

From: Alex Smith <boards@ashevillenc.gov>
Subject: Action Needed: PZC Applications for Review & Recommendation
To: Geoffrey Barton <geoffrey@mtnhousing.org>
Cc: Will Palmquist <wpalmquist@ashevillenc.gov>
Sent: September 29, 2025 5:52 PM (UTC+00:00)
Attached: PZC_Application Report - 9-28-2025.pdf

Hello Geoffrey and Will,

There is currently 1 vacancy on the Planning and Zoning Commission. All members of PZC must be City residents.

- Vacant (was Byron Greiner)
Term to expire 8/14/2026

These seats were advertised on the [Boards & Commission page](#), among other places. The application deadline was September 28, 2025. The City Council work session on Policy, Finance, and Infrastructure will review any and all applications at their meeting on October 28, 2025, with possible appointments made at the City Council meeting later that day.

I am attaching the application packet to this email for your review. Please **let me know by Monday, October 13, 2025, by 5:00 p.m. of any recommendations for these seats.**

Thanks for your help with this. Please let me know if you have any questions.

Take care,
Alex

Planning and Zoning Commission

City of Asheville | Generated 9/29/2025 @ 4:53:05 PM by OnBoardGOV - Powered by ClerkBase

Applicant	Date	Address	Contact	Status
Jonathan Anzollitto	7/2/2025	Asheville 28801		Validated
Liz Avery	7/15/2025	Asheville 28801		Validated
Randall L Barnett	8/30/2025	Asheville 28803		Validated
Lindsay Broughel	7/28/2025	Asheville 28806		Validated
Brandon Bryant	9/25/2025	Asheville 28801		Validated
Mr Mike Thomas Carpenter	7/28/2025	Asheville 28806		Validated
Joseph John Chesler	8/18/2025	Asheville 28806-4418		Validated
Seth Armstrong Connelly	9/24/2025	Asheville 28806		Validated
Will Deter	7/6/2025	Asheville 28806		Validated
Matthew Doran	7/12/2025	Asheville 28804		Validated
Jason Hambley	8/12/2025	Asheville 28806		Validated
Christopher Horton	7/21/2025	Asheville 28806		Validated
Julie A O'Dwyer	7/14/2025	Asheville 28803		Validated
Michael Edward Pesant	9/2/2025	Asheville 28803		Validated
Micah Rogers	7/18/2025	Asheville 28806		Validated
David Russell	7/14/2025	Asheville 28805		Validated
Mr. Robert Sack	7/13/2025	Asheville 28804		Validated
Michael C Speciale	7/15/2025	Asheville 28803		Validated

Jonathan Anzollitto

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Status		Board	Vacancies	Status
Name	Jonathan Anzollitto	Planning and Zoning Commission	1	Pending
Application Date	7/2/2025			
Expiration Date	7/2/2026			
Board Member	Jonathan Anzollitto			
Status	Validated			

Basic Information

Name
Jonathan Anzollitto

Contact Information

Address
Asheville 28801

Email
REDACTED

Cell Phone
REDACTED

Occupation

Employer
Urban3

Job Title
Analyst

Are you a City of Asheville resident?
Yes

How did you hear about the opening?
City website

List any special qualifications and or experiences you have for service on this board. (If applying for more than one board, please be specific.)
Professional Planning and Zoning Experience in the public sector and Private: 1) Austin City Council District 9, Housing Policy Team 2) Code Studio, A form based zoning firm 3) Urban3, A land use economics firm 4) Kimley-Horn, Transportation engineering firm 5) Graduate level Academic Research on MPOs and Land Banking 6) Masters in Community and Regional Planning from the University of Texas, at Austin

What do you think will be your best contribution to the board? (If applying for more than one board, please be specific.)
I anticipate my greatest strength will be zoning. All of my experience has some level of land use understanding, but I am a specialist in form based zoning code development. However, I also have deep experience in a broader urban planning spectrum, especially in transportation.

What would you like to achieve if appointed to this board? (If applying for more than one board, please be specific.)
Twofold: Housing affordability and retail affordability. Lots of commercial spaces in town are scrounging to make rent, as are residents. I want more people to be able to live in Asheville and not get pushed out. Teachers, restaurant workers, shop owners and their shops all need to be able to find a home in Asheville.

Please describe your ability to listen and consider perspectives that are different from your own.
I grew up as a progressive in a small town in Texas. I'm not just familiar with hearing a different perspective, I've grown accustomed to it being the prevailing common thought. This experience has not left me with a chip on my shoulder, but rather exposed me to the human component that exists behind an idea I don't agree with. I have capacity to hear someone's opinion, and with curiosity and empathy, ask questions to try and find the deeper concern about an issue. Generally, this process has yielded common ground regardless of what side of the political spectrum someone resides.

Are you aware of any potential conflicts of interest that exist or may arise during your service on the board (i.e., property interest, business interest, etc.)? If yes, please explain, and if applying for more than one board, please be specific.
No potential conflicts of interest exist for me.

What is your geographic area/neighborhood of residency?
Central

Which best describes your current housing?
Renter

What is your age?
25-34

What is your racial or ethnic identity?
White/Non-Hispanic

What language(s) is/are spoken at your home? Please check all that apply or use "other" to describe.
REDACTED

Do you have a preferred name?
REDACTED

What is your gender identity?

(Non-trans) Man

What pronouns do you use?

REDACTED

What is your sexual orientation?

REDACTED

What is your employment status?

REDACTED

What is your yearly household income or salary?

REDACTED

What is your primary mode of transportation?

REDACTED

Are you a caregiver for someone with a disability or do you have a disability?

REDACTED

Do you need any reasonable accommodation to make your board service more effective? (Need of reasonable accommodation does not preclude you from consideration of appointment.)

REDACTED

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Education

- University of Texas - Masters in Community and Regional Planning (May 2024)
- Baylor University - BBA in Management Information Systems (May 2014)

Technical Skills

ESRI ArcGIS Pro | SQL | Python | R | Adobe Creative Suite | Google Suite | Microsoft Suite

Experience

Urban3 - Analyst

(February 2025 - Present)

- Completed comprehensive planning audit of client cities to understand planning initiatives
- Produced economic analysis data sets which compare relative financial productivity of land uses
- Created a toolkit which provides best practices for missing middle housing land use regulations
- Developed internal software to optimize company workflows, saving 36 hours per task
- Advised clients on the efficacy of planning practices as it pertained to urban development

Code Studio - Associate Urban Planner

(July 2024 - February 2025)

- Applied ArcGIS Pro to create city maps and perform spatial analysis, enhancing the accuracy and effectiveness of proposed zoning codes.
- Developed a suite of Python scripts to conduct detailed data analysis to test proposed land development code.
- Analyzed and documented applicable local and statewide laws to support the development of effective and innovative zoning strategies.
- Drafted form-based development standards that emphasized walkability and infill development.
- Managed client expectations and coordinated with multidisciplinary teams and consultants to ensure project goals and timelines were met.

Austin City Council District 9 Office - Housing Policy Intern

(September 2023 - May 2024)

- Performed parcel data analysis on city properties to quantify the effects of land use reforms.
- Collaborated on engagement strategies with community, citywide, and council stakeholders.
- Researched & developed municipal policy strategies, with a specific focus on land use, housing, and homelessness policy.
- Participated in community meetings, town halls, and various community outreach events.
- Prepared, presented, and summarized policy reports on a diverse array of subject areas.

Kimley-Horn - *Transportation Policy Intern*

(May 2023 - August 2023)

- Collaborated with the Austin DOT Vision Zero team on a traffic signal timing update to reduce unprotected left turn collisions on higher capacity roads.
- Researched and applied existing codes, ordinances, and criteria while developing the Bastrop Transportation Master Plan.
- Analyzed Texas DOT crash data for the city of Bastrop's roadway analysis dashboard.
- Conducted policy studies on safety action plans at the state, regional, and local levels.
- Created a graphical poster for "state of the state" planning policies enacted in the previous Texas legislative session.

University of Texas - *Graduate Research Assistant*

(September 2022 - May 2024)

- Acted as subject matter expert on formula based federal transportation programs and MPOs.
- Analyzed policy positions from varying governmental organizations (AASHTO, APTA, AMPO) and prepared policy briefs on each organization's position pertaining to funding transfers.
- Coordinated and facilitated data gathering meetings with various report authors and federal administration personnel.
- Tabulated and analyzed FMIS data pertaining to flexible funding transfers.

Texas Department of Family and Protective Services (DFPS) - *Functional Systems Analyst III*

(May 2020 - July 2022)

- Utilized SQL to access and analyze datasets.
- Led cross-team training sessions on best practices for the software my team built.
- Performed complex testing, defect resolution, requirement analysis on software that handled confidential DFPS client information.
- Provided training and support to end users, facilitating smooth implementation and adoption of new information systems.

ShipStation - *Technical Project Manager*

(September 2017 – October 2019)

- Produced technical memos for external users and internal customer support employees.
- Maintained relationships with third-party vendors who integrated with our software.
- Performed market research on competitors' inventory features, and produced a comprehensive demonstration for c-suite management on my findings.

General Motors - *Quality Assurance Analyst*

(June 2014 – June 2016)

- Managed correspondence for over 30 dealerships that were using GM data for their websites.
- Used SQL to analyze complex product data.
- Created and implemented a record keeping system for pre production web deployments, which streamlined and organized production server deployments - saving GM 24 hours of work per month.

Dear Members of the Asheville City Council and Planning and Zoning Commission Selection Committee,

My name is Jonathan Anzollitto, and I am writing to express my interest in serving on the **Asheville Planning and Zoning Commission**. With a strong foundation in community and regional planning, hands-on experience in zoning and land use policy, and a commitment to sustainable and equitable growth, I would be honored to support Asheville's planning goals through public service.

I bring a unique intersection of skills to this role, having worked as a project manager in the tech industry before earning my Master's in Community and Regional Planning from the University of Texas at Austin. My technical background includes proficiency in **ArcGIS Pro, SQL, Python, and Adobe Creative Suite**, enabling me to conduct detailed spatial analysis, build data pipelines, and develop clear, visually compelling planning materials—tools I've used to inform real-world policy and zoning code reform.

As a member of the **Housing Policy team for Councilmember Zo Qadri (Austin District 9)**, I conducted parcel-level analysis to support updates to Austin's land development code to increase its support of public transit, which I presented to the Planning Commission. As an urban planner at **Code Studio**, a form-based zoning firm, I applied **GIS and Python** to evaluate land use scenarios, draft **walkable, infill-oriented codes**, and interpret local and state laws to guide effective zoning strategies. I also coordinated with clients and multidisciplinary teams to ensure planning solutions are both visionary and implementable. I employ similar strategies to analyze the economics of land use in my current role at **Urban3**.

Additionally, during my time with **Kimley-Horn**, I worked on transportation plans for both urban and rural communities in Central Texas, honing my ability to align mobility and land use policy across varied local contexts. My academic research into Metropolitan Planning Organizations further strengthened my understanding of governance and interagency coordination—critical components of effective planning work.

Having recently relocated to North Carolina, I'm excited to engage with the Asheville community and contribute to the city's efforts to plan for growth while preserving its character, equity, and environmental assets. I believe my background in zoning, data-driven analysis, and community-focused planning would be a strong asset to the Commission.

Thank you for considering my application. I would welcome the opportunity to discuss how I can support Asheville's planning efforts. I can be reached at (210) 884-8359 or jonathan.anzollitto@gmail.com.

Warm regards,
Jonathan Anzollitto

Liz Avery

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Status		Board	Vacancies	Status
Name	Liz Avery	Planning and Zoning Commission	1	Pending
Application Date	7/15/2025			
Expiration Date	7/15/2026			
Board Member	Liz Avery			
Status	Validated			

Basic Information

Name

Liz Avery

Contact Information

Address

Asheville 28801

Email

REDACTED

Cell Phone

REDACTED

Occupation

Employer

WNC Food Systems
Coalition/Bountiful Cities

Job Title

Community Programs
Coordinator/Educator

Are you a City of Asheville resident?

Yes

How did you hear about the opening?

Social Media

List any special qualifications and or experiences you have for service on this board. (If applying for more than one board, please be specific.)

I serve as the coordinator of the Asheville Buncombe Food Policy Council (ABFPC) and am actively involved with the WNC Food Systems Coalition. Through this work, I have developed collaborative relationships with community organizations, local governments, and residents across Buncombe County. My experience includes reviewing zoning impacts on food access, participating in policy research, and facilitating neighborhood-based planning initiatives that bridge equity, environment, and public health. I'm familiar with how land use and development intersect with food systems, climate resilience, and quality of life.

What do you think will be your best contribution to the board? (If applying for more than one board, please be specific.)

I bring a community-centered lens and a systems-thinking approach to planning and development conversations. My work often involves translating big-picture planning goals into grounded, actionable outcomes that reflect the needs of diverse residents — especially those most impacted by housing and land-use decisions. I have strong skills in collaboration, public engagement, and understanding how zoning policy can either support or restrict healthy, equitable communities.

What would you like to achieve if appointed to this board? (If applying for more than one board, please be specific.)

I would like to support thoughtful, inclusive growth in Asheville that balances development with long-term community health, sustainability, and affordability. My goal is to ensure that planning decisions are informed by public input and reflect the values of equity and resilience. I hope to help build bridges between the city's planning goals and the lived experiences of residents — particularly renters, working families, and others who are often underrepresented in planning conversations.

Please describe your ability to listen and consider perspectives that are different from your own.

Much of my work involves bringing together stakeholders with varying — and sometimes conflicting — priorities. I've facilitated community meetings where residents, developers, farmers, and city staff shared space, and I take pride in listening with empathy and curiosity. I believe good planning is built on understanding a broad range of perspectives, and I strive to ask questions, find common ground, and keep the focus on shared goals. I value collaborative processes and see disagreement as an opportunity to build better outcomes.

Are you aware of any potential conflicts of interest that exist or may arise during your service on the board (i.e., property interest, business interest, etc.)? If yes, please explain, and if applying for more than one board, please be specific.

No, I am not aware of any conflicts of interest. I do not have any property, business, or financial interests that would impact my service on the board.

What is your geographic area/neighborhood of residency?

South Asheville

Which best describes your current housing?

Renter

What is your age?

25-34

What is your racial or ethnic identity?

Prefer not to disclose

What language(s) is/are spoken at your home? Please check all that apply or use "other" to describe.

REDACTED

Do you have a preferred name?

REDACTED

What is your gender identity?

Prefer not to disclose

What pronouns do you use?

REDACTED

What is your sexual orientation?

REDACTED

What is your employment status?

REDACTED

What is your yearly household income or salary?

REDACTED

What is your primary mode of transportation?

REDACTED

Are you a caregiver for someone with a disability or do you have a disability?

REDACTED

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LIZ AVERY

Educator & Resiliency Advocate

☎ (828)292-8369

✉ lizavery97@gmail.com

📍 1250 W Blue Ridge
Road Flat Rock, NC
28731

EDUCATION

Bachelor of Science in Anthropology and Sustainable Development

2019-2022

Summa Cum Laude (3.92)

My studies encompassed an exploration of theories and strategies aimed at cultivating vibrant and sustainable communities, both domestically and internationally. Through critical analysis, I examined the functioning of diverse social and economic systems, their underlying principles, and their impact on human well-being, environmental sustainability, and equity. Through various studies and projects, I gained a comprehensive understanding of social change dynamics and developed the skills necessary to be a thoughtful practitioner and informed scholar in grassroots development and social movements.

PROFESSIONAL SUMMARY

Appalachian State University graduate, having completed a Bachelor of Science in Multidisciplinary Anthropology and Sustainable Development. I am a dedicated and hardworking advocate with a deep-rooted passion and unwavering dedication to promoting bold, proactive, and effective climate action solutions with a particular focus on **experiential education, food sovereignty, community resilience, and waste reduction.**

WORK EXPERIENCE

July '24 - Current

FEAST

Educator

As an Experiential Education Teacher with FEAST in Asheville, NC, I engage students in hands-on learning experiences focused on growing food, outdoor education, and environmental stewardship. I design and deliver interactive lessons that teach about local flora, fauna, and sustainable agricultural practices, utilizing school gardens and natural settings to spark curiosity and build connections to the environment. By maintaining garden spaces and collaborating with school staff, I create engaging educational opportunities that align with curriculum standards. My goal is to empower young learners to understand and care for their local ecosystems while developing a deeper appreciation for nutrition, ecology, and sustainable food systems.

May'24- Current

WNC Food Systems Coalition

Community Projects Facilitator

Collaborates with local organizations, farmers, and community members to strengthen regional food systems. Responsibilities include free pantry builds, planning and implementing initiatives that promote food security, sustainability, and equity, coordinating events and educational programs, and managing project logistics. I build partnerships, conduct community outreach, and gather data to assess project impact. In this role I demonstrate communication, leadership skills, and a deep understanding of food systems and a commitment to addressing local food challenges.

SKILLS

Education

Local Fauna/Flora

Community Engagement

Program Development

Adaptability/Willingness to Learn

Collaboration and Community Building

REFERENCES

Krystal Illich

Boone Fungi/Rooted Rural CEO

Phone: (828) 832-6625

Email: kai8215@uncw.edu

Darcel Eddins

Bountiful Cities

Phone: (828) 257-4000

Email: darcele@bountifulcities.org

Dana Choquette

WNC Food Systems Coalition

Phone: (970) 401-0181

Email: dana@wncfoodjustice.com

April '23 - Current

Asheville Buncombe Food Policy Council

Coordinator

Oversees daily operations encompassing Working Groups, community engagement, policy & advocacy endeavors, communications, fundraising, & strategic planning. Ensures adherence to grant & contract requirements, maintaining program schedules & budgets for smooth functionality. Regularly communicates with the General Council, fostering collaboration & informed decision-making, while updates to communication platforms ensure stakeholders receive timely information. Actively engages in policy-related activities at various levels, collaborating with local food systems groups and government entities. Facilitates meetings with key stakeholders, demonstrating a commitment to organizational success & community impact.

May '20 - April '23

Appalachian State University

Research Fellow

Conducted research on sustainable agricultural methods, focusing on agroecology and regenerative practices to improve farming techniques. Analyzed data, operated greenhouse technology, and collaborated with stakeholders to develop and share recommendations for sustainable strategies. Additionally, utilized teaching experience to educate others on local flora, fauna, and agriculture, emphasizing practices that support ecological balance and community resilience.

VOLUNTEER WORK

February '24 - Current

Food Waste Solutions

Working Group Leader

As a dedicated advocate for student outreach and peer-to-peer education, I actively managed various sustainability efforts on campus. This included spearheading initiatives such as zero-waste programs, composting initiatives, and overseeing and supporting ASU's gardens. I also played a key role in the office of sustainability's food pantry outreach and distribution, ensuring access to nutritious food for the campus community. Through my commitment to sustainability, I fostered a culture of environmental consciousness and actively engaged with students to promote sustainable practices and raise awareness about the importance of conservation.

August '19 - August '22

Appalachian Climate Action Collaborative

Organizer

Committed to supporting a grassroots and youth-led collective, I actively contributed to alliance building and mobilization efforts among Watauga County residents, centered around shared concerns of climate justice and climate action. This involved actively participating in and organizing public decision-making meetings, protests, and other community events that aimed to address climate-related issues. Through these engagements, I fostered community collaboration, raised awareness, and advocated for meaningful action towards climate justice and sustainability.

To Whom It May Concern,

I am writing to express my interest in serving on the Planning and Zoning Commission as a City-appointed representative. As the coordinator of the Asheville Buncombe Food Policy Council and an active member of the WNC Food Systems Coalition, I have worked extensively at the intersection of land use, community health, and equity.

My experience has equipped me with a strong understanding of how planning decisions directly shape the lives of Asheville residents, especially those most impacted by housing and food access challenges. I have collaborated with local government staff, neighborhood leaders, and regional stakeholders to support just and sustainable food systems, and I bring a grounded, community-focused lens to development conversations.

I am deeply committed to thoughtful growth, environmental stewardship, and inclusive public process. I believe my background in systems thinking, coalition-building, and policy advocacy would bring a unique and valuable perspective to the board.

Thank you for your consideration. I would be honored to serve the City of Asheville in this capacity.

Warm regards,
Liz Avery

Randall L Barnett

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Status

Name	Randall L Barnett
Application Date	8/30/2025
Expiration Date	8/30/2026
Board Member	Randall L Barnett
Status	Validated

Board	Vacancies	Status
Planning and Zoning Commission	1	Pending

Basic Information

Name
Randall L Barnett

Contact Information

Address
Asheville 28803

Email
REDACTED

Cell Phone
REDACTED

Occupation

Employer
Carolina Homes and Nature

Job Title
Real Estate Broker

Are you a City of Asheville resident?

Yes

How did you hear about the opening?

Other: Please specify, LOTSAR board gave me a recommendation

List any special qualifications and or experiences you have for service on this board. (If applying for more than one board, please be specific.)

Working in the Planning Dept in the Community Development Division for 21 years. 7 years in house and 14 years contracted through the Housing Authority.

What do you think will be your best contribution to the board? (If applying for more than one board, please be specific.)

Being fair and unbiased. The citizens as a whole would guideline. Not just the NIMBY mob.

What would you like to achieve if appointed to this board? (If applying for more than one board, please be specific.)

Help our affordable housing citizens.

Please describe your ability to listen and consider perspectives that are different from your own.

practice active listening by focusing on understanding, not just responding, and asking open-ended questions to gain clarity.

Are you aware of any potential conflicts of interest that exist or may arise during your service on the board (i.e., property interest, business interest, etc.)? If yes, please explain, and if applying for more than one board, please be specific.

Not aware of any conflicts but will be careful on a case by case bases.

What is your geographic area/neighborhood of residency?

Central

Which best describes your current housing?

Homeowner

What is your age?

65 and Over

What is your racial or ethnic identity?

White/Non-Hispanic

What language(s) is/are spoken at your home? Please check all that apply or use "other" to describe.

REDACTED

Do you have a preferred name?

REDACTED

What is your gender identity?

(Non-trans) Man

What pronouns do you use?

REDACTED

What is your sexual orientation?

REDACTED

What is your employment status?

REDACTED

What is your yearly household income or salary?

REDACTED

What is your primary mode of transportation?

REDACTED

Are you a caregiver for someone with a disability or do you have a disability?

REDACTED

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RANDALL BARNETT

Asheville, North Carolina 28803

8282427288 - eagles85@bellsouth.net - WWW: [Bold Profile](#)

PROFESSIONAL SUMMARY

Served on Boards and Commissions

- Land of the Sky Realtors Association-Board of Directors-2022 to present; Affordable Housing Committee-Chairman-2010-2016
- City of Asheville Affordable Housing Advisory Committee-2011-2017
- City of Asheville's Accessory Dwelling Unit Task Force-2016-17
- Buncombe County Board of Equalization and Review-2024-present, currently Chairman.
- Asheville Board of Realtors-Realtor of the Year-2017
- Daniel Boone Council-Scouting America-Board of Directors-2010 to present.
- First Baptist Church of Asheville-Board of Deacons-several 3 year terms over 44 years as member; Project Aspire Committee-2019-2024
- Kenilworth Lake Association-President-1989-1994.
- Kenilworth Neighborhood Association-Board-1990-1995.
- City of Asheville representative on the Eagle-Market Street Development Association Board of Directors-1998-2002

SKILLS

- Taught first-time homebuyers classes from 2002 to 2020 with the Affordable Housing Coalition, then OnTrack Financial. Taught understanding working with a real estate agent, Understanding agency, Understanding comparable market analysis, Understanding the multiple listing system, Understand working with your attorney, home inspector and lender. Gave class tours to actual listed properties. Also for the class to understand zoning.
- Designed the Housing Trust Fund in the Community Development Division-2000.
- Assisted City Planner Paul Benson with on-site visits and evaluations of properties in developing the Unified Development Ordinance in late 1990s.

WORK HISTORY

01/2022 to Current

Real Estate Broker

Carolina Homes & Nature – Asheville, NC

01/2002 to 01/2022 **Real Estate Broker**
The Buyer's Agent of Asheville – Asheville, NC

06/1995 to 01/2002 **Financial Advisor**
Community Development Division, Planning Dept, City of Asheville – Asheville, NC

09/1981 to 06/1995 **Relocation Specialist & Financial Advisor**
Housing Authority of the City of Asheville, Contracted for Urban Renewal – Asheville, NC

EDUCATION

08/1981 **Urban Planning**
Appalachian State University - Boone, NC

Memorandum

To: City of Asheville, Boards and Commissions
From: Randall Barnett
Subject: Applying for Planning and Zoning Board vacancy
Date: August 29, 2025

The reason why I want to serve on the Planning and Zoning Board is because I want to give back to the Citizens of our city.

I served 21 years working for the Community Development Department in the realm of housing and urban renewal.

I'm a service minded person and would like to give back.

Like becoming a Scoutmaster in the Daniel Boone Council for 31 years to give back for what the scouting program gave to me as a youth.

Also I'm coming before you now because of my friendship with Byron Griener. His vacancy is the spot that is open. Being on the Land of the Sky Association of Realtors Board of Directors, I'm in the process of establishing a memorial for him in our organization.

The biggest honor for me would be the choice to replace him and fill out his term.

I have the credentials to serve on this board with my experience in the planning department in community development for 21 years. I even helped in the creation of the UDO.

I served citizens on the Affordable Housing Advisory Committee for 6 years. And am currently the chairman of the Board of Equalization and Review for Buncombe County Tax Assessors office.

I hope you would consider my service to our citizens on the Planning and Zoning Board.

Thank you for your consideration.

Randall Barnett

Lindsay Broughel

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Status		Board	Vacancies	Status
Name	Lindsay Broughel	Planning and Zoning Commission	1	Pending
Application Date	7/28/2025			
Expiration Date	7/28/2026			
Board Member	Lindsay Broughel			
Status	Validated			

Basic Information	Contact Information	Occupation
Name Lindsay Broughel	Address Asheville 28806	Employer Linea Energy
	Email REDACTED	Job Title Senior Director, Development
	Phone REDACTED	

Are you a City of Asheville resident?
Yes

How did you hear about the opening?
City flyer or email distribution list, Other: Please specify, AVL today

List any special qualifications and or experiences you have for service on this board. (If applying for more than one board, please be specific.)
I have a master's degree in Urban Planning and Policy and worked doing technical assistance for communities in the Chicago region drafting and updating zoning ordinances as well as comprehensive plans. I work now as a renewable energy developer. I have significant experience from the developer perspective permitting solar projects and assisting communities in drafting solar ordinances. I have significant experience with public/private partnerships as well and understand the perspectives of both the public and private sectors.

What do you think will be your best contribution to the board? (If applying for more than one board, please be specific.)
Public and private sector experience with permitting, ordinance creation/improvement and comprehensive planning.

What would you like to achieve if appointed to this board? (If applying for more than one board, please be specific.)
I would like to ensure that we are being thoughtful about redevelopment post Helene to ensure safety of our community in the face of increased intensity of storm events. I would also like to ensure that we use zoning as a tool to further economic opportunity and affordability and not one of discrimination or exclusion.

Please describe your ability to listen and consider perspectives that are different from your own.
I am an extremely empathetic and considerate person. I highly value consensus building and the importance of listening. I am open-minded and willing to be convinced I am wrong, so long as some one else provides a compelling and sound argument.

Are you aware of any potential conflicts of interest that exist or may arise during your service on the board (i.e., property interest, business interest, etc.)? If yes, please explain, and if applying for more than one board, please be specific.
No

What is your geographic area/neighborhood of residency?
West Asheville

Which best describes your current housing?
Homeowner

What is your age?
35-54

What is your racial or ethnic identity?
White/Non-Hispanic

What language(s) is/are spoken at your home? Please check all that apply or use "other" to describe.
REDACTED

Do you have a preferred name?
REDACTED

What is your gender identity?
(Non-trans) Woman

What pronouns do you use?

REDACTED

What is your sexual orientation?

REDACTED

What is your employment status?

REDACTED

What is your yearly household income or salary?

REDACTED

What is your primary mode of transportation?

REDACTED

Are you a caregiver for someone with a disability or do you have a disability?

REDACTED

Generated 9/29/2025 @ 12:53 pm

Lindsay Broughel

lbroughel@gmail.com

(617) 571 7819

Experienced leader in renewable energy development with expertise in transmission and distributed generation market strategy and project development. Excels in team management, integrating policy and development, and project management. Has a strong background in urban planning and public policy, specifically zoning and economic development, with success building partnerships across the public, private and non profit sectors.

PROFESSIONAL EXPERIENCE

Linea Energy, Remote-Asheville, NC

Senior Director of Development (Eastern US)

Sept 2023-Present

- Lead market strategy, pipeline growth and development execution for the company's solar, wind, storage assets in PJM, ISO-NE.
- Manage a team of ~3 developers, including greenfielding, project management assistance, goal setting and performance management
- Manage one late stage 143MWdc solar asset, including land negotiations, permitting, mineral rights, and design work

Cypress Creek Renewables, Asheville, NC

Senior Director of Development (PJM)

Mar 2023-Aug 2023

Director of Development (PJM)

Aug 2022-Mar 2023

- Lead market strategy and development execution for a 2+GW pipeline of solar and storage assets in PJM
- Integrated project development with policy, including queue reform implementation, capacity market reform, and interconnection procedures
- Managed a team of 4 developers – including goal setting, professional mentorship and assistance with project management
- Oversaw project origination throughout PJM
- Successfully developed, presented company strategy to executives for entry into the MISO market
- Lead 48MWdc of projects through late stage development through NTP and financing

Associate Director of Development (NC, PA, VA Distributed Gen)

Oct 2020-Aug 2022

- Led market strategy and oversaw development for three distribution scale markets in the eastern US
- Originated more than 35 projects, ~350MWdc of DG projects
- In early stage markets, worked closely with policy team to ensure policy-driven approach to development - balancing spend and market risk
- Managed and facilitated the professional growth of a team of 4 project developers

Senior Project Developer (NC Distributed Gen)

Mar 2019-Oct 2020

- Oversaw over 50 projects (300MWac) through financing or sales across more than 10 deals
- Co-led a multi-million dollar settlement negotiation with a large investor owned utility

Project Developer (NC Distributed Gen)

Dec 2016-Mar 2019

- Managed a team of 3-4 developers in the development of distribution scale solar farms from origination through NTP and financing
- Led a market of over 500 MWac of distribution scale projects in development (140+ projects)

World Business Chicago, Chicago, IL

Senior Plan Associate

Aug 2015-Oct 2016

- Lead a public-private economic development initiative called *Current* focused on spurring innovation and growth in the water sector in Chicago.
- Created a new non-profit organization, including forming a board of directors with initial fundraising of over \$1 million and partnerships with several key anchor institutions.

Plan Associate

Aug 2014-Aug 2015

- Conducted qualitative and quantitative research and analysis for economic development initiatives focused on water, secondary education, transit improvements and inclusive growth

CMAP – Chicago Metropolitan Agency for Planning, Chicago, IL

Local Technical Assistance Intern

Aug 2013-Aug 2014

Phillip D. Peters Fellow

May 2013-Aug 2013

- Assisted with zoning ordinance updates including writing new regulations, conducting GIS analysis, and assessing the suitability of existing parking requirements
- Worked on a comprehensive plan for a suburban community – including analysis of existing conditions, bicycle facilities, and spatial analysis.
- Researched best practices in renewable energy development
- Participated in public meetings and outreach events in communities

College of Urban Planning and Public Affairs, University of Illinois - Chicago

Research Assistant, Natalie P. Voorhees Center

Aug 2013-May 2014

- Gathered, analyzed and mapped data demonstrating disparities people with disabilities face in American communities

Research Assistant, Department of Urban Planning and Policy

Aug 2012-May 2013

- Conducted research under Prof. Kheir Al-Kodmany regarding the practical applications of GIS in City Planning Departments
- Proofread and edited publications and papers. Received acknowledgement in Prof. Al-Kodmany's book *The Future of the City*.

CARPLS Legal Aid, Chicago, IL

Mar 2011 - July 2012

Continuing Services Coordinator

- Connected clients with a network of more than 100 social service organizations in the Chicago area that assist in securing housing, employment, counseling and other supportive services
- Provided follow up and support services to over 500 clients
- Facilitated communications between CARPLS and other non-profit organizations that collaborated on a federally funded homelessness prevention program

NYC Civilian Complaint Review Board, New York, NY

Oct 2008 - July 2010

Investigator

- Investigated complaints of police misconduct
- Submitted more than 100 cases to the Board for review
- Conducted and summarized more than 200 interviews of civilians and police officers

- Wrote closing reports evaluating evidence gathered and determined whether police action constituted misconduct

EDUCATION

University of Illinois – Chicago

Master of Urban Planning and Policy

4.0 GPA, Concentration: Spatial Planning

Aug 2012-May 2014

University of Wisconsin – Madison

B.A. degree with distinction, Majors: Geography and Sociology

3.91 GPA with 152 credits earned

Graduated with *Phi Beta Kappa* honors

Aug 2004-May 2008

HONORS: Phi Beta Kappa (2007), Urban Planning and Policy Student of the Year (2014)

Brandon Bryant

City of Asheville | Generated 9/29/2025 @ 12:53 pm by OnBoardGOV - Powered by ClerkBase

Status		Board	Vacancies	Status
Name	Brandon Bryant	Planning and Zoning Commission	1	Pending
Application Date	9/25/2025			
Expiration Date	9/25/2026			
Board Member	Brandon Bryant			
Status	Validated			

Basic Information

Name
Brandon Bryant

Contact Information

Address
Asheville 28801

Email
REDACTED

Cell Phone
REDACTED

Business Phone
REDACTED

Occupation

Employer
Alair Homes | Red Tree

Job Title
Partner

Are you a City of Asheville resident?
Yes

How did you hear about the opening?
Other: Please specify, Chamber staff

List any special qualifications and or experiences you have for service on this board. (If applying for more than one board, please be specific.)
Been a custom home builder for 20 years in Asheville, Also served at local home builders association as President and also the NC home builders association president 2 years ago. Served as board member for two years for National Association of Home Builders

What do you think will be your best contribution to the board? (If applying for more than one board, please be specific.)
Knowledge of zoning and planning

What would you like to achieve if appointed to this board? (If applying for more than one board, please be specific.)
I would like to see Asheville missing middle initiative come together and how to use zoning in a changing housing market.

Please describe your ability to listen and consider perspectives that are different from your own.
Very open to ideas, I was part of the Buncombe county strategic plan a few years ago, I was able to work with all perspectives in a respectful way.

Are you aware of any potential conflicts of interest that exist or may arise during your service on the board (i.e., property interest, business interest, etc.)? If yes, please explain, and if applying for more than one board, please be specific.
No

What is your geographic area/neighborhood of residency?
Central

Which best describes your current housing?
Homeowner

What is your age?
35-54

What is your racial or ethnic identity?
Prefer not to disclose

What language(s) is/are spoken at your home? Please check all that apply or use "other" to describe.
REDACTED

What is your gender identity?
(Non-trans) Man

What pronouns do you use?
REDACTED

What is your sexual orientation?
REDACTED

What is your employment status?

REDACTED

What is your yearly household income or salary?

REDACTED

What is your primary mode of transportation?

REDACTED

Are you a caregiver for someone with a disability or do you have a disability?

REDACTED

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Mr Mike Thomas Carpenter

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Status		Board	Vacancies	Status
Name	Mr Mike Thomas Carpenter	Planning and Zoning Commission	1	Pending
Application Date	7/28/2025			
Expiration Date	7/28/2026			
Board Member	Mike Thomas Carpenter			
Status	Validated			

Basic Information

Name
Mr Mike Thomas Carpenter

Contact Information

Address
Asheville 28806

Email
REDACTED

Phone
REDACTED

Cell Phone
REDACTED

Occupation

Employer
Verisk - BuildFax

Job Title
Sr Director, Data Operations

Are you a City of Asheville resident?
Yes

How did you hear about the opening?
City Council member

List any special qualifications and or experiences you have for service on this board. (If applying for more than one board, please be specific.)
I have been an executive in the property intelligence industry for 10+ years. In this position I have led a team of 20 that collects and processes building permit data from 3,000+ jurisdictions across the US. This background has provided me with a broad understanding of the construction industry as a whole. The building, buying, and selling of real estate has always been of interest to me and I think my skill set lines up well for a position on this commission.

What do you think will be your best contribution to the board? (If applying for more than one board, please be specific.)
My best contribution will be to fairly evaluate any proposals that are presented to the commission. One of my strengths is that I am always willing to listen to both sides of an argument and let the facts drive the decision making. I believe that my background in property data gives me a solid base of understanding planning and zoning information from a technical perspective. I will offer a level headed assessment on each project with as little bias as possible.

What would you like to achieve if appointed to this board? (If applying for more than one board, please be specific.)
Having lived in Asheville for 16 years, I have watched this city grow exponentially and understand its challenges, needs, and wants well. I want to help it grow in the most sustainable way possible that preserves the nature and personality of each unique section of town. Asheville is a special place and as we welcome more and more people from outside the region, I want to ensure it remains a special place.

Please describe your ability to listen and consider perspectives that are different from your own.
I have a long professional history of working with many different types of people. In a small business, as well as a corporate, setting it is imperative that you can communicate across businesses, departments, and teams. I have been successful by listening to different perspectives and letting the facts drive the decision making, not the feelings. I am the type of person that wants to know all the angles before coming to a conclusion. I am applying for this position to do just that: listen to all the opinions & perspectives on how to grow this great city. I certainly don't claim to have all the answers, so listening to others is paramount. I believe this approach would serve me well on a diverse board of commissioners.

Are you aware of any potential conflicts of interest that exist or may arise during your service on the board (i.e., property interest, business interest, etc.)? If yes, please explain, and if applying for more than one board, please be specific.
No.

What is your geographic area/neighborhood of residency?
West Asheville

Which best describes your current housing?
Homeowner

What is your age?
35-54

What is your racial or ethnic identity?
White/Non-Hispanic

What language(s) is/are spoken at your home? Please check all that apply or use "other" to describe.

REDACTED

Do you have a preferred name?

REDACTED

What is your gender identity?

(Non-trans) Man

What pronouns do you use?

REDACTED

What is your sexual orientation?

REDACTED

What is your employment status?

REDACTED

What is your yearly household income or salary?

REDACTED

What is your primary mode of transportation?

REDACTED

Are you a caregiver for someone with a disability or do you have a disability?

REDACTED

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Joseph John Chesler

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Status

Name Joseph John Chesler
Application Date 8/18/2025
Expiration Date 8/18/2026
Board Member [Joseph John Chesler](#)
Status Validated

Board	Vacancies	Status
Planning and Zoning Commission	1	Pending

Basic Information

Name
Joseph John Chesler

Contact Information

Address
Asheville 28806-4418
Email
REDACTED
Cell Phone
REDACTED

Occupation

Employer
Retired
Job Title
Senior Planning Manager

Are you a City of Asheville resident?
Yes

How did you hear about the opening?
Current or former board member, City website

List any special qualifications and or experiences you have for service on this board. (If applying for more than one board, please be specific.)
1) Significant public and private experience over 35 years in analyzing and recommending policy pertaining to land use and environmental planning decisions affecting private and public property; 2) Certified Planner (AICP #10600); 3) Certified Floodplain Manager (CFM #NC-11-0444); 4) Over 14 years of direct experience as Program Development Manager and Environmental Specialist with DHS/FEMA - Public Assistance

What do you think will be your best contribution to the board? (If applying for more than one board, please be specific.)
The ability to collaborate with my fellow commissioners to fully understand complex planning considerations in order to reach valued conclusions for the benefit of our residents, businesses and the City of Asheville.

What would you like to achieve if appointed to this board? (If applying for more than one board, please be specific.)
To maintain and improve the public's understanding of the complexities within the City's UDO and the role of the PZC as it strives to improve quality of life for all within our City.

Please describe your ability to listen and consider perspectives that are different from your own.
I have considerable professional experience evaluating various opinions and offering expertise and advice to help achieve reasonable conclusions on difficult planning and land use issues.

Are you aware of any potential conflicts of interest that exist or may arise during your service on the board (i.e., property interest, business interest, etc.)? If yes, please explain, and if applying for more than one board, please be specific.
NONE; current member of Asheville MMTC and Transit Committee.

What is your geographic area/neighborhood of residency?
West Asheville

Which best describes your current housing?
Homeowner

What is your age?
65 and Over

What is your racial or ethnic identity?
White/Non-Hispanic

What language(s) is/are spoken at your home? Please check all that apply or use "other" to describe.
REDACTED

Do you have a preferred name?
REDACTED

What is your gender identity?
(Non-trans) Man

What pronouns do you use?

REDACTED

What is your sexual orientation?

REDACTED

What is your employment status?

REDACTED

What is your yearly household income or salary?

REDACTED

What is your primary mode of transportation?

REDACTED

Are you a caregiver for someone with a disability or do you have a disability?

REDACTED

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Joseph J. Chesler, AICP/CFM

◆ 55 LONGVIEW ROAD ◆ ASHEVILLE, NC 28806-4418 ◆ MOBILE: 828.808.0513 ◆ JJCHESLER@GMAIL.COM

Professional Objective: To continue providing quality customer service to expand my role as a caring World Citizen.

Education:

- ✓ **MASTER OF URBAN & REGIONAL PLANNING (M.U.R.P.)** (1987)
California Polytechnic University - Pomona
- ✓ **BACHELOR OF SCIENCE - PARK ADMINISTRATION (B.S.)** (1974)
California Polytechnic University – Pomona
- ✓ **Extensive Course Work – Landscape Architecture / Forestry** (1968-1970)
Oregon State University

Relevant Professional Affiliations:

- **Certified Planner (AICP)** [#10600, active], American Institute of Certified Planners
(<http://www.planning.org/aicp>)
- **Certified Floodplain Manager (CFM)** [#NC-11-0444, active], Association of State Flood Plain Managers (www.floods.org)

Professional Experience:

- Technical Assistance Contractor (TAC)/ Program Development Manager (PDMG) – **ATCS, PLC; subcontractor to Fluor Corporation**, (Jan 2025-July 2025): DHS/FEMA Public Assistance (PA) Program, most recently as **PDMG** in South Carolina under FEMA-DR-4829-SC (2025)
- Technical Assistance Contractor (TAC)/Program Development Manager (PDMG) – **EUDS, INC; subcontractor to CCPRS Corporation**, (Sep 2019-Nov 2024): DHS/FEMA Public Assistance (PA) Program, most recently as **PDMG** in California under FEMA-DR-4683/4699-CA (2024)
- Technical Assistance Contractor (TAC)/Project Specialist/Senior Environmental Specialist (EHP) – **L-W RESOURCES, LLC; subcontractor to CCPRS Corporation**, (Sep 2015-2018): Disaster-related damage assessments, environmental (EHP) evaluation, Debris Specialist, QA/QC responsibilities and preparation of project worksheets for grants under DHS/FEMA Public Assistance (PA) Program; most recent deployments have been as **PDMG** in Puerto Rico under FEMA-DR-4339-PR (2018) and as PA Task Force Lead (**TFL**) in California under FEMA-DR-4305-CA (2017-18).
- Technical Assistance Contractor (TAC)/Project Specialist (PS)/Public Assistance Coordinator (PAC) – **ATCS, PLC; subcontractor to Fluor Corporation**, Herndon, VA (Sep 2007 to Apr 2014): Disaster-related damage assessments and environmental (EHP) evaluation, QA/QC responsibilities and preparation of project worksheets for grants under DHS/FEMA Public Assistance (PA) Program. Past DHS/FEMA deployments have included PA/EHP/QA-QC assignments in South Dakota (2013-14), New Jersey (2012-13), Louisiana (2009-12), Florida (2008-09), New York (2008), California (2008) and Alabama (2007-08).
- Chief, Planning Division – **COUNTY OF LOS ANGELES DEPARTMENT OF BEACHES & HARBORS**, Marina del Rey, CA (1973-79 and 12/00-03/06, retired): Duties included: Management and planning for analysis and development oversight for public beach and marina facilities along 31 miles of public beach and waterfront area, including 800-acre Marina del Rey; responsible for environmental permitting and client interests in completing \$32 million in beach capital improvements; responsible for grants and legislation portfolio supporting beach and harbor operations.
- Principal Planner – **PCR SERVICES CORPORATION**, Santa Monica, CA (02/00–12/00): Duties included: Senior staff manager of high-profile environmental planning and documentation projects for public and private clients nationwide.
- Environmental Compliance Manager - **THE WALT DISNEY COMPANY**, Burbank, CA (1994-2000): Office of Corporate Counsel (CECD). Duties included: Environmental compliance oversight, technical advisor for Disney worldwide operations; Project manager on various research, design and development efforts.

Joseph J. Chesler, AICP/CFM

◆ 55 LONGVIEW ROAD ◆ ASHEVILLE, NC 28806-4418 ◆ MOBILE: 828.808.0513 ◆ JJCHESLER@GMAIL.COM

- Senior Environmental Planner- **WALT DISNEY IMAGINEERING**, Glendale, CA (1990-94): Duties included: Environmental planning; policy planning; environmental oversight and project permitting; regulatory oversight for development of Walt Disney World Master Plan build-out and establishment of the Disney Wilderness Preserve.
- Planning Manager – **THE KEITH COMPANIES, INC.**, Costa Mesa, CA (1989-90): Responsibilities included: NEPA/CEQA compliance for major commercial and residential developments; Land use and design development for various client projects; Concept strategies for major private Taiwanese shoreline development project.
- Manager of Master Planning- **THE PORT OF LONG BEACH**, Long Beach, CA (1978-89): Duties included: Land use, seaport & transportation planning; coastal and waterfront planning; port master planning and development strategies; completed Queensway Bay Master Plan; completed POLB Risk Management Plan

Related Experience:

- Commissioner, City of Asheville, NC *Multimodal Transportation Commission* (MMTC: 2023-current) (www.ashevillenc.gov)
- Member, City of Asheville, NC *Transit Committee* (MMTC designee: 2023-current) (www.ashevillenc.gov)
- Member, AMERICAN PLANNING ASSOCIATION (www.planning.org)
- Past Member, Board of Directors & Life Member, HOSTELLING INTERNATIONAL-USA (www.hiusa.org)
- Past Member, Board of Directors, CALIFORNIA MARINE & NAVIGATION CONFERENCE (www.cmanc.com)
- Past Member, Board of Directors, SANTA MONICA BAY RESTORATION FOUNDATION (www.santamonibay.org/site/aboutus/layout/foundation.jsp)
- Past Commission Member, SANTA MONICA BAY RESTORATION COMMISSION [ex-officio] (www.santamonibay.org)
- Estate Ambassador II – (2021-2022), *THE BILTMORE ESTATE*, Asheville, NC 28801
- Parking & Transportation Host (Shuttle Driver) – (2008-2010), *THE BILTMORE ESTATE*, Asheville, NC 28801
- NC Commercial Drivers' License/Class B with Passenger (P) endorsement (#32319487-active)

August 18, 2025

Joseph Chesler, AICP/CFM
55 Longview Rd.
Asheville, NC 28806-4418

City of Asheville
City Clerk
70 Court Plaza
Asheville, NC 28801

Re: My Candidacy for Planning & Zoning Commission

To Whom it May Concern:

In consideration of my candidacy as Planning & Zoning Commissioner, I would bring a wealth of experience and working knowledge to the PZC, having been a practicing planner for most of my career as well as an 18-yr resident/homeowner in Buncombe/Henderson Counties. Also, my interest in transportation, land use and environmental planning has helped me to contribute understanding and experience to the deliberations of the city's MMTC and Transit Committee. I am a seasoned resident of Asheville who constantly seeks to make our community a better place to live and work.

I would hope to offer my experience and skills to assist my fellow commissioners and City staff to make informed decisions affecting short and long-term objectives consistent with sound planning practice as outlined in the Unified Development Ordinance (UDO) and other guiding documents and initiatives. Admittedly, my emphasis would likely focus on linkages between transportation choices and land use to improve efficiency and affordability by encouraging more choices for access to goods and services.

Planners are characteristically patient people and as a long-time planner-in-practice, I have years of experience and work well in collaborative settings or small groups to identify areas of agreement and build consensus among stakeholders. My experience working with public agencies (County of Los Angeles, City/Port of Long Beach, FEMA/DHS, MMTC/TC) and private development interests (Disney/WDI, PRC Associates, CCPRS, Fluor) has given me skills to keep focus on the desired goals of the PZC.

I look forward to advancing my candidacy and look forward to answering any questions that you may have.

Sincerely,



Joseph Chesler, AICP/CFM

Seth Armstrong Connelly

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Status		Board	Vacancies	Status
Name	Seth Armstrong Connelly	Planning and Zoning Commission	1	Pending
Application Date	9/24/2025			
Expiration Date	9/24/2026			
Board Member	Seth Armstrong Connelly			
Status	Validated			

Basic Information	Contact Information	Occupation
Name Seth Armstrong Connelly	Address Asheville 28806	Employer Business Owner - Self Employed
	Email REDACTED	Job Title Real Estate Agent, Owner/Partner at Garden Party
	Cell Phone REDACTED	

Are you a City of Asheville resident?
Yes

How did you hear about the opening?
City website

List any special qualifications and or experiences you have for service on this board. (If applying for more than one board, please be specific.)
As a 20+ year resident of Asheville and Buncombe County, I bring tangible lived experience both as a community member and business owner. I work daily with clients who are looking to purchase or sell real property within the city. In addition to my work in Real Estate, I co-own a retail business on Haywood Rd. I have experienced firsthand the challenges and successes of our city's growth.

What do you think will be your best contribution to the board? (If applying for more than one board, please be specific.)
My experience as a local entrepreneur and real estate agent is meaningful. I believe I have a unique perspective that seeks to balance growth while preserving and improving the quality of life for citizens and visitors alike.

What would you like to achieve if appointed to this board? (If applying for more than one board, please be specific.)
I want to help shape Asheville's future while simultaneously improving our affordable housing stock.

Please describe your ability to listen and consider perspectives that are different from your own.
Having a career background in mental health work, I believe it is vital to listen and learn from experiences other than our own. There is much to learn from others, and I am exercising an expansive growth mindset daily.

Are you aware of any potential conflicts of interest that exist or may arise during your service on the board (i.e., property interest, business interest, etc.)? If yes, please explain, and if applying for more than one board, please be specific.
No

What is your geographic area/neighborhood of residency?
West Asheville

Which best describes your current housing?
Homeowner

What is your age?
35-54

What is your racial or ethnic identity?
White/Non-Hispanic

What language(s) is/are spoken at your home? Please check all that apply or use "other" to describe.
REDACTED

Do you have a preferred name?
REDACTED

What is your gender identity?
(Non-trans) Man

What pronouns do you use?
REDACTED

What is your sexual orientation?

REDACTED

What is your employment status?

REDACTED

What is your yearly household income or salary?

REDACTED

What is your primary mode of transportation?

REDACTED

Are you a caregiver for someone with a disability or do you have a disability?

REDACTED

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Will Deter

City of Asheville | Generated 9/29/2025 @ 12:53 pm by OnBoardGOV - Powered by ClerkBase

Status

Name	Will Deter
Application Date	7/6/2025
Expiration Date	7/6/2026
Board Member	Will Deter
Status	Validated

Board	Vacancies	Status
Planning and Zoning Commission	1	Pending

Basic Information

Name
Will Deter

Contact Information

Address
Asheville 28806

Email
REDACTED

Phone
REDACTED

Occupation

Employer
YMCA of WNC

Job Title
Director of Business Systems

Are you a City of Asheville resident?
Yes

How did you hear about the opening?
City website

List any special qualifications and or experiences you have for service on this board. (If applying for more than one board, please be specific.)
I have a strong background in complex systems modeling, including graduate work in computational models of residential segregation. In addition, I have a strong background in organizational leadership and participatory planning processes.

What do you think will be your best contribution to the board? (If applying for more than one board, please be specific.)
As someone who was born and raised, and continued to live, work, and raise a family as an adult in Asheville, I have an uncommon perspective and historical view of Asheville. That perspective coupled with my professional and academic experiences positions me to ensure that the work of the commission is genuinely aligned with the needs and goals of the community.

What would you like to achieve if appointed to this board? (If applying for more than one board, please be specific.)
To support the commission’s work in delivering sustainable and equitable development in the Asheville area.

Please describe your ability to listen and consider perspectives that are different from your own.
A diversity of biases is critical to good collective decision-making. I prioritize listening to and learning from different perspectives as much as possible.

Are you aware of any potential conflicts of interest that exist or may arise during your service on the board (i.e., property interest, business interest, etc.)? If yes, please explain, and if applying for more than one board, please be specific.
None at this time.

What is your geographic area/neighborhood of residency?
West Asheville

Which best describes your current housing?
Homeowner

What is your age?
35-54

What is your racial or ethnic identity?
White/Non-Hispanic

What language(s) is/are spoken at your home? Please check all that apply or use "other" to describe.
REDACTED

Do you have a preferred name?
REDACTED

What is your gender identity?
(Non-trans) Man

What pronouns do you use?
REDACTED

What is your sexual orientation?

REDACTED

What is your employment status?

REDACTED

What is your yearly household income or salary?

REDACTED

What is your primary mode of transportation?

REDACTED

Are you a caregiver for someone with a disability or do you have a disability?

REDACTED

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WILL DETER

SUMMARY

Data-driven strategist with expertise in computational modeling, predictive analytics, and operational optimization. Skilled in leveraging Python, SQL, and Power BI to develop scalable solutions that enhance decision-making and efficiency. Experienced in designing data-driven frameworks for strategic planning, process automation, and risk assessment. Adept at translating complex data into actionable intelligence, improving system performance, and aligning insights with organizational goals. Seeking to apply analytical expertise to solve high-impact problems in a data-driven environment.

EDUCATION

PhD Binghamton University, Systems Science (Anticipated) May 2027

Advisor: Hiroki Sayama
Research Area: Organizational Evolution in NK Landscapes

MS Binghamton University, Systems Science May 2023

Advisor: Hiroki Sayama
Thesis: Behavioral and Topological Heterogeneities in Network Models of Segregation

Advanced Graduate Certificate December 2022
Binghamton University, Complex Systems Science and Engineering

BS Western Carolina University, Emergency and Disaster Management May 2020
Graduated Summa Cum Laude

PROFESSIONAL EXPERIENCE

YMCA of Western North Carolina 2013 - Present

Ten plus years of progressively responsible experience in leadership roles. Added value through the implementation of custom management information systems and computational modeling of operations and services.

Association Director of Business Systems 2024 - Present

- Led the development and integration of scalable management information systems.
- Worked collaboratively with stakeholders to develop actionable KPIs and live data visualizations.
- Aligned data-driven initiatives with organizational goals and strategies.
- Conducted market analyses and developed predictive models for operational planning.

- Drove efficiency and compliance through modernization and automation of workflows.

Senior Director of Operations – Compliance

2019 – 2024

- Implemented computational models of relevant systems to inform organizational strategies for compliance and business development.
- Supported the Association Director of Facilities and Risk Management with systems development, compliance management, and issue resolution associated with youth safety and compliance.
- Contributed substantially to state-level regulatory and legislative advocacy efforts in the licensed childcare space.
- Supervised Child and Adult Care Food Program (CACFP) implementation as a sponsoring organization of 31 affiliated centers with budget responsibility exceeding \$500k.
- Supported the development of grant-funded technical infrastructure for rural childcare operators managing funds exceeding \$100k, annually.
- Managed the departmental compliance unit ensuring an effective compliance program.

K-12 Director of Operations - Licensing and Compliance

2017 - 2019

- Supported the success of 34 licensed or otherwise grant-funded childcare facilities serving more than 1000 youth.
- Developed and launched custom, automated management information systems to efficiently monitor and maintain compliance with regulatory requirements.
- Facilitated the licensure of 8 additional school-age childcare facilities.
- Fostered Civic Engagement as an adviser for the Youth and Government Program.

Director of Operations – Licensing

2016 - 2017

- Developed and revised policies and procedures to maintain compliance with local, state, and federal regulatory requirements.
- Implemented a revised training program to improve program quality and adapt to new regulations.

Youth Development Manager – Licensing

2015 - 2016

- Supported the success of 16 licensed childcare facilities serving over 700 youth.
- Provided technical expertise to ensure superior School-Age Care Environment Rating Scales assessment results.
- Sustained the YMCA of WNC's positive, working relationship with the Division of Child Development and Early Education's representatives.
- Supervised Personnel and Operations for a YMCA Summer Day Camp program serving approximately 90 youth.

RESEARCH EXPERIENCE

Behavioral and Topological Heterogeneities in Network Models of Segregation 2023
Thesis

Advisor: Hiroki Sayama

- Extended computational models of residential segregation to investigate the effect of multiple dimensions of heterogeneity in model specification.
- Articulated novel insights to dynamical processes which aid understanding of residential segregation on networks.
- Accepted at NetSci 2023 Vienna

PROFESSIONAL TRAINING & CERTIFICATIONS

Disciplined Agile Scrum Master, PMI

January 2021

The Disciplined Agile Scrum Master credential holder has been formally evaluated on understanding the fundamentals of agile and lean approaches like Scrum, Agile Modeling, Extreme Programming, Kanban, Agile Data, SAFe and more, in a tailorable and scalable manner.

TECHNICAL SKILLS

Methods

- Machine Learning (Supervised & Unsupervised Learning, Classification, Regression, Clustering)
- Evolutionary Algorithms (Optimization, Genetic Programming)
- Natural Language Processing (Sentiment analysis, topic models)
- Network Models (Dynamical Networks, Graph Analysis, Social Network Analysis)
- Statistical Inference (Hypothesis Testing, Bayesian Methods)
- A/B Testing & Experimentation (Controlled Experiments, Causal Inference)

Programming

- Python (NumPy, Pandas, Scikit-learn, Matplotlib, Seaborn, NetworkX, TensorFlow/PyTorch)
- SQL (Query Optimization, ETL, Data Warehousing)
- DAX & M (Power BI & Data Transformation)
- NetLogo & Vensim (Agent-Based & System Dynamics Models)

Tools & Platforms

- Microsoft Fabric
- Microsoft Power Platform
- ArcGIS

WILL DETER

65 TANGLEWOOD DR. | ASHEVILLE, NC 28806
(P) 828-620-8412 | (E) DETERWH@GMAIL.COM

July 6, 2025

City of Asheville
Boards and Commissions
Planning and Zoning Commission
70 Court Plaza
Asheville, NC 28801

Dear Members of the Planning and Zoning Commission Selection Committee,

I am writing to express my interest in serving on the City of Asheville Planning and Zoning Commission. As a resident committed to systems-level thinking and community-centered development, I would be honored to contribute to the equitable and sustainable growth of Asheville.

I currently serve as Director of Business Systems at the YMCA of Western North Carolina, where I oversee key strategic and operational functions that support more than 30 childcare sites, 7 branch facilities, and a resident camp. My work centers on aligning organizational strategy with the people, physical, and digital infrastructure needed to deliver long-term mission impact.

What draws me to this role is the opportunity to contribute a systems-focused, equity-conscious voice to land use decisions that shape how people live, move, and connect in Asheville. I believe my background in community services, data-informed strategy, and business infrastructure planning would add a useful lens to the Commission's work—particularly as the city continues to face pressures around affordability, transportation, climate resilience, and inclusive growth.

I bring a collaborative approach, strong analytical and communication skills, and deep respect for public process. I would welcome the opportunity to support the Commission's work in balancing competing priorities while helping Asheville grow with intention.

Thank you for your consideration. I would be honored to serve.

Warm regards,

Will Deter

Matthew Doran

City of Asheville | Generated 9/29/2025 @ 12:53 pm by OnBoardGOV - Powered by ClerkBase

Status		Board	Vacancies	Status
Name	Matthew Doran	Planning and Zoning Commission	1	Pending
Application Date	7/12/2025			
Expiration Date	7/12/2026			
Board Member	Matthew Doran			
Status	Validated			

Basic Information

Name
Matthew Doran

Contact Information

Address
Asheville 28804

Email
REDACTED

Phone
REDACTED

Occupation

Employer
Asheville Legal

Job Title
Attorney

Are you a City of Asheville resident?
Yes

How did you hear about the opening?
Social Media

List any special qualifications and or experiences you have for service on this board. (If applying for more than one board, please be specific.)
Familiar with public financing and use of such proceeds to support local government projects.

What do you think will be your best contribution to the board? (If applying for more than one board, please be specific.)
Uncompromising sense of fairness, with one eye on history and one eye on the future.

What would you like to achieve if appointed to this board? (If applying for more than one board, please be specific.)
Responsible stewardship of the land while zealously pursuing affordable housing and supporting infrastructure, private and public.

Please describe your ability to listen and consider perspectives that are different from your own.
As an attorney, I take pride in evaluating each situation without personal bias or prejudice and finding the best way to be of service.

Are you aware of any potential conflicts of interest that exist or may arise during your service on the board (i.e., property interest, business interest, etc.)? If yes, please explain, and if applying for more than one board, please be specific.
None.

What is your geographic area/neighborhood of residency?
North Asheville

Which best describes your current housing?
Homeowner

What is your age?
35-54

What is your racial or ethnic identity?
White/Non-Hispanic

What language(s) is/are spoken at your home? Please check all that apply or use "other" to describe.
REDACTED

What is your gender identity?
(Non-trans) Man

What pronouns do you use?
REDACTED

What is your sexual orientation?
REDACTED

What is your employment status?
REDACTED

What is your yearly household income or salary?

REDACTED

What is your primary mode of transportation?

REDACTED

Are you a caregiver for someone with a disability or do you have a disability?

REDACTED

Do you need any reasonable accommodation to make your board service more effective? (Need of reasonable accommodation does not preclude you from consideration of appointment.)

REDACTED

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MATTHEW DORAN

ASHEVILLE, NC | 619.929.6820 | MATTHEWTDORAN@GMAIL.COM

EXPERIENCE

Chapman & Cutler LLP | Chicago, IL

Associate | Summer 2020; April 2022–Present

- Focus: support project financing transactions for municipal and non-profit entities
- Sample projects
 - Draft memorandum of tax credit options for large university's planned energy projects
 - Diligence for hospital system infrastructure and equipment tax-exempt \$600M financing
 - Draft opinion and tax agreement for \$395M refinancing of modular nuclear power plant model
 - Provide client guidance on tax-exempt financing for bid to construct new cruise ship terminal at Port of Miami
 - Review contracts for management of bond-financed property to ensure compliance with tax-exempt bond rules
 - Draft many tax compliance certificates for issues of tax-exempt bonds for municipalities and school districts
- Augment the firm's business development initiatives regarding:
 - clean energy tax credits via research and interpreting nascent rules to develop presentation and other marketing materials as well as social meetings with clients
 - recruiting and vetting summer associates
- Develop tax-specific training modules for new non-tax attorneys

Triathlete Magazine | San Diego, CA

Managing Editor | July 2017–June 2018

Advntur | San Diego, CA

Founder, CEO & Board Chairman | January 2014–April 2017

EDUCATION

Loyola University Chicago School of Law | Chicago, IL

Juris Doctor, *cum laude* | May 2021

MATTHEW DORAN

ASHEVILLE, NC | 619.929.6820 | MATTHEWTDORAN@GMAIL.COM

- GPA: 3.61
- Associate Editor, *International Law Review* | Fall 2019–Spring 2020
- Moot Court, Chicago Bar Association team | Fall 2019–Spring 2020
- Executive Producer & Editor-in-Chief, *The Podvocate* podcast | Fall 2019–Spring 2021

San Diego State University | San Diego, CA

Master of Fine Arts in Creative Writing—Fiction, *magna cum laude* | May 2012

Marist College | Poughkeepsie, NY

Bachelor of Arts in English—Writing | May 2005

- Division I Athlete – Rowing

VOLUNTEER

Pro Bono Legal Work

- Criminal record expungement
- Afghan asylum seeker

Community Law Veterans Clinic | Chicago, IL | Student Attorney | Fall 2020–Spring 2021

American Bar Assoc., Center for Professional Responsibility | Chicago, IL | Intern | Summer 2019

Mission Hills Town Council | San Diego, CA | Vice President, Board of Trustees | February 2016–August 2018

San Diego Rowing Club | San Diego, CA | Captain, Board of Directors | February 2013–February 2015

- Led 300 members; created new coaching structure, leading to win the Masters National Championship 16 months later

BAR ADMISSION & INTERESTS

Admitted: Illinois and North Carolina; Interests: cycling, hiking with my family, international collaboration (taught ESL in Japan, China and California), the hyperloop, architecture

Jason Hambley

City of Asheville | Generated 9/29/2025 @ 12:53 pm by OnBoardGOV - Powered by ClerkBase

Status

Name	Jason Hambley
Application Date	8/12/2025
Expiration Date	8/12/2026
Board Member	Jason Hambley
Status	Validated

Board	Vacancies	Status
Planning and Zoning Commission	1	Pending

Basic Information

Name
Jason Hambley

Contact Information

Address
Asheville 28806

Email
REDACTED

Phone
REDACTED

Occupation

Employer
TERRA FIRMA DESIGN

Job Title
CIVIL ENGINEER / OWNER

Are you a City of Asheville resident?
Yes

How did you hear about the opening?
City website

List any special qualifications and or experiences you have for service on this board. (If applying for more than one board, please be specific.)
i have been a civil engineering design professional for the last 16 years.

What do you think will be your best contribution to the board? (If applying for more than one board, please be specific.)
I enjoy working with others to problem solve and support a common goal.

What would you like to achieve if appointed to this board? (If applying for more than one board, please be specific.)
contribute to my community

Please describe your ability to listen and consider perspectives that are different from your own.
I always try to listen more than talk. I believe that it is in our diversity that we find our strength as a community.

Are you aware of any potential conflicts of interest that exist or may arise during your service on the board (i.e., property interest, business interest, etc.)? If yes, please explain, and if applying for more than one board, please be specific.
no

What is your geographic area/neighborhood of residency?
West Asheville

Which best describes your current housing?
Homeowner

What is your age?
35-54

What is your racial or ethnic identity?
White/Non-Hispanic

What language(s) is/are spoken at your home? Please check all that apply or use "other" to describe.
REDACTED

What is your gender identity?
(Non-trans) Man

What pronouns do you use?
REDACTED

What is your sexual orientation?
REDACTED

What is your employment status?
REDACTED

What is your yearly household income or salary?

REDACTED

What is your primary mode of transportation?

REDACTED

Are you a caregiver for someone with a disability or do you have a disability?

REDACTED

Generated 9/29/2025 @ 12:53 pm

Christopher Horton

City of Asheville | Generated 9/29/2025 @ 12:53 pm by OnBoardGOV - Powered by ClerkBase

Status		Board	Vacancies	Status
Name	Christopher Horton	Planning and Zoning Commission	1	Pending
Application Date	7/21/2025			
Expiration Date	7/21/2026			
Board Member	Christopher Horton			
Status	Validated			

Basic Information

Name
Christopher Horton

Contact Information

Address
Asheville 28806

Email
REDACTED

Cell Phone
REDACTED

Occupation

Employer
Freelance & Entrepreneur

Job Title
Film Composer & Business Owner

Are you a City of Asheville resident?
Yes

How did you hear about the opening?
City flyer or email distribution list

List any special qualifications and or experiences you have for service on this board. (If applying for more than one board, please be specific.)
I bring experience as a homeowner, housing renovator, short-term rental host, and creative professional rooted in Asheville’s artist community. I’ve navigated permitting and housing codes firsthand and hosted guests from around the world, gaining insight into what makes Asheville’s neighborhoods livable and desirable. My time living in diverse U.S. cities as well as across Europe and Japan has given me a broad, comparative lens on community design. I’m particularly interested in zoning overlays and form-based codes that can promote walkability, beauty, and human connection.

What do you think will be your best contribution to the board? (If applying for more than one board, please be specific.)
I think my strength is seeing how all the different parts of Asheville connect—from housing and tourism to community, creativity, and how people actually move through and use a space. I’ve lived in a lot of different places around the world and in the U.S., and that’s helped me notice what makes a neighborhood actually work for the people who live there. I’ve renovated housing, hosted travelers, worked in the arts community, and spent years walking cities and noticing the details most people don’t. I want to help Asheville grow in a way that feels intentional, walkable, and deeply human—and I think I can help connect policy decisions back to how they’re going to feel on the ground.

What would you like to achieve if appointed to this board? (If applying for more than one board, please be specific.)
I’d love to help Asheville grow in a way that feels intentional and connected—where neighborhoods are walkable, beautiful, and support real community life. I want to advocate for zoning tools that make space for third places like small cafés and local shops, and help us design neighborhoods where people can naturally connect. I also want to bring a voice to the board that values both creativity and practicality—someone who understands the needs of homeowners, builders, artists, and visitors, and wants to make decisions that reflect Asheville’s character and values.

Please describe your ability to listen and consider perspectives that are different from your own.
As a traveler, I’ve had to do this constantly. Living in so many different places around the world taught me how adaptable I can be—and how important it is to truly listen. Every culture I’ve spent time in has its own way of seeing the world. They have their own fears, values, joys, and reasons for how things are built or structured. Travel has trained me to look for those underlying stories and to find common ground. It’s made me more open, curious, and collaborative, and I carry that mindset into every conversation (especially when people see things differently than I do).

Are you aware of any potential conflicts of interest that exist or may arise during your service on the board (i.e., property interest, business interest, etc.)? If yes, please explain, and if applying for more than one board, please be specific.
The only potential conflict I can think of is that we operate a single unit short-term rental in Asheville. That said, I believe it also gives me a valuable perspective on housing, tourism, and what visitors are looking for in neighborhoods. My other business is an online e-commerce company that has no impact on Asheville policy or land use.

What is your geographic area/neighborhood of residency?
West Asheville

Which best describes your current housing?
Homeowner

What is your age?
35-54

What is your racial or ethnic identity?
Hispanic or Latinx

What language(s) is/are spoken at your home? Please check all that apply or use "other" to describe.

REDACTED

Do you have a preferred name?

REDACTED

What is your gender identity?

(Non-trans) Man

What pronouns do you use?

REDACTED

What is your sexual orientation?

REDACTED

What is your employment status?

REDACTED

What is your yearly household income or salary?

REDACTED

What is your primary mode of transportation?

REDACTED

Are you a caregiver for someone with a disability or do you have a disability?

REDACTED

Resume

Statement of Purpose

I bring a well-rounded perspective shaped by global travel, deep local roots, artistic involvement, and hands-on housing and tourism experience—reflecting many of the qualities that define Asheville. As a homeowner and renovator, I've restored a neglected property to livable standards. As a member of Asheville's creative community, I contribute as a film composer and ArtsAVL grant recipient. Through our short-term rental, I engage with visitors and learn what draws people to Asheville and how walkability and thoughtful planning enhance their experience. My time living in cities across Europe and Japan—and previously in places like South and Central Florida, Los Angeles, Springfield, Missouri, and Tulsa, Oklahoma—has given me a broad view of what makes neighborhoods thrive for each unique community and its cultural values. Rather than applying one-size-fits-all solutions, I've gained a deep appreciation for how zoning and design must reflect the needs, habits, and identity of the people who live there.

Relevant Experience

Cultural & Urban Research (Self-led) | 2014–Present

- Lived cumulatively over 3 years in European cities and villages, including extended stays in cities such as Paris, Normandy, Cambridge, Florence, Edinburgh, rural France, and Lithuania. This is in addition to previous U.S. residences in South and Central Florida, Los Angeles, Springfield, Missouri, and Tulsa, Oklahoma.
- Completed over 30 house-sitting stays across the U.S. and internationally, in cities like New York, Chicago, rural Vermont, Connecticut, Rocky Mount, NC, Raleigh, NC, Glasgow, Sancerre, and Washington, D.C.
- Observed and documented urban planning styles, mixed-use developments, and walkability across dozens of international contexts.
- Gained firsthand insight into how design choices affect community life, safety, and joy across different cultures and regions.

Travel Content Creator – @chrisandellen | 2020–Present

- Co-founded a travel channel with 23.5k followers on TikTok and 6k+ on Instagram, focused on making global cultural knowledge and travel accessible.
- Specialized in communicating complex travel concepts in clear, engaging ways—an essential skill for bridging zoning policy and the public.

Home Renovation & Airbnb Super Host – Asheville, NC | 2020–Present

- Purchased and fully renovated a neglected home that had been largely untouched for over 30 years and was in substandard conditions. The property was not initially livable and required a full overhaul to meet modern housing standards.
- Transformed the home to align with Asheville's standards of living while preserving its character, upgrading infrastructure, and improving overall functionality and aesthetics.
- Gained hands-on experience navigating local permitting, housing codes, and neighborhood expectations.
- Hosted guests from around the world, gaining valuable insight into what travelers seek when experiencing Asheville—particularly how walkability, neighborhood layout, and thoughtful design influence their sense of connection, exploration, and enjoyment.

Additional Skills & Interests

- Experienced in realistic city simulations, which has deepened my understanding of zoning logic, transportation flow, service distribution, and how zoning decisions impact citizen satisfaction and city livability
- Urban anthropology & spatial design
- Mixed-use development advocacy
- Community storytelling & public communication
- Interest in zoning overlays and form-based codes

Education

B.S. in Psychology – University of Central Florida

Dear Asheville Planning & Zoning Commission Selection Committee,

I am writing to express my interest in serving on the Asheville Planning & Zoning Commission. As a passionate advocate for walkable, people-centered neighborhoods and thoughtful urban design, I believe I can offer a unique and globally informed perspective to support Asheville's long-term vision.

My wife and I have completed over 30 house-sitting stays across the U.S. and internationally, gaining firsthand exposure to a wide variety of neighborhood layouts, zoning styles, and cultural relationships to space and design. We've also lived cumulatively over three years in various European cities and towns—spending one to three months at a time in places like Florence, Paris, Edinburgh, Oxford, Normandy, and Copenhagen. Additionally, we spent a month in Japan exploring cities like Tokyo, Osaka, Kyoto, and Kanazawa, as well as rural towns such as Kinokuni Onsen. During these extended stays, I consistently focused on the everyday lived experience of the citizen—not only through real interactions with public transit and walkability, but also through an imaginative lens, envisioning what life would be like living above a café or walking daily between parks, restaurants, and homes.

Here in Asheville, we purchased and renovated a property and operate a short-term rental. This experience gave me first-hand knowledge of city permitting, code navigation, and the balance between preservation and modern use. My background in content creation also gives me a strong foundation in translating complex topics—like zoning policy—into accessible language for public engagement. Additionally, I have spent significant time engaging with realistic city simulations, which has strengthened my understanding of zoning mechanics, transportation systems, and the layered tradeoffs that planners must balance to create livable communities.

I care deeply about ensuring Asheville grows in a way that centers human dignity and the life-giving qualities of beautiful, thoughtful design—where streets, buildings, and parks are created with people in mind. I also believe that sustainable development must balance these ideals with incentives that support those doing the difficult work of building.

In the years since the pandemic, we've become increasingly aware of the loneliness epidemic affecting communities across the country. I believe zoning and planning have a vital role to play in reversing this trend—by enabling third spaces, designing for incidental human interaction, and bringing life back to residential neighborhoods through micro-zoned cafés, town greens, and walkable community hubs. My vision blends beauty with functionality: think cozy, Gilmore Girls-style neighborhoods that foster connection and everyday joy.

We've lived in Asheville for five years now, and it's the first place we've ever truly wanted to put down roots. Our cozy community nestled in the mountains feels like home in a way no other place has. With our first child due in just a few weeks, I am more committed than ever to building a more beautiful, thoughtful world for him—one that prioritizes connection, dignity, and daily joy.

I believe I offer a uniquely well-rounded perspective that reflects many of Asheville's most important dimensions—community, creativity, tourism, housing, and equity. I'm part of the city's artist community as a film composer and past recipient of the AVLArts grant. As a homeowner and renovator, I've taken a neglected property and brought it up to standard with care and purpose, balancing value-adding investment with livability. Through our short-term rental, I regularly engage with visitors whose expectations reveal what makes Asheville desirable and where our urban design can grow stronger. My global travel experience has given me a deep understanding of what makes neighborhoods work—and why connection, not just housing, is the foundation of a thriving city. Most importantly, I share Asheville's values: beauty, equity, and benevolence.

I would be honored to contribute that perspective to the Commission's work.

Thank you for your consideration.

Warmly,

Chris LaRue Horton

Julie A O'Dwyer

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Status

Name Julie A O'Dwyer
Application Date 7/14/2025
Expiration Date 7/14/2026
Board Member Julie A O'Dwyer
Status Validated

Board	Vacancies	Status
Planning and Zoning Commission	1	Pending

Basic Information

Name
Julie A O'Dwyer

Contact Information

Address
Asheville 28803
Email
REDACTED
Phone
REDACTED
Cell Phone
REDACTED

Occupation

Employer
Goree Architects
Job Title
Director of Client Relations

Are you a City of Asheville resident?

Yes

How did you hear about the opening?

City Staff employee, City flyer or email distribution list

List any special qualifications and or experiences you have for service on this board. (If applying for more than one board, please be specific.)

I have over 35 years' experience in commercial and residential architecture

What do you think will be your best contribution to the board? (If applying for more than one board, please be specific.)

None of the work I currently is in this area, but I can provide my experience without conflict

What would you like to achieve if appointed to this board? (If applying for more than one board, please be specific.)

Serving our community for thoughtful growth

Please describe your ability to listen and consider perspectives that are different from your own.

I have served on several boards including president of a consensus board

Are you aware of any potential conflicts of interest that exist or may arise during your service on the board (i.e., property interest, business interest, etc.)? If yes, please explain, and if applying for more than one board, please be specific.

I am currently the President of the Oakley Neighborhood Association Board. But all Board decisions are by consensus

What is your geographic area/neighborhood of residency?

Central

Which best describes your current housing?

Homeowner

What is your age?

55-64

What is your racial or ethnic identity?

White/Non-Hispanic

What language(s) is/are spoken at your home? Please check all that apply or use "other" to describe.

REDACTED

Do you have a preferred name?

REDACTED

What is your gender identity?

(Non-trans) Woman

What pronouns do you use?

REDACTED

What is your sexual orientation?

REDACTED

What is your employment status?

REDACTED

What is your yearly household income or salary?

REDACTED

What is your primary mode of transportation?

REDACTED

Are you a caregiver for someone with a disability or do you have a disability?

REDACTED

Generated 9/29/2025 @ 12:53 pm

Julie O'Dwyer

105 Fairview Oaks Lane Asheville NC 28803

T: 541-301-5234

E: julieodwyerdesign@gmail.com

My Work

Goree Architects: North Carolina, California, Texas

2023-Current

Director of OEM/Client Relations – Business Development and Client Relations along with Leadership Council implementing key strategic initiatives.

Moving back into the direct field of architecture is my opportunity for developing and implementing strategic initiatives for profitability of Goree Architects. My goal includes expanding our project partners and developing new scopes of service to enrich our market exposure. Most importantly, asking the sometimes-obvious questions to push us forward.

As a strategic advisor to automotive groups, I focus on upgrading existing facilities, consider designing new dealerships and plan future developments. My background brings a clear understanding of what an owner/client needs and expects in automotive facility design.

On our Leadership Council, I play a pivotal role in collaborating with cross-functional teams to propose practical solutions; streamlining project operations; optimizing project workflow; and facilitating OEM relations – all bolstering owner/client interactions while reinforcing “The Goree Way” of project approach.

Internally, my role provides a prime opportunity to serve as a mentor for workplace success, offer leadership guidance and advocate for career pathing opportunities in architecture. Being one of two women in her class to graduate with degrees in architecture, I have a strong affinity for championing underserved minority groups within the AEC industry.

Lithia & Driveway: Oregon, California, Florida, Texas, Idaho

2021-2023

Architectural Project Manager – Brand Compliance for multiple Car Manufacturers including Honda, Hyundai, Volkswagen, Genesis, Chrysler, Jeep, Subaru, Mini, Nissan, Lexus and Kia

Entering the new field of the Auto industry, my rapid exposure to the design parameters for the car dealership of the future has been intensive. Beyond management of multiple projects across the United States, I have also been developing our companies' internal standards and processes. Key to this has been overseeing and the implementation of a companywide Project Management system and developing our internal design standards and contracts. My main role has included developing and managing over 30 architectural projects with multiple stakeholders and consultants. In addition, I have been charged with developing the design standards for the flagship of our Driveway store and the first brand standards for Airstream. Key to the ability to respond to Lithia's rapid growth has been my development of a full team of internal Project Managers and expanding our partnerships with architectural and engineering consultants along with industry experts.

JulieO Design: Oregon, Arizona, Washington, California & North Carolina

2000-Present

Interior and Architectural Designer & Studio Owner – T's Restaurant, Blackstone Audio, Nectar Boutique, DeCarlow Homes, Harry & David Executive Offices, E-Myth, Burning Man, Neocon Showrooms, JulieO Designs on Etsy, Staging and Numerous Private Residences

From marketing to design my goal on each project is to manage the design process for my clients. This role requires my knowledge of all aspects of the project process, clear communication with the client and all the team members, and the ability to multitask through out the project. Wearing all these different hats is what makes my projects successful and vibrant. My independent design work has been the unexpected joy of my professional success and experiences. Every project,

small or large, has been an opportunity to bring to life a vision that fulfills the needs and desires of each unique client. I take immense pride in the variety of scale and purpose of my work. This range of work has allowed me to develop a diverse group of resources with local craftspeople and artisans that support me to create one-of-a-kind solutions for every project.

Tease Restaurant: Ashland, Oregon

2008-2011

Owner and Manager – Intimate downtown restaurant and nightclub

My dream had been to have a restaurant since I was a young adult working in the kitchen of Spike Gjerde in Baltimore. When the opportunity presented itself, I jumped all the way in! This lovely little place was the manifestation of my vision to blend food, wine, culture, art, and community. It has been one of my proudest accomplishments.

Holey & Associates: San Francisco, St. Louis

1996-2000

Architect and Design Director – Monsanto Executive Headquarters, 35,000 sf – A true change management experience that utilized my strength at building consensus and focusing decisions on a shared goal; Veritas Software, 950,000 sf – With three national campuses, I was stretched to maximize my organizational skills to keep three teams working efficiently in different locations, time schedules, and project types; Hummer Winblad & Associates, 10,000 sf – A VC firm required a cutting edge office when relocating to a renovated warehouse in downtown San Francisco; Arthur Anderson, 38,000 sf – A collaborative workspace for two aggressive divisions in their competitive Silicon Valley offices; Stanford University Green Library, 15,000 sf library renovation that emphasized technology and personal interaction; Food.com, 30,000 sf - Start-up business with plans to grow rapidly in a changing marketplace

Gensler & Associates: Washington DC, Baltimore, Tampa, Los Angeles, New York 1992-1996

Senior Associate Project Designer/Manager – T. Rowe Price, 250,000 sf - Interior design lead for phase 1 of corporate campus including custom furniture and lighting design, 60,000 sf regional office – The corporate campus and satellite call centers for T. Rowe Price were part of a long range plan that I was able to manage through to its fruition, capitalizing on over a 5 year period of growth and change for the company; Sidley & Austin, 25,000 sf - Los Angeles office that won Best Law Firm Design by Interior Magazine, 30,000 sf - New York office that blended a contemporary corporate esthetic with a valuable art collection of historic value; Friedman Billings and Ramsey, 45,000 sf - Corporate offices and trading floor for a rapidly growing firm that wanted their environment to reflect their progressive approach to investment; American Management Systems, 375,000 sf - Corporate headquarters to the leaders in technology infrastructure and data management spanning all levels of the corporation; Hewlett Packard, 48,000 sf Regional headquarters that exemplified a corporate mantra of innovation.

The Hillier Group: Princeton, Philadelphia

1989-1992

Interior Architectural Designer – The Vanguard Group, 800,000 sf - Corporate headquarters and campus that allowed me to work on both the building and interior design teams; US Healthcare, 250,000 sf - Renovation of corporate headquarters and training facility; Bell Atlantic, 350,000 sf - Corporate headquarters remodel including new training facility and executive offices.

My Community

Building community has been the consistent inspiration for my whole life. I am always looking for a way to help facilitate groups of disparate individuals to join together for a common cause. This has led me into politics, education, professional growth, and community activism. The following are some of the organizations that I am currently involved with since relocating to Asheville:

Asheville Rotary, AIA AVL, AsheBuilt, AVLNext, Asheville Chamber of Commerce, CREW (Commercial Real Estate Women) CLT, ULI (Urban Land Institute) CLT, Oakley Neighborhood Association, Asheville Design Review Committee

My community involvement stems from a diverse set of experiences prior to moving to Western North Carolina Valley.

Ashland Design Studio

I started this open design studio and resource library in 2014 to bring together resources and products for Architects, Builders, Designers, and Home Owners in the Rogue Valley. It is a place to exchange information, find inspiration and utilize unique resources.

Splinter Group

As part of a small team of building industry professionals in the Rogue Valley, we founded this group to help all building professionals raise the level of work and share resources for our businesses and our clients.

Ashland Food Coop

Board of Director, President, for 9 years with a focus on Strategic Planning, Owner Engagement, Grants, and Board Development, \$35 M business

Ashland Independent Film Festival

Having been involved in many aspects of this amazing festival, I am now member of the Board of Directors with a focus on Strategic Planning and Development

Jackson County Long Term Recovery Group

Construction Committee Chair - The Jackson County Community Long-Term Recovery Group (JCC LTRG) was organized in the wake of the 2020 Almeda and South Obenchain fires. Our Vision: Delivering an Equitable and Inclusive Recovery That Brings Disaster Survivors Home. Our Mission: Helping Disaster Survivors of Jackson County Recover and Rebuild Their Lives.

ASID

A member since 1990 with the founding of DIFFA/DC. Yearly attendance at a variety of trade and industry conventions

My Skills

Proficient in Sketch Up, Microsoft Office Suite, BaseCamp & Procore PM Software, Bluebeam, Quick Books, Ajera, Pipedrive
Experience with AutoCad, & Revit; NCIDQ in process

My Learning

Gonzaga University, Masters in Organizational Leadership	In process
University of Arizona, Bachelor in Architecture, Minor in Environmental Psychology	1984-1989
Royal Academy of Denmark, Architectural Studies	1987

My Life

Mom to two amazing young women who will make the world better!
Avid Paddle Boarder and Yogini, not at the same time
Collector of art and stray dogs
Knitter, reader, and expert wine taster

Michael Edward Pesant

City of Asheville | Generated 9/29/2025 @ 12:53 pm by OnBoardGOV - Powered by ClerkBase

Status

Name	Michael Edward Pesant
Application Date	9/2/2025
Expiration Date	9/2/2026
Board Member	Michael Pesant
Status	Validated

Board	Vacancies	Status
Planning and Zoning Commission	1	Pending

Basic Information

Name
Michael Edward Pesant

Contact Information

Address
Asheville 28803

Email
REDACTED

Phone
REDACTED

Occupation

Employer
North Carolina Department of Commerce

Job Title
Program Manager

Are you a City of Asheville resident?
Yes

How did you hear about the opening?
City Staff employee

List any special qualifications and or experiences you have for service on this board. (If applying for more than one board, please be specific.)
15 years of professional/volunteer leadership in Asheville, primarily focused on health/safety needs of vulnerable residents.

What do you think will be your best contribution to the board? (If applying for more than one board, please be specific.)
Centering perspectives not always represented in city decisions; contextual knowledge of city from the perspective of community health/social work.

What would you like to achieve if appointed to this board? (If applying for more than one board, please be specific.)
Center the long term health and economic needs of all residents in development, including redevelopment following Helene.

Please describe your ability to listen and consider perspectives that are different from your own.
My formative career experience is as a psychotherapist - I'm a trained listener, and genuinely interested in all perspectives.

Are you aware of any potential conflicts of interest that exist or may arise during your service on the board (i.e., property interest, business interest, etc.)? If yes, please explain, and if applying for more than one board, please be specific.
I'm a grant manager for state CDBG DR funding

What is your geographic area/neighborhood of residency?
Central

Which best describes your current housing?
Homeowner

What is your age?
35-54

What is your racial or ethnic identity?
Hispanic or Latinx

What language(s) is/are spoken at your home? Please check all that apply or use "other" to describe.
REDACTED

Do you have a preferred name?
REDACTED

What is your gender identity?
(Non-trans) Man

What pronouns do you use?
REDACTED

What is your sexual orientation?
REDACTED

What is your employment status?

REDACTED

What is your yearly household income or salary?

REDACTED

What is your primary mode of transportation?

REDACTED

Are you a caregiver for someone with a disability or do you have a disability?

REDACTED

Generated 9/29/2025 @ 12:53 pm

Michael Pesant, MSW, MBA

Community Resilience Leader

Program Officer & Grants Manager with 15+ years leading systems change in social determinants, behavioral health, substance use, and community recovery. Skilled in managing multi-million-dollar grants, driving cross-functional teams, and securing funding through high-impact proposals. Expertise in contract management, ensuring sustainability and long-term success of community programs. Proven ability to collaborate with state, local, and federal stakeholders to address complex challenges and drive equitable, data-driven solutions that improve lives in high-impact environments.

Areas of Expertise

- Strategic Initiative Leadership
- Clinical & Therapeutic Expertise
- Project Development & Execution
- Program Evaluation & Data Analysis
- Investment Portfolio Management
- Grant Writing & Fundraising
- Consultation & Technical Assistance
- Community Investment & Partnerships
- Data Analysis & Evaluation

Career Experience

Dogwood Health Trust, Asheville, NC
Community Investment Officer

Sep 2021 — March 2025

Co-led strategic investment initiatives, directing \$30M towards Opioid Overdose Mitigation in collaboration with state agencies. Implemented and refined strategic framework for Recovery Ecosystem, fostering sustainable substance use disorder treatment innovations. Coordinated Recovery to Career/Workplace Recovery and Recovery-Oriented Justice Systems across multi-county cohorts. Provided consultation and technical assistance to partners, ensuring adherence to program implementation standards and best practices. Represented organization's strategy in community and professional settings, advocating for impactful recovery solutions.

- Spearheaded \$30M portfolio, effectively managing substance use investments and driving regional systems of care development.
- Secured over \$10M in additional public and private funding for Recovery to Career and Recovery-Oriented Justice Systems.
- Led initiatives that secured significant federal and private foundation funding, enhancing organizational financial stability and program reach.

Buncombe County Justice Services/RHA
Program Manager

Jan 2020 — Sep 2021

Managed comprehensive case coordination and administrative functions for county's recovery court and diversion programs, ensuring adherence to guidelines and advocating for participant welfare. Orchestrated integration of community behavioral health services within criminal justice system, providing expert guidance on billing, documentation, and compliance to partners. Led community outreach efforts as program representative, conducting training sessions and presenting program metrics to stakeholders. Adapted justice programs to pandemic constraints by transitioning to remote court sessions, treatment, and drug screening protocols. Initiated design and funding of pioneering pre-trial substance use disorder diversion program, enhancing treatment accessibility.

- Led dynamic team, promoting collaborative environment and efficient program management.
- Developed and secured braided state, federal, and funding for pre-trial substance use disorder diversion model, fostering multidisciplinary collaboration. Expanded and strengthened community-based Jail Reentry programming by building robust team and forming essential partnerships.

Mission Hospital/Fullerton Genetics
Coordinator of Behavioral Health

Aug 2015 — Jan 2020

Launched and expanded North Carolina's premier multidisciplinary clinic for Fetal Alcohol Spectrum Disorders (FASD), overseeing service provision and clinical operations. Spearheaded integration of hospital cost centers into unified clinical

model, focusing on population health and facilitating transition to value-based care. Developed and implemented expanded clinical services, including brief evaluations, service provisions, and mental health referrals for genetics patients. Introduced innovative treatment modalities for patients with chronic conditions, improving clinic efficiency. Provided continuous screening, counseling, and community referrals, advocating for FASD awareness and supporting affected individuals and families.

- Successfully doubled clinic capacity, addressing critical need for FASD assessment and support.
- Recognized as top performer within Mission Hospital System.

CRC Health
Supervising Therapist

May 2012 — Aug 2015

Managed team of six Bachelor's level field staff, providing oversight and professional development. Conducted weekly individual and family therapy sessions for adolescents with substance abuse/dependence and co-occurring disorders. Facilitated collaboration with interdisciplinary teams, including clinical professionals and program managers, to ensure effective after-care planning. Represented organization at national conferences, disseminating clinic research findings on behavioral healthcare.

- Presented clinic research findings at national behavioral healthcare conferences, enhancing organization's profile.

Aspire Youth & Family, Inc, Clyde, NC
Intensive In-Home Therapy Supervisor

Sep 2011 — May 2012

Provided in-home and community-based therapeutic services to children and adolescents within three counties, focusing on mental health, substance abuse, and developmental disorders. Led and developed team of Qualified Mental Health Professionals, enhancing community-based interventions and emotional skill-building strategies. Conducted comprehensive diagnostic assessments, crafted detailed treatment plans, and facilitated necessary service referrals. Streamlined employee recruitment processes, including sourcing, interviewing, and onboarding, for diverse non-profit workforce.

The Evaluation Group, Columbia, SC
Evaluation Coordinator

May 2009 — Sep 2011

Conducted comprehensive evaluations for variety of educational, mentoring, and social service programs across the Southeast, collaborating with partners in nonprofit, community, and educational sectors to deliver utilization-focused assessments. Developed evaluation instruments and databases to ensure meticulous data collection, management, and analysis, including interpretation of surveys, test scores, and qualitative data. Synthesized findings into coherent quarterly and annual reports, offering actionable insights for program improvement. Identified and pursued funding opportunities to support regional initiatives.

Additional Experience

- Mitigation Specialist at Death Penalty Resource Center, Columbia, SC
- Education Support Specialist at Region Ten CSB, Charlottesville, VA
- Residential Counselor at The Little Keswick School, Rivanna, VA
- Head Field Instructor at SUWS of the Carolinas, Old Fort, NC

Education

Master of Business Administration (MBA), Business
Administration East Carolina University 9/2018 to 12/2022

Master of Social Work (MSW), Social Work
The University of South Carolina 8/2008 to 5/2010

Bachelor of Arts (BA), Psychology
The University of North Carolina at Chapel Hill 8/2000 to 5/2005

Appalachian Leadership Institute Fellow
Appalachian Regional Commission 2023-2024

Certifications

- Licensed Clinical Social Worker (NC)
- Licensed Certified Addictions Specialist (NC)
- Motivational Interviewing
- Quality Essentials
- Trauma-Focused CBT
- Rational Living Therapy
- Cognitive Behavioral Therapy (CBT) for Children
- CBT for Supervisors
- Person-Centered Thinking
- Systems of Care
- All Vaya Health LME Billing and Authorization Training
- Microsoft Office Suite (MS Word, Excel, Access, Publisher)
- Statistical Analysis Software (SPSS, SAS, Minitab)
- Prevention & Management of Aggressive Behavior (PMAB)
- Mind Body Set (Therapeutic Restraint)
- First Aid & CPR

Awards & Publications

- Pesant, M., Shatzkes, K., & Shukla, S.(2023). Partnering to create ‘hub-and-spoke’ system for opioid use disorder treatment in North Carolina. Presented at the American Public Health Association Annual Meeting, Atlanta, GA.
- Pesant, M.E.(2023). Substance Use Disorder: Reentry Strategies. Presented at the Appalachian Funders Network Conference, Asheville, NC.
- Hendricks, A. & Pesant, M(2018). FASD: A Guide for Families. Published by Fullerton Genetics Center
- Andrews, A.B. & Pesant, M.E.(2009). Dangers in utero: from alcohol and neurotoxins to medical treatment and transfusions. Presented at the National Seminar on Development and Integration of Mitigation Evidence in Capital Cases, Philadelphia, PA.
- Death Penalty Resource Center(2010). Mental disability and death penalty: why South Carolina should ban execution of severely mentally disabled. (Pamphlet).Pesant, M.E. & Paavola, E.: Authors
- Eileen McCaughn Memorial Scholarship
- Marie L. Campbell Mitigation Scholarship
- Merit Recognition: Top 5% Performer across Mission system

Community & Professional Leadership

- Member: Hispanics in Philanthropy
- Member: American Evaluation Association (AEA)
- Contributor: AEA 360
- Member: National Association of Social Workers (NASW)
- President (2008-2009): Social Work Students Association, University of South Carolina
- Steering Committee: Trinity Place Discernment, Trinity Episcopal
- Volunteer: Adopt-a-Waterway, Keep the Midlands Beautiful
- Volunteer: Midlands Housing Alliance
- Volunteer: Harvest Hope Food Bank

Micah Rogers

City of Asheville | Generated 9/29/2025 @ 12:53 pm by OnBoardGOV - Powered by ClerkBase

Status

Name	Micah Rogers
Application Date	7/18/2025
Expiration Date	7/18/2026
Board Member	Micah Rogers
Status	Validated

Board	Vacancies	Status
Planning and Zoning Commission	1	Pending

Basic Information

Name
Micah Rogers

Contact Information

Address
Asheville 28806

Email
REDACTED

Phone
REDACTED

Occupation

Employer
Boyce Design + Build

Job Title
Lead Landscape Architect/Project Manager

Are you a City of Asheville resident?
Yes

How did you hear about the opening?
City flyer or email distribution list

List any special qualifications and or experiences you have for service on this board. (If applying for more than one board, please be specific.)
I am a licensed Landscape Architect and General Contractor and am familiar with interpreting, designing with, and reviewing zoning codes. I have attended and contributed to numerous PZC and Board of Adjustment meetings in the last several years. I have also engaged with many city officials during my work with the I-26 Citizen's Coalition and the I-26 Aesthetics Committee over the last year.

What do you think will be your best contribution to the board? (If applying for more than one board, please be specific.)
I have worked in dozens of cities/counties throughout the Southeast and have learned what works and what doesn't in other zoning ordinances. I believe this insight can be valuable as Asheville begins refining its UDO. Additionally, I bring a considerable amount of design and construction experience to the table and understand the macro and micro implications of planning and zoning codes.

What would you like to achieve if appointed to this board? (If applying for more than one board, please be specific.)
I hope that the UDO (and general direction of development in Asheville) can be refined to create a sustainable, accessible, and robust development growth pattern in the coming years.

Please describe your ability to listen and consider perspectives that are different from your own.
I pride myself with my ability to listen and engage people from all backgrounds, both professionally and personally. I have worked with a multitude of clients, co-workers, and government employees over the last twenty years and realize that collaboration is critical for any meaningful growth.

Are you aware of any potential conflicts of interest that exist or may arise during your service on the board (i.e., property interest, business interest, etc.)? If yes, please explain, and if applying for more than one board, please be specific.
I have no conflicts that I am aware of.

What is your geographic area/neighborhood of residency?
West Asheville

Which best describes your current housing?
Homeowner

What is your age?
35-54

What is your racial or ethnic identity?
White/Non-Hispanic

What language(s) is/are spoken at your home? Please check all that apply or use "other" to describe.
REDACTED

Do you have a preferred name?
REDACTED

What is your gender identity?
(Non-trans) Man

What pronouns do you use?

REDACTED

What is your sexual orientation?

REDACTED

What is your employment status?

REDACTED

What is your yearly household income or salary?

REDACTED

What is your primary mode of transportation?

REDACTED

Are you a caregiver for someone with a disability or do you have a disability?

REDACTED

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Micah Rogers

micahrogers@gmail.com
828 . 553 . 9049

53 Tremont Street
Asheville, North Carolina

Education:

Bachelors of Landscape Architecture
Minor in Horticulture
GPA: 3.75 of 4.00

The University of Georgia
Athens, Georgia
Graduated May 2009

North Carolina Registered General Contractor
Georgia Registered Landscape Architect
North Carolina Registered Landscape Architect
GSWCC Level II Certified Design Professional

2020 - Present
2019 - Present
2016 - Present
2022-Present

Professional Experience:

Lead Landscape Architect + Project Manager, Boyce Design + Build
September 2007 – Present

Asheville, NC/Atlanta, GA

Duties at this position include meeting with clients to discuss project scope/desires, creating design solutions for high-end residential and commercial construction (renovations, new construction, hardscapes, greenways, etc.), presenting these designs to clients, and managing their construction. I also research and interpret local building/zoning/site development codes, produce permit and construction plans, formulate estimated installation costs, and perform site inventory and analysis as the lead designer for this design-build firm.

Creative Director, Essend Solutions
June 2009 – September 2010

Atlanta, GA

Duties included the development of numerous forms of media engagement including social media, websites, physical media, and communications for a multi-dimensional media and polling company.

Resident Assistant + Desk Assistant, UGA Housing Department
August 2005 – May 2009

Athens, GA

Duties included performing administrative tasks, organizing regular community events, and acting as a human resource contact for approximately 40 residents in a large residence hall. While serving as an RA, I built exceptional leadership, community engagement, and interpersonal skills as I assisted residents from all walks of life on a daily basis.

Relevant Skills:

- Proficient with design software including AutoCAD, Sketchup, Chief Architect, and the Adobe Creative Suite.
- Proficient with many GIS applications and Code systems (ArcGIS, MapInfo, Google Earth, Municode, etc.).
- Proficient with Microsoft Excel, Powerpoint, Word, and other Microsoft Office Applications.

Additional Honors + Activities

Board Member, East-West Asheville Neighborhood Association (2025 – Present)
Presenter/Organizer, I-26 Connector Community Design Charette/I-26 Citizen's Coalition (2025)
NARI Contractor of the Year 2012-2023 (Local) and 2018-2019 (National)
Photographer and Contributor, Asheville Stages (2023-present)
Organizer for public recreation outreach program 2006-2011 (Athens, GA) and 2022-present (Asheville, NC)
LEED Accredited Professional, 2009 – 2017
School of Environment and Design Academic Scholarships, 2007-2009
Graduated Magna Cum Laude, University of Georgia, May 2009

***References available upon request.**

Micah Rogers

micahrogers@gmail.com
828 . 553 . 9049

53 Tremont Street
Asheville, North Carolina

July 18, 2025

Dear Members of the Board,

I am writing to express my interest in serving on the City of Asheville's Planning and Zoning Commission. As a licensed landscape architect and general contractor, I have two decades of experience in residential and commercial design and construction. I am a longtime resident of Asheville, with a passion for sustainable community development and a strong history of civic engagement. I would like to offer my expertise to serve the Commission and the community as we recover from Helene and plan for a vibrant and resilient community.

Throughout my career, I have designed, permitted, and managed hundreds of projects across the Southeast. This has given me deep insight into planning and zoning regulations, sustainable design practices, and the practical challenges faced by both municipalities and private stakeholders. My work requires collaboration with a range of city governments and agencies. I have developed the analytical skills needed to interpret ordinances, navigate permitting processes, and find solutions that balance cost, function, and aesthetics.

Having worked in dozens of comparable cities, I bring a broad perspective and can pull on the best practices in planning and zoning in the region as we all seek to adapt to new challenges. I am well-versed in Asheville's Unified Development Ordinance and look forward to helping refine it to support thoughtful, effective growth that protects both the natural environment and the character of our city while encouraging affordable living, economic expansion, and healthy growth.

I am also deeply engaged in civic life. I serve on the board of the East-West Asheville Neighborhood Association (EWANA) and am active in several community groups collaborating with NCDOT, state/local officials, and the City's Aesthetics Committee on the I-26/I-240 Expansion project. These experiences have strengthened my commitment to inclusive, transparent planning processes that reflect the needs and values of our residents.

As a Western North Carolina native, I've witnessed Asheville's transformation over the past several decades. I believe the city now stands at a pivotal moment. As we look toward a post-Helene development landscape and the onset of major infrastructure projects, we have an opportunity—and a responsibility—to guide growth in a way that is equitable, sustainable, and future-focused.

Thank you for considering my application. I welcome the opportunity to contribute my experience and passion to the Commission's important work. Please find my resume attached for your review.



Sincerely,

Micah Rogers

David Russell

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Status		Board	Vacancies	Status
Name	David Russell	Planning and Zoning Commission	1	Pending
Application Date	7/14/2025			
Expiration Date	7/14/2026			
Board Member	David M Russell			
Status	Validated			

Basic Information	Contact Information	Occupation
Name David Russell	Address Asheville 28805	Employer Retired
	Email REDACTED	Job Title Director Of Photography
	Phone REDACTED	

Are you a City of Asheville resident?
Yes

How did you hear about the opening?
City website

List any special qualifications and or experiences you have for service on this board. (If applying for more than one board, please be specific.)
Active in neighborhood needs for use and housing for 40 years. In Chicago and Los Angeles.

What do you think will be your best contribution to the board? (If applying for more than one board, please be specific.)
Partical experience in business and with neighborhood committees and projects.

What would you like to achieve if appointed to this board? (If applying for more than one board, please be specific.)
Smart planning and land use for Asheville

Please describe your ability to listen and consider perspectives that are different from your own.
From 40 plus years in the entertainment business formed the attitude of listening to all sides of an issue.

Are you aware of any potential conflicts of interest that exist or may arise during your service on the board (i.e., property interest, business interest, etc.)? If yes, please explain, and if applying for more than one board, please be specific.
no

What is your geographic area/neighborhood of residency?
East Asheville

Which best describes your current housing?
Homeowner

What is your age?
65 and Over

What is your racial or ethnic identity?
White/Non-Hispanic

What language(s) is/are spoken at your home? Please check all that apply or use "other" to describe.
REDACTED

What is your gender identity?
(Non-trans) Man

What pronouns do you use?
REDACTED

What is your sexual orientation?
REDACTED

What is your employment status?
REDACTED

What is your yearly household income or salary?

REDACTED

What is your primary mode of transportation?

REDACTED

Are you a caregiver for someone with a disability or do you have a disability?

REDACTED

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Mr. Robert Sack

City of Asheville | Generated 9/29/2025 @ 12:53 pm by OnBoardGOV - Powered by ClerkBase

Status		Board	Vacancies	Status
Name	Mr. Robert Sack	Planning and Zoning Commission	1	Pending
Application Date	7/13/2025			
Expiration Date	7/13/2026			
Board Member	Robert Sack			
Status	Validated			

Basic Information	Contact Information	Occupation
Name Mr. Robert Sack	Address Asheville 28804	Employer Retired.
	Email REDACTED	
	Cell Phone REDACTED	

Are you a City of Asheville resident?
Yes

How did you hear about the opening?
Current or former board member

List any special qualifications and or experiences you have for service on this board. (If applying for more than one board, please be specific.)
Experience in seeing all sides of an issue and finding creative ways to resolve them.

What do you think will be your best contribution to the board? (If applying for more than one board, please be specific.)
Being able to see issues and opportunities without emotion.

What would you like to achieve if appointed to this board? (If applying for more than one board, please be specific.)
Increase the opportunities for Asheville to become a desirable place to live and do business.

Please describe your ability to listen and consider perspectives that are different from your own.
I taught at an international boarding school for 13 years and taught and worked people from over 20 countries with dramatically different views. I also taught children and worked with parents of 30 different countries. I also was a technology consultant where listening and understanding the wants and desires of clients was key to success.

Are you aware of any potential conflicts of interest that exist or may arise during your service on the board (i.e., property interest, business interest, etc.)? If yes, please explain, and if applying for more than one board, please be specific.
No.

What is your geographic area/neighborhood of residency?
North Asheville

Which best describes your current housing?
Homeowner

What is your age?
65 and Over

What is your racial or ethnic identity?
White/Non-Hispanic

What language(s) is/are spoken at your home? Please check all that apply or use "other" to describe.
REDACTED

Do you have a preferred name?
REDACTED

What is your gender identity?
(Non-trans) Man

What pronouns do you use?
REDACTED

What is your sexual orientation?

REDACTED

What is your employment status?

REDACTED

What is your yearly household income or salary?

REDACTED

What is your primary mode of transportation?

REDACTED

Are you a caregiver for someone with a disability or do you have a disability?

REDACTED

Generated 9/29/2025 @ 12:53 pm



Robert Sack

T: (561) 350-7025

E: rsack@robertsack.com

A: 38 Woodward Avenue
Asheville, NC 28804

WORK EXPERIENCE

Aug 2022
Nov 2023

► **Math and Financial Literacy Teacher – North Broward Preparatory School**

Taught high school Calculus, Algebra II Honors and Financial Literacy

♥ Coconut Creek, FL

Jul 2020
Aug 2022

► **Math Teacher - West Boca Raton Community High School**

Taught high school Algebra 2 to students with varying learning abilities and challenges. Designed curriculum for Algebra students. Provided professional development to staff in various classroom technologies

♥ Boca Raton, FL

Aug 2015
June 2020

► **Math and Technology Teacher – North Broward Preparatory School**

Taught high school Calculus, Precalculus, Algebra II, Geometry, and Cybersecurity all at the honors level.

♥ Coconut Creek, FL

Mar 2010
Jul 2015

► **Department Chair / Teacher – Grandview Preparatory School**

Taught high school Calculus, Precalculus, Algebra II, Statistics, Physics, and Entrepreneurial Economics. Have also taught Professional Development classes in best practices use of various technologies in education and classroom management.

♥ Boca Raton, FL

Aug 2005
Mar 2010

► **Principal - Envent Media LLC**

Advised private schools as an outside consultant in helping them evaluate and implement educational technologies, information technologies, and online curriculum.

♥ Boca Raton,

May 2001
Jul 2005

► **Chief Operating Officer/CIO – Pharmacy Services Group/Catalyst Rx**

Managed pharmacy benefit manager staff of sixty employees of a fully automated and computerized pharmacy benefit manager and mail order pharmacy. Grew business from 7 million to 55 million dollars. Helped close the sale of the business.

♥ Oakland Park, FL

May 1995
May 2001

► **Managing Partner – Businessoft Corporation**

Built online educational platforms for schools and businesses. Designed online platforms and managed eight-person company.

♥ Boca Raton, FL

May 1985
May 1995

► **Technology Consultant/Systems Engineer– IBM Corporation**

Integrated IBM Technology into Dade County Public Schools and private schools in South Florida.

♥ Miami, FL

May 1982
May 1985

► **Project Manager/Software Engineer– IBM Corporation**

Lead team of software engineers and vendors in developing graphics subsystems for operating systems for IBM PC.

♥ Boca Raton, FL

EDUCATION

Master of Education in Curriculum Design/Educational Technology

University of Florida
Gainesville, FL

2020 - 2022

Master of Business Administration Finance and Marketing

University of Miami
Coral Gables, FL

1987 - 1989

Bachelor of Science in Engineering in Computer and Information Science

University of Florida
Gainesville, FL

1977 - 1982

CERTIFICATIONS

Florida Educator Certificate

Mathematics Grades 6 - 12
Computer Science Grades K - 12

Certificate #: 1096922

[Google Educator Level 2](#)

Apple Teacher

TECHNOLOGY SKILLS

- Articulate Storyline/Rise
- Adobe Captivate
- [Camtasia \(Certified\)](#)
- Adobe Photoshop
- Adobe Premiere Pro/After Effects
- Adobe InDesign
- Adobe Audition
- Microsoft Office Suite
- Construct
- Misc. Graphics/Video/Math Tools



More info on:
[Linkedin.com/in/robert-sack](https://www.linkedin.com/in/robert-sack)

Michael C Speciale

City of Asheville | Generated 9/29/2025 @ 12:53 pm by OnBoardGOV - Powered by ClerkBase

Status		Board	Vacancies	Status
Name	Michael C Speciale	Planning and Zoning Commission	1	Pending
Application Date	7/15/2025			
Expiration Date	7/15/2026			
Board Member	Michael C Speciale			
Status	Validated			

Basic Information

Name
Michael C Speciale

Contact Information

Address
Asheville 28803

Email
REDACTED

Phone
REDACTED

Occupation

Employer
N/A

Job Title
N/A

Are you a City of Asheville resident?
Yes

How did you hear about the opening?
City website, City Staff employee

List any special qualifications and or experiences you have for service on this board. (If applying for more than one board, please be specific.)
Masters Degrees from Auburn University in Community Planning & Public Administration

What do you think will be your best contribution to the board? (If applying for more than one board, please be specific.)
Lived experiences in countless cities coupled with analytical scrutiny of spaces and places.

What would you like to achieve if appointed to this board? (If applying for more than one board, please be specific.)
Helping guide the implementation of the policy decisions of Elected Leadership.

Please describe your ability to listen and consider perspectives that are different from your own.
Exceptional.

Are you aware of any potential conflicts of interest that exist or may arise during your service on the board (i.e., property interest, business interest, etc.)? If yes, please explain, and if applying for more than one board, please be specific.
N/A

What is your geographic area/neighborhood of residency?
South Asheville

Which best describes your current housing?
Homeowner

What is your age?
35-54

What is your racial or ethnic identity?
Prefer not to disclose

What language(s) is/are spoken at your home? Please check all that apply or use "other" to describe.
REDACTED

Do you have a preferred name?
REDACTED

What is your gender identity?
Prefer not to disclose

What pronouns do you use?
REDACTED

What is your sexual orientation?
REDACTED

What is your employment status?

REDACTED

What is your yearly household income or salary?

REDACTED

What is your primary mode of transportation?

REDACTED

Are you a caregiver for someone with a disability or do you have a disability?

REDACTED

Generated 9/29/2025 @ 12:53 pm



Executive Board

President

Sophie Dixon

Secretary

Juanita Mitchiner

Treasurer

JéWana Grier-McEachin

Financial Secretary

Bennie Norman

Liaison

Norma Baynes

Chaplain

Rev. Spencer Hardaway

www.shilohnc.org

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SHILOH COMMUNITY ASSOCIATION
PO BOX 5253
ASHEVILLE, NC 28813

Dear City Council,

July 18, 2025

The Shiloh Community Association (SCA) is writing this letter of support for Mr. Michael C. Speciale, a resident of the Shiloh Community.

The Shiloh Community Association would like to thank you for the opportunity to recommend Michael Speciale to be considered for the vacancy as Commissioner on the Planning and Zoning Commission.

As residents of Shiloh, Michael and his wife Kristy are active members of the SCA and have volunteered on committees and helped with many annual community events.

The Shiloh Community Association Executive Board is very grateful that Michael is willing to serve his community and the City of Asheville, NC.

Sincerely,

Sophie Dixon

Sophie Dixon, President

Shiloh Community Association

Norma S. Baynes

Norma S. Baynes, Liaison

Shiloh Community Association