

**Planning & Zoning Commission Agenda**  
**Wednesday, Feb. 4, 2015 @ 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 January 7, 2015 meeting.

**LEVEL II**

1. Review of a request for the renovation of a large existing building into retail, restaurant and studio space with associated site work and parking, located on 1.56 acres on Roberts Street, PINs 9638-97-5796 and 9638-97-7846. The project contact is Jesse Gardner. Planner coordinating review – Jessica Bernstein.

**REZONING**

1. Request for rezoning property near 230 Hilliard Avenue at 99999 S. French Broad Avenue and at 99999 S. Grove Street, PINs 9648-28-3815 (portion of) and 9648-28-4728 from RS8 (Residential Single Family High Density District) to CBD (Central Business District). Planner coordinating review – Sasha Vrtunski.

**CONDITIONAL ZONING/MAJOR SUBDIVISION**

1. Review of a request for a Conditional Zoning and Major Subdivision from RM8 (Residential Multi-Family Medium Density District) and RS8 (Residential Single Family High Density District) to RS8CZ for a 9 lot Major Subdivision located on 1.85 acres off of Shelburne Drive, PIN 9628-92-4520. The project contact is Michael Lovoy. Planner coordinating review – Julie Fields.

**CONDITIONAL ZONING**

1. Request for a Conditional Zoning from Industrial (IND) to Residential Multi Family High Density (RM-16) for the development of 108 total apartments in four 3-story buildings located on Sardis Road, PIN # 9617-90-3637, with conditions regarding access and lot frontage. The property is owned by Winston Salem Industries for the Blind and the contact is Dennis H. Burton. Planner coordinating review – Jessica Bernstein.

**NEXT MEETING**

1. Discuss need to mid-month meeting, February 19, 2015.
2. The next meeting will be March 4, 2015 at 5 p.m.