

# TECHNICAL REVIEW COMMITTEE (TRC) AGENDA

Monday, April 7, 2014  
2:00 p.m.

Meeting Location: 161 S. Charlotte St., Room A-109  
For more information, please call 259-5831.

The TRC is a forum for technical staff to meet with applicants to review proposed projects and to discuss any comments or concerns noted from TRC members' review of plans submitted. Following the discussion between the applicants and staff, the TRC will take action on each item, approval, approval with conditions, or denial. Members of the public may attend the meeting, but public comment is not allowed. Public comment is allowed during public review at the Planning and Zoning Commission for Level II and above projects.

For case documents and site plans, please use the link below:

[April 7, 2014 Meeting Materials](#)

<b>Final TRC - Level III</b>	<p><b>1. New Belgium Brewery</b> Planner: Jessica Bernstein DSD District: SW 12-06069PZ</p> <hr/> <p>Phase II of the final TRC review for the New Belgium Brewery per the previous memorandum of understanding regarding the TRC review process. This is a level III review of a proposed brewery and tasting room on 19.881 acres known as 91 Craven Street and PIN 9638-87-3707-00000. The property is zoned River. The property is owned by New Belgium Brewing Company and the project contact is Susan Freyler.</p>
<b>Final TRC - CZ</b>	<p><b>2. The Avalon</b> Planner: Jessica Bernstein DSD District: SW 13-05610</p> <hr/> <p>A request for the final review of a Conditional Zoning application from Industrial to Residential Multi-Family High Density RM-16 on 12.33 acres on Sweeten Creek Road for a project known as the Arbors at Sweeten Creek. The request is being made to facilitate the development of eight (8) multi-family buildings and one (1) clubhouse building containing 192 residential units. The owner is Triangle Real Estate Gastonia, Inc. The project contact is G. Thomas Jones III. The property is identified in the Buncombe County tax records as PIN 9654-33-5493.</p>
<b>Level II</b>	<p><b>3. Hilton Garden Inn</b> Planner: Alan Glines DSD District: NE 14-03623PZ</p> <hr/> <p>A request for a level II review of a proposed 7-story, 108,220 square foot hotel. The subject site consists of 2.35 acres and is known as 311 College Street and PIN 9649-50-9927. The property is zoned CBD and is owned by Quality Oil Company, LLC. The project contact is Daniel Dinsbeer.</p>
<b>Level II</b>	<p><b>4. City Centre</b> Planner: Alan Glines DSD District: NE 14-03620PZ</p> <hr/> <p>A request for a level II review of a proposed 4-story, 84,000 square foot office building. The subject site consists of 2.35 acres and is known as 311 College Street and PIN 9649-50-9927. The property is zoned CBD and is</p>

	owned by Pulliam Spake, LLC. The project contact is Rusty Pulliam.
<b>Conditional Zoning</b>	<p><b>5. Morton Family Dentistry</b> Planner: Julia Fields DSD District: SW 14-03579PZ</p> <hr/> <p>A request for a Conditional Zoning from RS-8 and HB to RS-8 and Office for the construction of a 7,150 square foot dental clinic. The subject site contains 0.79 acre on 2 parcels known as 20 and 28 Deaverview Rd and PIN 9628-75-1507 and 9628-75-0515. The property is owned by Dr. Thomas Lee Morton, Jr and the project contact is Mark Wilson.</p>