

**Planning & Zoning Commission Agenda**  
**Wednesday, May 6, 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 April 1, 2015 meeting.
2. Approval of minutes from the April 16, 2015 meeting.

**ACTION ITEM**

1. Recommendation of approval for the Historic Preservation Plan created for the Historic Resources Commission of Asheville and Buncombe County.

**WORDING AMENDMENT**

1. Proposed amendment to the text of the City's Unified Development Ordinance for section 7-8-1 to allow replacements of telecommunication towers and support structures in all zoning districts.
2. Proposed amendment to the text of the City's Unified Development Ordinance for section 7-11-8 (b)(4) to clarify sidewalk requirements.
3. Proposed amendment to the text of the City's Unified Development Ordinance amending article 13, Chapter 7 of *Code of Ordinances of the City of Asheville* to expand options for real estate and construction signage.

**REZONING**

1. Request for a property rezoning at 1 Buffalo Street PIN 9638-46-7383 from NB (Neighborhood Business District) to RM8 (Residential Multi-Family Medium Density District). The property is a 0.21 acre vacant site that is owned by SLG Properties, LLC. The project agent is Arielle Walsh.

**MAJOR SUBDIVISION**

1. A review of a request for a major subdivision creating 8 single-family lots from 1.05 acres located on Hall Avenue and known as PINs 9638-21-3619, 9638-21-3519, 9638-21-3419, 9638-21-3303 and 9638-21-3392. The property is owned by KGTM Holdings, LLC and the project contact is Mike Anderson.

**CONDITIONAL ZONING**

1. Review of a conditional zoning request from RM16 (Residential Multi-Family High Density) to RM-16 CZ (Residential Multi-Family, High Density Conditional Zone) for the construction of 72 residential units in three buildings with associated infrastructure. The applicant is seeking approval of conditions for reduced building setbacks and parking counts and a condition to increase residential density. The subject parcel is 3.71 acres located at 29 Oak Hill Drive and known as PIN 9629-90-2093. The property is owned by Oak Hill Group, LLC and the project contact is John Kinnaird.
2. Review of a conditional zoning request from RS-4 (Residential Single-Family Medium Density District) to INST- CZ (Institutional – Conditional Zone) for church renovation that will include changes to the fellowship hall to create a commercial kitchen and office space. Outside the church, work includes a new parking area, added sidewalks, and the construction of 10 student housing units with associated infrastructure. The applicant is seeking approval of conditions for reduced property line buffers for portions of the site. The subject parcel is 6.16 acres located at 311 at 315 Old Haw Creek Road and known as PIN 9659-80-1408. The property is owned by Bethesda United Methodist Church (Annual Conference) and the project contact is Sean Rice.

**NEXT MEETING**

1. The next meeting will be May 21, 2015 at 4 p.m.