Buncombe County Board of Adjustment
Meeting Minutes
July 9, 2025 – 12:00 P.M.
Commissioners' Chambers – 200 College St, Asheville, NC

Members Present

- **Andy Ball**, Regular Member – Chair
- **Katherine Morosani**, Regular Member – Vice Chair
- **Joel Mazelis**, Regular Member
- **Paul Wilczynski**, Regular Member
- **Craig Allen**, Regular Member
- **Greg Phillips**, Regular Member
- **Gabe Quesinberry**, Regular Member

Staff Present

- **Savannah Glance**, Principal Planner
- **Victoria Hoyland**, Stormwater Administrator
- **Jason Payne**, Planner II
- **Curt Euler**, Staff Attorney
- **Griffin Kearns**, Clerk to Board

A. Call to Order & Welcome – Chair

- The meeting was called to order at 12:07 P.M.

B. Announcements

- **Griffin Kearns** announced that information would be sent to Board members regarding a new system to confirm members' scheduled attendance at meetings.

C. Roll Call of Board Members

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

D. Election of Chair and Vice Chair

Motion to elect Andy Ball to the Chair:
Made by: **Katherine Morosani**
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. **Katherine Morosani** – Yes
6. **Greg Phillips** – Yes
7. **Gabe Quesinberry** – Yes

Motion to elect Katherine Morosani to the Vice Chair:
Made by: **Andy Ball**
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. **Katherine Morosani** – Yes
6. **Greg Phillips** – Yes
7. **Gabe Quesinberry** – Yes

E. Approval of Meeting Minutes

Motion to approve the minutes from the Board's regular meeting on June 11, 2025:
Made by: **Katherine Morosani**
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. **Katherine Morosani** – Yes
6. **Greg Phillips** – Yes
7. **Gabe Quesinberry** – Yes

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

- **Vice Chairperson Morosani** disclosed that she had answered a phone call regarding ZPH2025-00004 (Stern Stormwater Variance), which she hung up upon learning of the reason for the call. She affirmed that this communication would not affect her ability to render a fair and impartial decision.
- **Chairperson Ball** disclosed that he had received phone calls that he did not answer and text messages that he did not read or respond to regarding ZPH2025-00004. He affirmed that these communications would not affect his ability to render a fair and impartial decision.
- **Mr. Phillips** disclosed that a Facebook post regarding ZPH2025-00004 had been forwarded to him, but that he did not read it. He affirmed that this communication would not affect his ability to render a fair and impartial decision.
- **Mr. Wilczynski** disclosed that he was aware of the Facebook post regarding ZPH2025-00004, but did not in fact see or read it. Curt Euler advised that this would not constitute a conflict of interest or ex-parte communication.

G. Public Hearings

1. ZPH2025-00009 Laurelwood Village Phase 2 SUP Revision

Description:

Michael R. Goforth, P.E., of High Country Engineering, P.C.; on behalf of Tim Fleishour of Sandhour Properties, LLC, applicant; has applied for a revision to 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); for the addition of four (4) townhome units to a previously approved Planned Unit Development (Level 1) on tax lot PIN 9634-92-0761 (an unaddressed parcel off Heartleaf Circle). This is a revision to a case previously approved by the Board of Adjustment on February 12, 2020, under case number ZPH2019-00053. Planner coordinating review: Jason Payne.

Summary of Exhibits:

Ex #	Description	Submitted by	Record
	Application	Applicant	**Admitted**
	Site Plan	Applicant	**Admitted**
	Supplemental Documents: • Business Plan • Correspondence with Waightstill Mountain Homeowners' Association re: Driveway Access Easement • MSD Sewer Allocation • Email Correspondence with 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. In response to questions from the Board, Mr. Payne confirmed that the requested deviations for interior setbacks and lot size were consistent with what was approved in the first phase of the development under case ZPH2019-00053.

Applicant Presentation:

- **Michael Goforth** of High Country Engineering, the applicant's engineer, explained the access to the new proposed units off Waightstill Drive and that an agreement with the Waightstill Mountain Homeowners' Association would be required. In response to questions from the Board, Mr. Goforth clarified the locations and elevations of each proposed retaining wall.

Board Discussion, Deliberation, and Motions:

- **Vice Chairperson Morosani** stated that the proposed project was good and complied with necessary rules.

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: **Katherine Morosani**
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. **Katherine Morosani** – Yes
6. **Greg Phillips** – Yes
7. **Gabe Quesinberry** – 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: **Katherine Morosani**
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. **Katherine Morosani** – Yes
6. **Greg Phillips** – Yes
7. **Gabe Quesinberry** – Yes

Presentation of Order:

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

  Motion to approve the order:
  Made by: **Katherine Morosani**
  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. **Katherine Morosani** – Yes
6. **Greg Phillips** – Yes
7. **Gabe Quesinberry** – Yes

---

2. ZPH2025-00008 Asheville River Cabins SUP

Description:

Robert Oast of McGuire, Wood & Bissette; on behalf of Brett Turner of 55 Parkway Lane, LLC, applicant; has applied for a Special Use Permit pursuant to the Zoning Ordinance of Buncombe County; Sec. 78-641(a) and Sec. 78-677; for the establishment of a commercial service use within an existing travel trailer park on tax lot PIN 9635-62-9908 (318 Wanderlust Ridge). Planner coordinating review: Savannah Glance.

Summary of Exhibits:

Ex #	Description	Submitted by	Record
	Application	Applicant	**Admitted**
	Site Plans, Site Maps, and Photo Exhibits	Applicant	**Admitted**
	Presentation Slides	Applicant	**Admitted**
	Staff GIS Maps	Staff	**Admitted**
	Staff Report	Staff	**Admitted**

Staff Presentation:

- **Savannah Glance** presented the staff analysis of the application and offered the above listed exhibits into the record; Chairperson Ball admitted the exhibits. In response to questions from the Board, Ms. Glance stated that portions of the property, including the travel trailer locations, were in the floodplain, but that the event area was outside of the floodplain. Ms. Glance agreed to remove the specific name of Alan Taylor in the proposed condition regarding review of fats, oils, and grease conditions; and she deferred to other agencies and county departments; including the Metropolitan Sewerage District, Buncombe County Environmental Health, and the Floodplain Management division; regarding provisions to prevent waste pollution in the river.

Applicant Presentation:

- **Bob Oast** of McGuire, Wood & Bissette; the applicant's counsel; presented an initial overview of the intention for the requested special use permit to allow weddings to be held on the property. Mr. Oast clarified that the weddings would be restricted to guests staying on the property.
- **Brett Turner** discussed the development and business history of Asheville River Cabins, which included a rezoning of the property in 2021 to allow for a travel trailer park and the later expansion and addition of amenities to the site. Mr. Turner stated that the mobile cabins on the site had been successfully evacuated during Hurricane Helene and that an approved Floodplain Development Permit had been obtained from Buncombe County. Mr. Turner clarified that the

food service area on the site was outside of the floodplain, affirmed that he had prepared the application before the Board and that it was true and accurate, and that he agreed to set a maximum number of 100 guests. Mr. Turner mentioned that he had contacted neighboring property owners prior to the hearing and conducted a community meeting on the site. He expressed agreeability to the conditions proposed by staff. In response to questions from the Board, Mr. Turner explained that the maximum capacity of the site would be about 90 adults but the number could be as high as 120 if children are included, and that no new buildings were planned as part of the special use application.

Closing Statement

- **Mr. Oast** requested that the Board approve the special use permit with the agreed-upon conditions.

Board Discussion, Deliberation, and Motions:

- **Vice Chairperson Morosani** stated that her concerns had been addressed through the applicant's testimony.
- **Chairperson Ball** raised the fact that this special use permit was specifically for a use rather than for physical site development.

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: **Craig Allen**
Seconded by: **Katherine Morosani**
Result: **PASS** (7-0)

1. **Joel Mazelis** – Yes
2. **Paul Wilczynski** – Yes
3. **Craig Allen** – Yes
4. **Andy Ball** – Yes
5. **Katherine Morosani** – Yes
6. **Greg Phillips** – Yes
7. **Gabe Quesinberry** – 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: **Craig Allen**
Seconded by: **Katherine Morosani**
Result: **PASS** (7-0)

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

5. **Katherine Morosani** – Yes
6. **Greg Phillips** – Yes
7. **Gabe Quesinberry** – Yes

Presentation of Order:

- **Mr. Euler** presented a draft order.
  Motion to approve the order:
  Made by: **Katherine Morosani**
  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. **Katherine Morosani** – Yes
  6. **Greg Phillips** – Yes
  7. **Gabe Quesinberry** – Yes

A recess was called at 1:05 P.M.

The meeting was called back to order at 1:18 P.M.

---

3. ZPH2025-00004 Stern Stormwater Variance (Continued from 6/11/25)

Description:

Alan and Betsy Stern have applied for a Variance pursuant to the Stormwater Management Ordinance of Buncombe County; Sec. 26-362(b)(9) and Sec 26-362(b)(1)(d); for the construction of built-upon area within a surface water buffer zone on tax lot PIN 0607-71-9996 (an unaddressed parcel off Old Fort Road). Staff coordinating review: Savannah Glance, Victoria Hoyland.

Summary of Exhibits:

Ex #	Description	Submitted by	Record
	Application	Applicant	**Admitted**
	Variance Plan Exhibit	Applicant	**Admitted**
	Full Plan Set	Applicant	**Admitted**
APP 1	Subdivision Plat for Jon and Elizabeth Finstrom – Dove's Landing (Plat Book 122, Page 55)	Applicant	**Admitted**
APP 2	Survey for James K. Hart, Jr. (Plat Book 46, Page 182)	Applicant	**Admitted**
APP 3	Plat of Revised Right-of-Way for James K. Hart, Jr. (Plat Book 46, Page 195)	Applicant	**Admitted**

Wilkie 1	Notarized letter from William Wilkie to Alan Stern, dated June 20, 2025	William Wilkie	**Admitted**
Miceli 1	Packet of 12 photographs with text captions	Thomas Miceli	**Admitted**
Miceli 2	Erosion Control Notice of Violation to Alan Stern, dated August 9, 2023	Thomas Miceli	**Admitted**
APP 4	Conceptual Road Alignment Drawing and Profile	Applicant	**Admitted**
	Staff GIS Maps	Staff	**Admitted**
	Staff Report	Staff	**Admitted**

Staff Presentation:

- **Savannah Glance** reviewed the staff analysis of the application as previously presented at the June 11 meeting.
- **Victoria Hoyland** mentioned that she had not been contacted by the applicant since the previous hearing and explained methods of stormwater treatment; including bioretention, sand filters, infiltration systems, wet ponds, and other measures intended to remove sediment or suspended solids from stormwater runoff. In response to questions from the Board, Ms. Hoyland expressed her belief that it may be possible for the site to meet high-density development requirements, but that it would require consultation with the manufacturers of stormwater control measures and could potentially be affected if restrictions had been imposed on the use of the existing right-of-way. Ms. Hoyland clarified that flow rate requirements were identical under both the low- and high-density options. Ms. Hoyland explained that issues of slope or soil stability of the driveway would not be within the purview of the stormwater ordinance.

Party with Standing Presentation – William Wilkie:

- **William Wilkie**, a party with standing, reiterated his statements made in his previous testimony that he had offered the applicant, Alan Stern, an alternative right-of-way access that would result in the driveway to the subject property being far from any stream, and argued that the statements in the application that there were no other options for access were incorrect. Mr. Wilkie stated that he had been in correspondence with Mr. Stern via a certified letter and mentioned that it would take six weeks before a new alternative route could be mapped.
- Mr. Wilkie called **David Mounts**, who stated that he worked with Cayman Excavating and that he had been contacted by Al Stern around November or December of 2023. Mr. Mounts recalled plans to have a meeting with Mr. Wilkie, Mr. Stern, Keith Florence, and one other individual to discuss alternate driveway access at two potential sites. Mr. Mounts testified that he had been a grading contractor for 42 years, that his family business had been in operation since 1942, and that he had experience working on several hundred driveway projects on mountain properties. He claimed that he did not see challenges with the other options that he stated had been offered to Mr. Stern. In response to questions from Brian Gulden, the applicant's counsel, Mr. Mounts disagreed that the deeded access would be the expected location for a driveway but affirmed his understanding that one deeded access existed and that the driveway was shared with Mr. Wilkie. In response to questions from the Board, Mr. Mounts claimed that this

alternative driveway would be a better location due to it being further from the stream, and that Mr. Stern did not respond to the offer with any explanation of why he did not agree.

- In response to questions from the Board, **Mr. Wilkie** stated that he had offered to relocate the easement at no cost to Mr. Stern, that he and Mr. Stern had several conversations about this matter, and that grading on Mr. Stern's property had commenced around 2023 to 2024 without proper silt fencing or precautions. Mr. Wilkie mentioned that after the previous Board hearing, he had a conversation and stated that Mr. Gulden expected. Mr. Wilkie stated that he was working with Mr. Stern by offering use of his land, working with engineers, and being willing to grant a new right-of-way. Mr. Wilkie stated that he sent a letter to Mr. Stern and Mr. Gulden indicating that he was following their suggestions and received no response to the letter. Mr. Wilkie tendered a copy of this letter as *Wilkie Exhibit 1*; Chairperson Ball admitted it into the record. Mr. Wilkie stated that he was unsure whether he was responsible for issues in the easement, as it was on his land, and stated he had concerns about erosion that he could not address because he could not install silt fencing himself on Mr. Stern's property. Mr. Wilkie expressed a belief that the use of the existing easement would not be reasonable due to regulations having changed since the easement was created, and stated he recalled discussing two potential driveways, neither of which consisted of direct access across the creek further up the driveway. In response to questions from Mr. Miceli, Mr. Wilkie repeated that he had conferred with Mr. Stern and Mr. Gulden after the last hearing and recalled discussing past conversations that he stated had taken place regarding an alternate driveway location. In response to questions from Mr. Gulden, Mr. Wilkie read statements that he had written in the letter from *Wilkie Exhibit 1* regarding the issue of the right-of-way and the need for the requested variance and confirmed that a 90-degree crossing of the stream was not one of the alternative access options offered to Mr. Stern.

<u>Party with Standing Presentation – Thomas Miceli:</u>

- **Thomas Miceli** stated that the Board had previously encouraged the parties to consult with each other about other options, and that neighbors had worked together during Hurricane Helene. Mr. Miceli stated that he could not offer Mr. Stern alternate access, due to his property not adjoining Mr. Stern's, and that there were financial challenges associated with contracting an engineer.

A recess was called at 2:34 P.M.

The meeting was called back to order at 3:10 P.M.

- **Mr. Miceli** resumed his testimony by stating that he had no ill will towards Mr. Stern but had concerns about the safety of his family, neighbors, and property. He mentioned having received quotes of $100,000 for repairs to a dam and $300,000 for dredging of Echo Lake. Mr. Miceli tendered a packet of captioned photographs as *Miceli Exhibit 1*; Mr. Gulden objected to the text captions but not the photographs themselves. Chairperson Ball admitted the exhibit into the record. Mr. Miceli summarized each photograph contained in *Miceli Exhibit 1*. He stated that he met on June 26, 2025, with Jason Guess and Jason Mull from Buncombe County, that Mr. Guess had previously written a Notice of Violation to Mr. Stern, and that Mr. Mull had inspected the site. Mr. Miceli stated that he had been led to believe from this meeting that the county was

aware of issues on the property. Mr. Miceli stated that he did not believe Mr. Stern had made efforts to mitigate the violations or protect neighbors downstream. Mr. Miceli tendered a copy of an Erosion Control Notice of Violation as *Miceli Exhibit 2*; Chairperson Ball admitted it into the record.

Applicant Rebuttal:

- **Wyatt Edsel**, the applicant's engineer, was recalled by Mr. Gulden. Mr. Gulden tendered a conceptual road alignment drawing and profile as *Applicant Exhibit 4*; Chairperson Ball admitted it into the record. Mr. Edsel stated that this road would have a 31% slope at the centerline, which could be optimized by lengthening but would require additional grading and cut to achieve that. Mr. Edsel stated that the existing roadway in the deeded right-of-way had a roughly 20% slope. Mr. Edsel indicated that the exhibit demonstrated that an alternative driveway location was possible, but that it would result in steep centerline slopes and may not be able to be achieved in compliance with Steep Slope Overlay disturbance limits. In response to a question from Mr. Miceli, Mr. Edsel stated that he had not visited the site to prepare the drawing, and that his last site visit was about a year and a half ago. In response to questions from the Board, Mr. Edsel stated that developing the site under the high-density option would result in a high cost and would require treatment of all impervious surfaces. Mr. Edsel stated that he would need to study the plans to determine which option would result in more impervious surface, but that the alternative concept would result in a steeper slope and that runoff would be directed to the same stream.

Non-Party Witness Testimony:

- **Gina Miceli** stated that she learned of the variance request from a sign posted at the roadside and claimed that she had a panic attack due to the damage caused by Hurricane Helene. Ms. Miceli mentioned that fifteen of her neighbors and their houses had been lost. She expressed concerns about the dangerous effects of floods and weather events and did not want destruction to happen to her, her neighbors, or her property again.
- **Dorothy Styles** stated that while she had not visited Mr. Stern's property, she had been living on a geographically similar property in Swannanoa for 78 years. Ms. Styles mentioned that she witnessed a change in water flow in a creek on her property from before and after development uphill of her house. She argued that increased impervious surface could increase the speed of water flow, and in turn have more destructive effects. Ms. Styles recounted a debris flow that came into her pond during Hurricane Helene which destroyed her neighbors' stream crossings and property and stated that additional work on the Stern site would endanger those living near the lake.
- **Ginger Horton** stated that she had witnessed damage caused by water during Hurricane Helene and that the event affected the stability of the mountains. Ms. Horton mentioned that a sinkhole had developed in her yard and asked the Board to consider the effects of this proposal on families downstream.

Discussion of Proposed Conditions:

- In response to questions from the Board, **Ms. Hoyland** mentioned permeable pavement and underground systems as treatment options that would be acceptable under the high-density

option. Ms. Hoyland mentioned that it would be possible to focus these treatment measures in the two affected areas and suggested two conditions: minimizing discharge of untreated runoff from built-upon area in the stream buffer to the maximum extent practicable, and providing water quality treatment of stormwater runoff from built-upon area in the vegetated setback to meet the high-density standard. In response to questions from Mr. Miceli, Ms. Hoyland clarified that calculations would need to be provided by the engineer demonstrating that the 25-year storm could be passed non-erosively. She stated that she would determine the maximum extent practicable by reviewing each possible measure with the engineer and asking why it is feasible or not feasible. Ms. Hoyland added that new measures could provide benefits that improve stormwater conditions on the site beyond what currently exists.

Closing Statements:

- **Mr. Wilkie** disputed the statement made by Mr. Edsel during the rebuttal regarding runoff from the alternate driveway leading to the same stream, and that he would regularly have to scoop gravel and debris from his driveway which never fed into the stream.
- **Mr. Miceli** asked the Board to consider whether the hardship resulted from Mr. Stern's actions and the requested variance's consistency with the spirit, purpose, and intent of the ordinance, while achieving public safety and substantial justice.
- **Mr. Gulden** stated that the variance would not increase the intensity or frequency of rain events and disputed the idea of Mr. Stern causing his own hardship by mentioning a statement in *Wilkie Exhibit 1* that implied that the variance was a requirement for Mr. Stern to access his property. Mr. Gulden stated that the right-of-way had already been established in 1990 and was not created by Mr. Stern. Mr. Gulden argued that the conditions suggested by the stormwater administrator would help to meet the spirit, purpose, and intent of the ordinance.

Board Discussion, Deliberation, and Motions:

- **Chairperson Ball** stated that the variance request pertained specifically to stormwater issues, and that significant time was spent discussing other options for access, but that the case pertained to the one option that currently existed. He expressed concerns over allowing the applicant to circumvent water quality requirements, but affirmed that the proposed conditions satisfied those concerns sufficiently.
- **Vice Chairperson Morosani** stated that she was comfortable approving the variance with the staff-suggested conditions; **Mr. Wilczynski** concurred.
- **Mr. Allen** expressed concerns over how the Board's decision would ensure public safety and protect the stream.
- **Mr. Quesinberry** stated that the scope of the variance request was narrow, that he was comfortable with the direction of the Board's decision, and that recourse for enforcement of any violations already existed.
- **Mr. Wilczynski** stated that it would not be possible to prevent the kinds of damage that occurred during Hurricane Helene if the same storm were to happen again. He stated that the
- **Mr. Mazelis** expressed agreement with the proposed conditions but disappointment in the parties' inability to resolve their differences.
- **Mr. Phillips** stated that the Board's decision would need to be based on a narrow focus, but that he understood the concerns raised by the participants in the hearing.

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. 26-362(b)(9).*

Made by: **Katherine Morosani**
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. **Katherine Morosani** – Yes
6. **Greg Phillips** – Yes
7. **Gabe Quesinberry** – 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: **Katherine Morosani**
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. **Katherine Morosani** – Yes
6. **Greg Phillips** – Yes
7. **Gabe Quesinberry** – Yes

<u>Presentation of Order:</u>

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

  Motion to approve the order:
  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. **Katherine Morosani** – Yes
  6. **Greg Phillips** – Yes

7. **Gabe Quesinberry** – Yes

H. Adjourn

- The meeting was adjourned at 4:50 P.M.