**Buncombe County Board of Adjustment**
**Meeting Minutes**
**September 10, 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
- **Paul Wilczynski**, Regular Member
- **Craig Allen**, Regular Member
- **Gabe Quesinberry**, Regular Member
- **Greg Phillips**, Regular Member
- **Joel Mazelis**, Regular Member

Staff Present

- **Curt Euler**, Staff Attorney
- **Savannah Glance**, Principal Planner
- **Griffin Kearns**, Clerk to Board

**A. Call to Order & Welcome – Chair**

- The meeting was called to order at 12:02 P.M.

**B. Announcements**

- None

**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. Approval of Meeting Minutes**

*Motion to approve the minutes from the Board's regular meeting on August 13, 2025:*
Made by: **Katherine Morosani**
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. **Katherine Morosani** – Yes
6. **Greg Phillips** – Yes
7. **Gabe Quesinberry** – Yes

**E. Disclosure of Ex-Parte Communications/Conflicts of Interest**

- None

**F. Public Hearing**

**1. ZPH2025-00018 Station at Rivers Edge SUP Revision**

Description:

*Warren Sugg, P.E., of Civil Design Concepts, P.A.; on behalf of Justin Tuttle of Mountain Housing Opportunities, applicant; and Athena Poulos of Gakia, 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 159-unit multifamily residential development on tax lot PIN 9629-26-7312 (415 Old County Home Road). Planner coordinating review: Savannah Glance.*

Summary of Exhibits:

| Ex # | Description | Submitted by | Record |
|---|---|---|---|
| | Application | Applicant | **Admitted** |
| | Site Plans and Elevations | Applicant | **Admitted** |
| | Traffic Impact Analysis and NCDOT Final Decision Letter | Applicant | **Admitted** |
| | Supplemental Documents:<br>• Business Plan<br>• MSD Sewer Allocation<br>• Letter of Commitment for Water Availability and Email Correspondence with City of Asheville Water Resources Department | Applicant | **Admitted** |
| A | Affidavit of Jared DeRidder and accompanying exhibits:<br>1. Résumé of Jared DeRidder<br>2. Memorandum<br>3. Building Elevations<br>4. Letter of Commitment for Water Availability<br>5. MSD Sewer Allocation<br>6. Special Use Permit Application<br>7. Airport Runway Exhibits<br>8. Playground and Fitness Equipment Examples | Applicant | **Admitted** |
| B | Affidavit of John Palmer and accompanying exhibits:<br>1. Résumé of John Palmer<br>2. Market Impact Study | Applicant | **Admitted** |
| C | Affidavit of James Voso and accompanying exhibits:<br>1. Résumé of James Voso<br>2. NCDOT TIA Preliminary Review Memorandum | Applicant | **Admitted** |

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|---|---|---|---|
| | 3. Traffic Impact Analysis<br>4. NCDOT Final Decision Letter | | |
| | 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.

Applicant Presentation:

- **Craig Justus** appeared as the applicant's counsel.
- **Jared DeRidder** was tendered by Mr. Justus and admitted by Chairperson Ball as an expert in civil engineering. An affidavit of Mr. DeRidder, with eight accompanying exhibits, was admitted as *Exhibit A*. Mr. DeRidder explained the changes made to the development plan from the originally approved special use permit, and that an increased number of units would be allowable due to a second emergency access point becoming available through a recently approved subdivision. He explained that the northern portion would be generally similar but with slight changes, and that three new residential buildings were now proposed for the southern portion near the second access point. Mr. DeRidder stated that the proposed project would meet applicable standards for a Planned Unit Development and Special Use Permit.
- **John Palmer** was tendered by Mr. Justus and admitted by Chairperson Ball as an expert in property impact analysis. An affidavit of Mr. Palmer, with two accompanying exhibits, was admitted as *Exhibit B*. Mr. Palmer summarized the revisions he made to the Market Impact Study that he prepared for the original Special Use Permit application based on market changes and the increase in the proposed number of units. Mr. Palmer stated that the proposed project would meet the applicable standards for a Planned Unit Development and Special Use Permit pertaining to property impact.
- **James Voso** was tendered by Mr. Justus and admitted by Chairperson Ball as an expert in traffic engineering. An affidavit of Mr. Voso, with eight accompanying exhibits, was admitted as *Exhibit C*. Mr. Voso explained the process of conducting a new Traffic Impact Analysis and the three-step screening, scoping, and submittal process required by the North Carolina Department of Transportation (NCDOT). Mr. Voso stated that he had reviewed NCDOT's conditions of approval, that they were achievable, and that the project would meet applicable standards for a Planned Unit Development and Special Use Permit.

Board Discussion, Deliberation, and Motions:

- **Ms. Morosani** stated her belief that the application was well thought-through.
- **Mr. Allen** mentioned that the original SUP had previously been approved by the Board and that past issues and concerns had been addressed at that time.

*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: **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

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

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**G. Adjourn**

- The meeting was adjourned at 12:41 P.M.