

**Planning & Zoning Commission Agenda**  
**Wednesday, November 2, 2016 @ 5:00 pm**  
**City Hall - 70 Court Plaza**  
**First Floor North Conference Room**  
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**PRE-MEETING AGENDA – 4:30 PM, 5<sup>TH</sup> FLOOR CITY HALL**

1. Review of agenda items.
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**PLANNING & ZONING COMMISSION AGENDA – 5:00 PM 1<sup>ST</sup> FLOOR CITY HALL**

The Planning and Zoning Commission will hear public comments only on items that appear on the agenda. Presentations by the public shall be limited to no more than ten (10) minutes for the main spokesperson for a group and no more than three (3) minutes for other individuals. Additional information may be conveyed to the Planning and Zoning Commission in written form.

**ADMINISTRATIVE**

1. Approval of minutes from the October 5, 2016 meeting.
2. Adoption of Findings of Fact and Conclusions of Law-Variance Denial 31 College Place-Sept. 7, 2016
3. Boards and Commissions Training

**Wording Amendment**

4. A wording text amendment to Article V of the Unified Development Ordinance to modify the development review procedures for Level II development applications. Planner coordinating the review – Shannon Tuch

**REZONING**

5. Review of a city initiated rezoning of multiple properties along Asheland Avenue known as 90 Asheland Avenue, PIN 9648-38-0424; 202 Asheland Avenue, PIN 9648-37-0529; 206 Asheland Avenue, PIN 9648-37-0315; 216 Asheland Avenue, PIN 9648-27-9290; 222 Asheland Avenue, PIN 9648-36-0984; 90 Southside, PINs 9648-37-2122, -2224, -2109, -1185; and a portion of 88 Southside, PIN 9648-37-5186. Planner coordinating review- Jessica Bernstein

**LEVEL II**

6. A request for the review of a project to construct storage units within two newly constructed buildings for a total square footage of 99,900 square feet on 10.02 acres known as 311 Sardis Road and PIN 9617-92-8150. The owner of the property is Sardis Property Management, LLC and the project contact is Marcus Barksdale. Planner coordinating review - Sasha Vrtunski
7. A request for the review of a project to redevelop a movie theater site into a restaurant and retail center with 33,759 square feet of gross floor area and associated structured parking located on 3.98 acres known as 321 New Haw Creek Lane and PIN 9658-26-1003. The owner of the property is IP UTP Asheville, LLC and the project contact is Dana Bolden. Planner coordinating review- Vaidila Satvika.

**CONDITIONAL ZONING**

8. A request for the conditional zoning review of a 7.5 acre commercial retail development totaling approximately 80,000 SF. Project address is 360 Airport Rd. and 352 Airport Rd. (PINS 9643-87-5114 and 9643-87-7350). The properties are owned by Southridge Associates, LLC and English Oak Green, LLC. Planner coordinating review- Shannon Tuch.

**LEVEL III / CONDITIONAL USE PERMIT**

9. A request for a Level III review for the construction of an eight-story, 185 room, 178,412 square foot hotel with on-site parking located on 2.05 acres known as 192 Haywood Street and PIN 9649-20-1616, The owner of the property is PHG Asheville, LLC and the project contact is Tony Hauser. Planner coordinating review – Sasha Vrtunski (Item will be continued)

**NEXT MEETING**

8. The next meeting will be December 7, 2016 at 5 p.m.