

TECHNICAL REVIEW COMMITTEE (TRC) AGENDA

Monday, September 21st, 2015

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 visit:

[Meeting Materials - Google Drive](#)

[Development Mapper](#)

Level III - Final	<p>1. Beaucatcher Flats (Florence Street Apartments) Planner: Jessica Bernstein 15-02456PZ Zoning: RS-4</p> <hr/> <p>Final level III Review of a 97 unit apartment building located on 4 levels. The subject properties are located at 128 and 99999 Florence St. and PINs 9648-46-8032 and 9648-46-8234. The owner is Partner's in Mercy, LLC and the project contact is Matt Sprouse.</p>
Conditional Zoning - Final	<p>2. McKinley Avenue Subdivision / Taft Avenue Subdivision Planner: Julia Fields 13-51000011 PZ Zoning: RS-4</p> <hr/> <p>A request for the final review of a Conditional Zoning from RS-4 to RS-8CZ on 3.35 acres located at 65 Taft Avenue and known as PIN 9657-02-1055, 957-02-1322, & 9647-92-9006. The request is being made to facilitate the development of a single-family residential community composed of eight (8) lots and eight (8) detached single-family dwellings. The request carries a request for a modification of the City's standards related to right-of-way and pavement width. The property is owned by Asheville Habitat for Humanity and the project contact is Keith Levi.</p>
Conditional Zoning - Final	<p>3. Wellspring Planner: Julia Fields 15-06944PZ Zoning: RM16 and Office</p> <hr/> <p>Final review of a request for conditional zoning from RM16 and Office to CB1 CZ to allow the operation of offices within two existing structures. The development is located on two parcels (0.212 Acres & 0.649 Acres) known as 960 and 966 Tunnel Road and PIN 9658-97-8942 & 9658-98-9020. The property is owned by Monmovmin, LLC and the project contact is Matt Sprouse.</p>
Level II	<p>4. 45 Asheland Condominiums Planner: Sasha Vrtunski 15-11197PZ Zoning: CBD</p> <hr/> <p>A Level II review of a 38 residential unit and 2 commercial unit mixed-use development located on 0.446 acres known as 45 Asheland Avenue and PIN 9648-29-8553. The property is owned by 45 Asheland, LLC and the project contact is Peter Alberice.</p>
Continued on next page	

Conditional Use Permit	<p>5. Bell Atlantic/Verizon Tower Planner: Sasha Vrtunski 15-11219PZ</p> <hr/> <p>A request for the review of a conditional use permit to allow for the expansion of an existing cellular telecommunications tower. The property is located on 0.33 acres at 300 Merrimon Avenue and PIN 9649-35-6569. The property is owned by the City of Asheville and the project contact is Laura Askins.</p>
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