

Planning & Zoning Commission Agenda
Wednesday, May 7, 2014 @ 5:00 pm
City Hall - 70 Court Plaza
First Floor North Conference Room
www.ashevillenc.gov (search "Planning & Zoning Commission")

PRE-MEETING AGENDA – 4:30 PM, 5TH FLOOR CITY HALL

1. Review of agenda items.
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PLANNING & ZONING COMMISSION AGENDA – 5:00 PM 1ST 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 April 2, 2014 meeting.

SUBDIVISION MODIFICATION

1. CONTINUED FROM APRIL 2, 2014 - Review of Subdivision Modification application on Mountain Song Lane for the allowance of substandard access provisions utilizing an existing unopened ROW to serve two lots. The subject property is a total of 1.10 acres at **17 Mountain Song Lane** and includes PINs 9638-72-9370 and 9638-82-0444. The owner and project contact is Jim Demos. Planner coordinating review – Jessica Bernstein.
2. A request for a subdivision modification to allow substandard access for a multi-family development (*not under this review*) off of **Gratitude Drive**, near Burk Street. PINs include 9638-42-2701, 9638-42-3845, 9638-42-4818, and 9638-42-0831. The property is owned by Farmbound Holdings, LLC and the contact is Chris Day. Planner coordinating review – Jessica Bernstein.

LEVEL II

1. A request for Level II review of a proposed 7-story, 108,220 square foot hotel at **311 College Street (Hilton Garden Inn)** on a 2.35 acre site, a portion of PIN 9649-50-9927. A variance is requested to the design standards found in section 7-8-18 of the UDO pertaining to fenestration requirements. The property owned by Quality Oil Company, LLC and the contact is Daniel Dinsbeer. Planner coordinating review – Alan Glines.
2. A request for Level II review of a proposed 4-story, 84,000 square foot office building at **311 College Street (City Centre)** on a 2.35 acre site, a portion of PIN 9649-50-9927. A variance is requested to the design standards found in section 7-8-18 of the UDO pertaining to fenestration requirements. Modifications to the landscape standards are also requested. The property is owned by Pulliam Spake, LLC and the contact is Rusty Pulliam. Planner coordinating review – Alan Glines.
3. A request for Level II review for the redevelopment of a new grocery store, gas filling station and accessory retail space totaling 115,175 square feet at **780 Hendersonville Road (Ingle's Markets)** on a 13.48 acre site, PINs 9647-91-5776, 9647-91-7452, 9647-91-8485, and 9657-01-0662. The property is owned by Ingle's Markets, Inc. and the contact is Preston Kendall. Planner coordinating review – Jessica Bernstein.

CONDITIONAL ZONING

1. A request for Conditional Zoning from RS-8 (Residential Single Family High Density District) and HB (Highway Business) to Office District for the construction of a dental clinic at **20 and a portion of 28 Deaverview Road** on 0.59 acres, PINs 9628-75-1507 and a portion of 9628-75-0515. The property is owned by Dr. Thomas Lee Morton, Jr. and the contact is Mark Wilson. Planner coordinating review – Julie Fields.
2. A request for Conditional Zoning from RS-4 (Residential Single Family Medium Density) to HB (Highway Business) to allow the operation of a residence and a canine rehabilitation center and day use kennel

on a 0.825 acre parcel at **1 Sunset Parkway**, PIN 9649-65-3576. Landscape modifications and parking modifications are requested. The property is owned by Zion Ministries and the contact is Mark Ledyard. Planner coordinating review – Alan Glines.

NEXT MEETINGS

1. A mid-month meeting will be held Thursday, May 15, 2014 at 4 p.m. Topics tentatively include: Wording amendment regarding Homestay Uses, wording amendment regarding residential density in commercial districts, Coxe Avenue residential development, and the Haywood Road Form Based Code document.
2. The next regular meeting will be Wednesday, June 4, 2014 at 5 p.m.