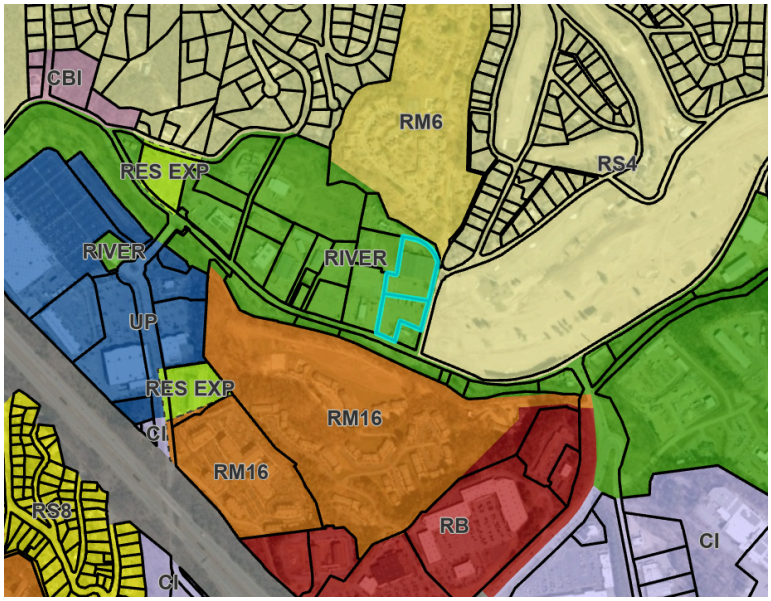
THE CITY OF ASHEVILLE

TECHNICAL REVIEW COMMITTEE
STAFF REVIEW REPORT



Project Number	26-01757PZ
Project Name	SmartStop Storage
Review Type:	Level II
Primary Project Address:	281 Fairway Drive | Pin: 9658-73-5154
Project Planner:	Sam Starr-Baum, AICP
TRC Meeting Date:	Apr 6, 2026
Last Action:	Jan 6, 2026 | Neigborhood Meeting
Current Recommendation:	Administrative Revisions Required
Next Action:	TBD | Design Review

Site and Plan Data

Applicant Name(s):	Dwayne Caswell | Contineo Group
Owner Name(s):	Alex Giangrande | Smart Stop
Current Zoning:	RIV
Overlay Zoning:	N/A
Proposed Zoning: (if applicable)	RIV

Site Area (Ac.):	4.99 Acres
Existing Land Use:	Office Commercial
Proposed Land Use:	Office Commercial
Adjacent Zoning	
North:	RM-8
South:	RM-16
East:	RS-4
West:	RIV

UDO Compliance

UDO Provision	Requirement	Proposed
Gross Floor Area:	No maximum	98,400 s.f.
Density:	No commercial maximum	N/A
Lot Size Minimum:	No minimum	4.99 Ac
Lot Width Minimum:	No minimum	149’ 6”
Building Height(s):	60’	44’ Main building 12’, 9’4”, other structures
Building Setbacks:	Front, street side: 15’ Side: 0’ Rear: 0’ *These are the current requirements for the subject parcel only. River zone setback requirements vary greatly based on pedestrian orientation and proximity to either the French Broad or Swannanoa rivers.	Front, street side: 15’ Side: 0’ Rear: 0’
Vehicle Parking Spaces:	0	6 provided
Bicycle Parking Spaces:	1	None provided
Open Space:	50%	None provided
Impervious Surface Area:	80% maximum	65.5%
Sidewalks:	Required	None provided

Tree Canopy Preservation:	Required	None provided
Applicable Landscaping Standards	<table><tr><td>Property Line Buffer</td><td>Does apply</td></tr><tr><td>Street Buffer</td><td>Does apply</td></tr><tr><td>Street Trees</td><td>Does apply</td></tr><tr><td>Parking Landscaping</td><td>Does apply</td></tr><tr><td>Building Landscaping</td><td>Does apply</td></tr><tr><td>Screening</td><td>Does apply</td></tr></table>	• Property line buffers are required for adjacent, dissimilar zoning designations. River Districts must provide a Type B buffer when abutting RS districts. This property abuts RS-4 to the east. • The VUA is greater than 4,000 feet, so a street buffer applies to this project. • Street trees are required along Fairway and Swannanoa River, but are not shown. • BI is required for new or existing buildings. ○ The requirement is for one tree and two shrubs for every 1,000 square feet of building footprint. • Dumpster screening is provided.

Demographic Analysis (Source: data.census.gov/map)

Census Tract # 19

Race	*Tract*	*City of Asheville*
Total Population	*3,645*	*94,589*
White:	2,988 (81.9%)	71,669 (75.8%)
Black:	186 (5.1%)	9,938 (10.5)
Asian:	68 (1.8%)	1,512 (1.6%)
Native Hawaiian or Pacific Islander:	9 (0.1%)	268 (0.3%)
American Indian/Alaskan Native:	12 (0.3%)	357 (0.4%)
2+ Races:	244 (6.6%)	6,928 (7.3%)
Some Other Race:	138 (3.7%)	3,917 (4.1%)

Ethnicity	*Tract*	*City of Asheville*
Hispanic/Latino:	242 (7.5%)	7,657 (9.8%)
Not Hispanic/Latino:	2,961 (92.5%)	70,252 (90.2%)

Socioeconomic	*Tract*	*City of Asheville*
Educational Attainment (Bachelor's Degree or Higher)	56.0%	55.6%
Homeownership Rate	63.1%	52.85%
Median Household Income	$57,875	$66,032
Legacy Neighborhood Status	Not a Legacy Neighborhood	n/a

CJI (Source: City of Asheville CJI Map)

CJI Score: 18 out of 25*	**18**
Climate Threats Overall Score	5
Individual threats relative to local risk (1-3)	
Flood Risk Score: 2	
Wildfire Risk Score: 3	
Landslide Risk Score: 2	
Heat Vulnerability Index	4
Energy Burden Score	4
CDC Vulnerability Score	3
* CJI score is calculated based on 5 factors each scaled 1-5 based on relative value within City of Asheville Census Block Groups.	

Review Commentary

Project Planner Highlights & Notes

- The project site consists of two properties with multiple addresses, but is colloquially known as 281 Fairway Drive. The total area for the project totals 4.99 acres.
    - The site is currently unused as of this memo's publication. The site was formerly used for personal and vehicle storage with one main structure and one secondary structure, both used for storage. The former structures were damaged in Hurricane Helene, and the applicant proposes a new configuration of buildings.
- The project proposes 4 new storage structures. The main building will be 75,000 square feet, "Building 2" per the plansheet will be a 16,000 square feet single-story drive up building, and the other two smaller one-story storage unit buildings ("Building 3" and "Building 4") will be 3,800 and 3,600 square feet, respectively.
    - The project will also provide 44 angled RV parking spaces under three canopied structures.
        - The structures do not meet the UDO definition of Gross Floor Area (GFA), and therefore do not increase the 98,400 sf GFA into a level III review threshold.
        - Per UDO Sec. 7-16-1(51) Outdoor Storage: "New uses and expansions of this type, if located in the regulated flood hazard area must be elevated to meet FEMA regulations; except stone, gravel and mulch storage exempted."
- The project site is located in the River Design Review District, and requires review by the Design Review Committee in a mandatory review/voluntary compliance manner.
- Tree Canopy Preservation is required, but the applicant has not indicated that any will be provided or Fee-in-Lieu will be paid.
- Open Space is required, but the applicant has not indicated that any will be provided.
- Bicycle parking and sidewalks are required, but not shown.

Review Comments

Planning

Staff: Sam Starr-Baum
Recommendation: Administrative Revisions Required

Comments

- [ ] An open space plat that complies with UDO Sec. 7-11-4 and notes: "the open space shown on this plat must be preserved and maintained in perpetuity" must be recorded prior to the issuance of a Certificate of Occupancy.
- [ ] A tree canopy preservation plat that complies with UDO Sec. 7-19-2 and notes: "the tree canopy shown on this plat must be preserved and maintained in perpetuity" must be recorded prior to the issuance of a Certificate of Occupancy.
    - [ ] Confirm that tree canopy credit calculations are based on size classification using table 7-19.4 and not on individual tree calculations using the method described in Figure 7-19.1.
- [ ] Revise Landscape Plan to:

- ☐ Include street trees along public frontages.
- ☐ Include building impact landscaping.
- ☐ Include a “Type B” property buffer to the east for the property line buffer.
- ☐ Please color code designations of vegetation/landscaping requirements.
  - ☐ This should include retaining wall landscaping (unless you’re facing with a natural or artificial stone), which must have appropriate species count for foreground or vegetative screening.

☐ Submit an application to the Design Review Committee for project review.

- ☐ Include architectural elevations/materials palette for the angled RV parking canopies prior to submission.

☐ Indicate required bicycle parking on the site plan. The minimum number of bicycle parking spaces required shall be one (1) bicycle parking space or 10% of the total number of automobile parking spaces (UDO 7-11-2-c-2). For acceptable bicycle racks and parking area requirements, please see section 3J.02a of the C.O.A Standard Specifications and Details Manual.

☐ Per Section 7-11-8 and Transportation comments, sidewalks must be shown along Fairway Drive and Swannanoa River Road.

☐ Revise plans to show that the eastern property line with access from fairway drive will be the front, the western property line will be the rear, and the north/south will be the side property lines.

- ☐ While the current configuration is well within the building envelope, please adjust setbacks accordingly.

Standard comments, no response necessary:

☐ All outdoor lighting shall comply with UDO Sec. 7-11-10.

☐ All signage shall comply with UDO, Article XIII.

☐ All retaining walls over 4’ in height must meet UDO Sec. 7-10-5.

☐ Provide a note on the landscape plan stating that, “All required plant material shall meet the plant specification and maintenance requirements of UDO Sec. 7-11-3(f)”,

Transportation Engineering

Staff: Christopher Cairns
Recommendation: Pending Review
Comments

☐ 1. Indicate required bicycle parking on the site plan. The minimum number of bicycle parking spaces required shall be one (1) bicycle parking space or 10% of the total number of automobile parking spaces (UDO 7-11-2-c-2). For acceptable bicycle racks and parking area requirements, please see section 3J.02a of the C.O.A Standard Specifications and Details Manual.

☐ 2. Sidewalks are required for all new construction and for renovations, additions and/or expansions, including for new or existing office, institutional, commercial, and industrial development additions or expansions to structures where the expansion results in an increase of more than 75 percent value of the structure as defined in section 7-11-1 of the UDO. Sidewalk is required for property frontage along

Fairway Drive and Swannanoa River Rd. Sidewalk along Fairway Drive must be 5 feet wide with a 5-foot utility strip unless the applicable zoning indicates a different width (SSDM Table 3-18). Sidewalk along Swannanoa River Rd. must be 5 feet wide with an 8-foot utility strip unless the applicable zoning indicates a different width (SSDM Table 3-19). If not located within the existing right of way, the sidewalk facilities plus 1.5-ft setback from the back of sidewalk (SSDM Table 3-18) should be placed in a recorded easement prior to TCO.

- [ ]

Building Safety

Staff: Sam Beck II
Recommendation: Pending Review
Comments

- [ ] 1. Comment placeholder
- [ ] 2. Comment placeholder

E-911 Emergency Addressing

Staff: Jackson Marks
Recommendation: Approve with Conditions
Comments

- [ ] 1. Based on building layout shown on C200
  - [ ] Proposed new commercial building, labeled building 1, will be assigned the address 293 Fairway Dr
  - [ ] Proposed new commercial building, labeled building 2, will be assigned the address 291 Fairway Dr
  - [ ] Proposed new commercial building, labeled building 3, will be assigned the address 287 Fairway Dr
  - [ ] Proposed new commercial building, labeled building 4, will be assigned the address 285 Fairway Dr
  - [ ] Proposed new canopy area will be assigned the address 283 Fairway Dr
- [ ] 2. Previously assigned addresses will need to be retired as part of this development.
  - [ ] 550 Swannanoa River Rd, 297 Fairway Dr, 289 Fairway Dr, and 281 Fairway Dr will be retired
  - [ ] For the duration of entitlement review the parcel address 281 Fairway Dr will remain active. If a recommendation application is submitted approved, the primary address will change to 293 Fairway Dr

Fire Marshal

Staff: Amy Pollard
Recommendation: Administrative Revisions Required
Comments

- [ ] 1. Access road to be paved 20’ wide
- [ ] Access road be able to support 75,000lbs
- [ ] Access road to be built to City of Asheville specifications
- [ ] Hydrant to be within 400’ of non-sprinklered buildings
- [ ] Hydrant to be located within 600’ of sprinklered buildings
- [ ] Access road to be within 150’ of all exterior portions of the building
- [ ] Emergency Responder Communications Enhancement System survey shall be provided per 2018 NC Fire Code, section 510 for all new construction or when the cost of work exceeds 75% of the appraised building value
- [ ] Fire lane signs where required
- [ ] Project requires a water flow test
- [ ] Building(s) to be protected by a fire sprinkler system per NFPA 13
- [ ] Hydrant to be located within 100’ of the FDC
- [ ] Building(s) require standpipes when any floor is 30’ or more above exit discharge
- [ ] All required exits to lead to a public way
- [ ] Water supply to be established before construction begins
- [ ] Turn radius 25’ 3” for engines, 35’7” for straight ladder truck, 34’ for tiller

Water Resources

Staff: Chad Pierce
Recommendation: Approve with Conditions
Comments

- [ ] A Letter of Commitment for water service has been applied for and is being processed for this project. All terms and conditions indicated in said Letter of Commitment are applicable to the proposed waterline extension.
- [ ] The TRC review process does not constitute an approval of the proposed waterline extension as waterline extensions are received and reviewed separately by the Water Resources Department. Please submit plans for waterline extension approval to the Water Engineering Division for review, approval and permitting.
- [ ] A 20 feet easement is required around all publicly owned and maintained water infrastructure. Minor landscaping improvements, shrubs or ground cover, can occur within the 20 feet easement of existing or proposed public waterlines. However, the planting of trees and erecting of structures, signs, etc., is restricted within this 20 feet easement.

- [ ] Existing waterlines shall be field located at the request of the applicant and trees or other obstructions shall not be installed in areas that would violate required separations from existing water line/meter/hydrant etc.
- [ ] Separation requirements between proposed water infrastructure and other improvements; utilities, structures, landscaping, etc. must be adhered to. Please verify requirements can be met.

Public Works

Staff: Dylan Wingler
Recommendation: Pending Review
Comments

- [ ] 1. Describe waste management plan (how trash and litter will be collected, stored, and removed from the site). Show where trash cans or dumpsters will be located on site.
- [ ] 2. Comment placeholder

Development Engineering

Staff: Nancy Watford
Recommendation: Pending Review
Comments

- [ ] 1. Applications for Grading and Stormwater permits were received. Specific permit review comments are not covered under this TRC review and will be issued separately. A detailed Stormwater, Grading and Flood review (30 day) will be conducted once a complete application has been submitted. Checklist sent to applicant with additional documentation noted within on 3/23/2026. (Asheville, North Carolina – Code of Ordinances Chap. 7, Article XII, Sec. 7-12-2).
- [ ] 2.A financial responsibility and ownership form shall be required as a part of all completed permit applications, and signed by the property owner. (Code of Ordinances, City of Asheville, North Carolina, Part II, Chapter 7, Sec. 7-12-2 (c) (1) b.) Form sent via email 3/23/26.
  - [ ] If the person financially responsible for the land disturbing activity is not a resident of North Carolina, a completed and signed Affidavit will need to be provided granting permission for the developer to sign the Statement of Financial Responsibility and Ownership in place of the owner. (Code of Ordinances, City of Asheville, North Carolina, Part II, Chapter 7, Sec. 7-12-2 (c) (1) b.)
  - [ ] Ensure the LLC for the property is also the LLC on the FRO and Plans and that the titles of the project matches as well. The state is getting particular about this in the NCG01 and if it has to be updated, then all documentation is required to be updated and may delay the pre-con scheduling and permit issuance.
- [ ] 3. The project has required stormwater controls for quantity and or quality, the Operations & Maintenance Agreement and Easement(s) documentation will be required prior to the release of the building permit. Form, instructions, and checklist. sent via email 3/23/26.

- ☐ 4. Work is proposed in the floodway, please submit a no-rise certification and flood study for all work within the floodway and/or, as applicable, a letter sealed and signed by a registered professional engineer certifying specific portions of the work as qualifying as minor work. (Code of Ordinances, City of Asheville, North Carolina, Part II, Chapter 7, Sec. 7-12-1 (e) (5))
- ☐ 5. All Grading, Erosion Control and Stormwater plans shall include a "Development Data Block" containing the following:
  - Name of property owner(s)
  - Name, address, and phone number of contact person
  - Name, physical address, and phone number of NC representative (who will serve as the contact person per NCG01 requirements.
  - City of Asheville Site Permit Application Number (recommended if not provided elsewhere on the plans)
  - A table indicating the amounts of pre- and post-development pervious, pre- and post-development impervious areas in acres, and the percentage of total parcel for pre- and post-development impervious areas.

  (City of Asheville Standards Specifications and Details Manual, Appendix D)
- ☐ 6. Provide pipe and structures charts for the Drainage plan.
- ☐ 7. Provide Stormwater/ESC Narrative in the calculations package. Which shall include but is not limited to:
  - ☐ Scope of project outlined, including a brief description of pre- and post-development conditions, provide a chart of pre-post run-off rates per basin.
  - ☐ Narrate how each requirement is being addressed and what measure is being utilized; include any assumptions that are being made:
    - ☐ Erosion and Sediment Control Calculations
  - ☐ Floodplain Development Requirements, if applicable
- ☐ 8. Provide drainage area map(s) and complete hydrologic and hydraulic calculations for the proposed storm drainage system components including, but not limited to inlets, pipes, outfalls, ditches, detention systems, outlet control devices, energy dissipation structures, outlet protection aprons, etc., and demonstrate compliance with Section 8, City of Asheville Standard Specifications and Details Manual.
- ☐ 9. Provide profiles for storm drainage system, as indicated on checklist, which shall include the following: (City of Asheville Standard Specifications and Details Manual)
  - ☐ Storm drainage structures and pipes with all invert information
  - ☐ All crossings with other existing or proposed underground utilities with separation distances indicated
  - ☐ Existing and proposed grades
  - ☐ 25 year hydraulic grade line information must be shown

Standard comments, no response necessary:

- ☐ 1. A pre-construction conference will be required for this project. The conference will be scheduled after all City departments have completed their review, and after all required Grading and Stormwater Permits have been approved. The Zoning and Grading Permits will be issued at this meeting. (Code of Ordinances, City of Asheville, North Carolina, Part II, Chapter 7, Sec. 7-12-2 (c)(2)e.)
- ☐ 2. For sites greater than one acre of disturbance, A Certificate of Coverage/NCG01 (COC) will be required and a copy provided to the City. Upon approval of the site plans a Formal Letter of Approval from the City will be provided. This letter must be submitted with the Notice of Intent (NOI) application to NC DEQ. Please note that the NPDES requirements for the state permit has additional requirements than the City ordinance, please review these requirements at:

https://deq.nc.gov/about/divisions/energy-mineral-land-resources/energy-mineral-land-permits/stormwater-permits/construction-sw

- ☐ 3. If requirements for other departments affect grading and stormwater, revisions will be required, historic drainage patterns shall be maintained and/or changed to concentrated flow shall be managed.

Urban Forestry

Staff: Keith Aitken
Recommendation: Administrative Revisions Required
Comments

General Comments

- ☐ TCP 7-19 in the UDO
  - ☐ A separate Tree Canopy Protection plan sheet is required. This sheet shall not include any required landscaping. A plan sheet is also required for those paying full or partial fee in lieu.
    - ☐ The sheet will include a scale, key, north arrow, tree schedule of preserved or planted trees with botanical names, calculations and a note stating “the tree canopy shown on this plat must be preserved and maintained in perpetuity”
    - ☐ Examples of TCP plans Ex. 1 Ex. 2
    - ☐ To calculate the requirement use the Tree Canopy Calculator.
  - ☐ TCP plans will include any trees on the site that meet Heritage Tree requirements regardless of preservation of those trees. Refer to Recommended Species List(RSL). Trees must meet or exceed 30” DBH for large canopy trees, 24” DBH for medium canopy trees, and 15” DBH for small canopy trees. These trees will be located on the plan with DBH and botanical name, do not include them in your tree schedule unless they are being preserved. Preserved Heritage Trees count as double sqft.
  - ☐ See 7-19-2 for Tree canopy preservation requirements
    - ☐ Common TCP tree disqualifiers
      - ☐ Critical root zones under/over utility ROWs or the potential to grow into ROW
      - ☐ Critical root zones that intersect infrastructure (buildings, parking lots, roads etc) including buried stormwater structures.
      - ☐ Situations where invasive vegetation is growing on trees or in the critical root zone.
      - ☐ Trees listed as NA in the Recommended Species List.
  - ☐ Refer to 7-2-5 for Definitions of terms relating to 7-19
- ☐ Landscaping. See Recommended Species List
  - ☐ Landscaping trees are classified as either large maturing(> 35’) or small maturing(<=35’) by height, do not confuse landscaping trees with TCP trees as those are based on avg mature crown width.
  - ☐ Trees listed as NA in the RSL cannot be used
  - ☐ Trees not listed on the RSL can be calculated using the NC Extension Gardener Plant Toolbox see RSL for requirements.

Plan Comments.

1. Only species labeled as riparian can be used for this site, no riparian species submitted.
2. Street trees are required to be large maturing as there is no overhead utility present
3. Provide building impact landscaping.
4. Street trees may not be within a minimum of 15' of another street tree, maximum 65'
5. Provide a TCP plan sheet

☐

MSD

Staff: Samuel Gettleman (sgettleman@msdbc.org)
Recommendation: Approve with Conditions
Comments

- ☐ MSD issued an Allocation Approval for the Self-Storage Rebuild 140 on March 27, 2026. This Allocation will expire on March 27, 2026 if no activity or progress towards building has taken place.
- ☐ It is our understanding that the existing service line will be re-used for the new building.
- ☐ If a re-connection of the service line to the existing Public Sewer Line is proposed, MSD will require the tap and cleanout placement be performed by an NC Licensed Public Utility Contractor and inspected by MSD. Prior to construction, MSD must review/approve a bulletin drawing for the tap installation. Please contact Amanda Cutshaw at 828-225-8352 to request inspector a minimum of two business days prior to beginning sewer construction.
- ☐ Please complete and submit a Sewer Service Application and MSD staff will contact you with the applicable fees, if any.
- ☐ Building Permit will be on hold until Sewer Service Application has been processed and applicable fees paid. If required, C.O.s will not be released until MSD has approved installation.

Parks & Recreation

Staff: Al Kopf
Recommendation: Approve
Comments

- ☐ 1. Comment placeholder
- ☐ 2. Comment placeholder

REVISED PLAN SUBMITTAL INSTRUCTIONS:

For projects heading to **Planning & Zoning Commission: (INSERT DATE)**

- A digital copy must be delivered prior to the Planning & Zoning Commission meeting no later than **(INSERT DATE).** These sets shall be delivered electronically to https://develop.ashevillenc.gov

For ***Final TRC & Revisions:*** All Final Technical Review Committee and Revised submissions should be delivered electronically at https://develop.ashevillenc.gov/

Also included in these submittals shall be:

- A letter to the City addressing all TRC staff report conditions/comments. **The letter shall state the specific condition and how and where the items have been addressed on the revised plans.**
- The revised plans shall **clearly identify and illustrate** the revision noted in the staff report (i.e. a symbol on the plan noted with the number of the condition).
- All revised plans and documents shall be submitted in PDF format in addition to required hard copies.