Buncombe County Board of Adjustment

Update for Buncombe County Board of Commissioners

About Us

Regular Members

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

Alternate Members

- David Barley
- Carla Barnard
- Tom Belt
- Jeff Giltenboth
- Wesley Greene
- Carol McCrory
- David Weinstein

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.

Supporting Staff Functions

Planning

- Conducts pre-application meetings, **technical review** and feedback on preliminary applications
- Issues public hearing **notices** in accordance with NC General Statutes/County Ordinances
- Prepares staff reports and presents application summaries to BOA, including **proposed conditions** as deemed necessary

Legal

- Advises BOA on issues of applicable **law and procedure**
- Drafts, presents, and files the BOA's written decisions **(Orders)**
- Represents the County in appeals of BOA decisions

Activities & Accomplishments



- Notable Cases Heard:
  - 20,000+ SF Commercial Warehouse expansion
  - Apartment projects - 9 total, with 1,537 units
    - Of those, 663 units (43%) will be affordable or workforce
  - The Worx Project Youth Camp Expansion (Jul 2024)
  - Ingles - Swannanoa (Oct 2025)
- Staff-Led Quasi-Judicial Workshop upcoming

BOA Trends

Applications Reviewed	2023	2024	2025	2026 (to-date)
Variances	5	10	8	3
Special Use Permits	14	16	16	2
Administrative Appeals	1	-	-	-

- Case load fluctuation based on market conditions
- Sites are becoming more complex (i.e., floodplain, steep slope, encumbered with easements, ROW, etc.)
- Requests for deviated building height and parking standards in multifamily and townhome developments

Questions