr. Quesinberry** mentioned that the project would be required to clear other permitting and administrative processes prior to development, and that that addressed his concerns.
    - **Chairperson Ball** expressed his belief that the applicant had met the necessary burden.

Motion to adopt the following Findings of Fact:

1. *That this matter was properly advertised, is within this Board's jurisdiction and is ripe for its consideration.*

2. *That this application, together with the conditions proposed by staff and/or this Board and agreed to by the Applicant, if any, DOES meet the requirements for granting a Special Use Permit contained in Buncombe County Code of Ordinances Sec. 78-621(3).*

Made by: **Gabe Quesinberry**
Seconded by: **Greg Phillips**
Result: **PASS** (7-0)

1. **Joel Mazelis** – Yes
2. **Paul Wilczynski** – Yes
3. **Craig Allen** – Yes
4. **Andy Ball** – Yes
5. **Greg Phillips** – Yes
6. **Gabe Quesinberry** – Yes
7. **Mark Diaz** – Yes

Motion to approve the Special Use Permit and that the order approving the permit be adopted and executed as presented and as modified in this meeting:
Made by: **Gabe Quesinberry**
Seconded by: **Greg Phillips**
Result: **PASS** (7-0)

1. **Joel Mazelis** – Yes
2. **Paul Wilczynski** – Yes
3. **Craig Allen** – Yes
4. **Andy Ball** – Yes
5. **Greg Phillips** – Yes
6. **Gabe Quesinberry** – Yes
7. **Mark Diaz** – Yes

Presentation of Order:

- **Mr. Euler** presented a draft order.

  Motion to approve the order:
  Made by: **Paul Wilczynski**
  Seconded by: **Gabe Quesinberry**
  Result: **PASS** (7-0)

  1. **Joel Mazelis** – Yes
  2. **Paul Wilczynski** – Yes
  3. **Craig Allen** – Yes
  4. **Andy Ball** – Yes
  5. **Greg Phillips** – Yes
  6. **Gabe Quesinberry** – Yes
  7. **Mark Diaz** – Yes

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4. ZPH2025-00032 Villa Variance

Description:

Walter Lucas of Titan Factory Direct; on behalf of Pilar Villa Chacon, owner; has applied for a Variance pursuant to the Zoning Ordinance of Buncombe County; Sec. 78-621(4) and Sec. 78-642, Table 2, Dimensional Requirements; for a reduction to the front setback for a manufactured home on tax lot PIN 9639-13-9962 (90 Hazelwood Road). Planner coordinating review: Jason Payne.

Motion to Continue:

Motion to continue case ZPH2025-00032 to the December 10, 2025 regular meeting of the Board:
Made by: **Craig Allen**
Seconded by: **Paul Wilczynski**
Result: **PASS** (7-0)

1. **Joel Mazelis** – Yes
2. **Paul Wilczynski** – Yes
3. **Craig Allen** – Yes
4. **Andy Ball** – Yes
5. **Greg Phillips** – Yes
6. **Gabe Quesinberry** – Yes
7. **Mark Diaz** – Yes

H. Adjourn

- The meeting was adjourned at 4:13 P.M.