THE CITY OF ASHEVILLE
NORTH CAROLINA

DESIGN REVIEW COMMITTEE
October 15, 2026
ACTION MINUTES

These action minutes are intended to provide the reader with an overview of the committee meeting and actions taken during the meeting.

For more detailed meeting information, please refer to the meeting recording or contact Will Palmquist with any questions. Meeting materials can be found on the Design Review Committee webpage (ashevillenc.gov/drc).

Present: Chair Bryan Moffitt, Ricardo Seijo, Gabriel Delerme, Eddie Dewey, Joe Balcken

Absent: Vice Chair Michael McDonough, Jeremy Goldstein, Stu Helm, Justin Thorn

Meeting start: 12:32 p.m.
Meeting end: 2:48 p.m.

AGENDA ITEM	ACTION
Approval of minutes from September 17, 2026	**Motion:** Approve September 17, 2026 minutes **Motion made by:** Ricardo Seijo **Motion 2nd by:** Gabriel Delerme **Vote:** Motion Passed 5 -0 (motion at 3:14)
Hellbender Venue - 155 Thompson St - Level I Formal review of the 2nd phase of a Level I project to convert existing temporary structures to permanent structures and add a new permanent stage structure.	**Motion:** Approve with the condition that staff continue to monitor pedestrian/vehicular traffic and noise ordinance compliance actively. **Motion made by:** Chair Bryan Moffitt **Motion 2nd by:** Eddie Dewey **Vote:** Motion passed 5-0 (motion at 28:37)
Drury Biltmore Station Hotel - 2 Hendersonville Rd - Level III Formal review of a Level III project consisting of a new 8-story, 210-room hotel.	**Motion:** Approve with the condition that the applicant: 1) Pursue alignment with the greenway master plan design; 2) Increase and incorporate sidewalk connectivity from Thompson St to Hendersonville Rd and through Biltmore Village; 3) Review the placement of the building in relation to Hendersonville Rd and Thompson St, as well as towards the proposed Phase 2 one-story building such that it is more incorporated into a walkable, campus/village plan; 4) Review site, civil, and landscape design to incorporate programmable, activated open space; 5) Provide hardscape design above and beyond the requirements for sidewalks, including the street trees and tree grates; 6) Provide landscaping and plantings above and beyond base requirements; and, 7) As much as is practicable, incorporate innovative, sustainable best practices for green stormwater design. **Motion made by:** Chair Bryan Moffitt

	Motion 2nd by: Ricardo Seijo **Vote:** Motion Passed 5-0 (motion at 1:21:08)
Buncombe County Emergency Services Station - 40 McCormick Pl - Level I Formal review of a Level I project involving renovations and site improvements to an existing building at 40 McCormick Pl.	**Motion:** Approve **Motion made by:** Chair Bryan Moffitt **Motion 2nd by:** Joe Balcken **Vote:** Motion passed 5-0 (motion at 1:30:52)
Swannanoa River Rd at Britt Dr Multi-Family - 120 Swannanoa River Rd - Level III Informal review of a Level III project proposing 524 dwelling units across four new 4- and 5-story buildings.	**Motion:** Informal review; no motion made.
Meeting adjourned	2:48 p.m