STAFF REPORT

To: Planning Board of Adjustment

Agenda Title: Conditional Zoning—Rocky River Apartments

Presenter: Ricky Hurley, AICP

Meeting Date: July 1, 2025

Summary:

Conditional zoning review for 7.99 acres located at 99999 Reynolds Mountain Boulevard to amend the site plan for a Community Shopping 2 District-Conditional Zone (CS2-CZ) to allow for 120-unit apartment buildings. The subject property is identified in the Buncombe County tax record as PIN 9730-79-9689. The applicant is Anderea Gonzalez, agent for the property owner Rocky River NC LLC.

Background/Site Context:

The subject property is a 7.99 acre site located approximately 1400 feet east of the intersection of Weaverville Highway and Reynolds Mountain Boulevard. The property is currently vacant and part of a conditional zoning approval on March 19, 2024 for a single building consisting of 120 apartment units. Prior to the most recent action, the site was approved around 2018 for a multifamily residential development which resulted in the initiation of site work that left approximately 75% of the site cleared and graded. Construction subsequently stalled and the 2018 approval expired.

The property is subject to Steep Slope regulations with an average natural slope of 22.19% and elevations that range from 2205' to 2300' in elevation with the property sloping downhill from east to west along a small creek that parallels Reynolds Mountain Boulevard. The remaining wooded and undisturbed portions of the property are limited to the periphery of the site. Reynolds Mountain Boulevard, a town-maintained dead-end street, provides the principal means of access to the property.

Project Proposal/Staff Analysis:

The applicant is requesting to modify the master plan approval as part of a conditional zoning request that will maintain the affordable 120-units but modify the plan from a single building configuration to that of three smaller building. All (100%) units of the project will continue to be affordable to households earning at or below 80% of the Area Median Income (AMI) for Asheville-Buncombe County for a minimum period of 30 years. The proposed project includes three apartment buildings with parking for approximately 176 vehicles between the proposed structures. The buildings will be constructed into the hillside with three stories on the uphill side, and four stories on the downhill side with heights ranging from 35 to 60 feet, with an average not to exceed 48 feet. Retaining walls are

planned to be both integrated into the buildings and freestanding walls on the eastern and western portions of the property. Exterior on-site amenities for residents include a covered picnic area with grills, outdoor sitting areas, and a playground. Planned interior amenities include a multi-purpose room, fitness center, and a resident computer center. A five-foot public sidewalk is required along the street frontage of Reynolds Mountain Boulevard, making additional sidewalk connections along the road a higher priority with a goal of connecting all uses on the street to future pedestrian facilities along Weaverville Highway.

Zoning classifications for surrounding properties are R-10 Residential District to north, south, and east of site, and Community Shopping District to the west. The proposed development is compatible with the size and character of the development along Reynolds Mountain Boulevard including a higher density affordable apartment community, a K-12 school, a planned independent senior living facility, a hotel, a dentist office, and a skilled nursing facility. Only the R-10 property to the north supports a single-family home that is accessed from Hillcrest Road, outside the project area.

The area is currently served by the Asheville Water Department and MSD sewer services. The project will be required to submit a detailed stormwater plan with calculations to comply with the Town's Stormwater ordinance. A separate application must be made for an erosion control permit with Buncombe County.

The project is requesting development modifications for:

- Use of LED lighting
- A maximum height limit of 60 feet on the downhill façades (uphill façade complies) with up to an average height of 48 feet for each building.
- An increase in the allowable land disturbance in a steep slope zone from 15% to 91% (approximately 75% of the site was previously disturbed). The current approval allows for up to 80% grading area.
- An increase in the amount of impervious surface within the steep slope zone from 8% to 50%.
- An increase in maximum retaining wall height in the steep slope zone from 12 feet to 13 feet 6 inches.
- Reduce the required parking requirement from 1.5 space per unit (180 required) to 1.4 space per unit (168 proposed standard).

Considerations:

- Modification of the site plan will shorten the length of the building facades and avoid use of a single vertical wall plane.
- The area is a mixture of uses that gradually transition from non-residential commercial uses along Weaverville Highway to residential uses.
- The new development is concentrated on the previously disturbed portion of the site and retains a significant undisturbed area in place on the north side of the property.
- Placement of higher density housing near transportation corridors affords residents easy access to employment and services while lessening the number and duration of vehicle trips.

Consistency with adopted plans:

This proposal is supported by the ***Woodfin Together*** comprehensive plan by increasing the supply of housing, especially affordable housing, in areas that are strategically located in proximity to transportation, employment, goods, and services.

The comprehensive plan's Future Land Use Map (FLUM) designates this parcel as a Commercial, with primary land uses being community-oriented commercial and mixed-use development, which may include residential development. The Conceptual Growth Framework map also identifies this area as part of a larger Activity Center/Corridor along Weaverville Road at the New Bridge interchange.

Staff Recommendation:

Staff recommends approval of the proposed modification of the existing conditional zoning.

Suggested Motion:

I move to approve the conditional zoning of 7.48 acres as shown on Exhibits A & B from Community Shopping to Community Shopping 2-Conditional Zone, subject to the conditions identified in the Exhibit D-Project Conditions and subject to the following additional conditions:

1) (*Board to add conditions here, if applicable.)*
2) ….

and find that the request is reasonable, is in the public interest, is consistent with the ***Woodfin Together*** Comprehensive Plan, and meets the development needs of the community in that the request:

1. Promotes a mix of housing types and affordability options by working with developers to incorporate income-restricted housing into new developments (1.1.2 & 1.2.4)
2. Promotes long-term fiscal responsibility by growth in areas with existing services. (1.2.6)
3. Supports walkable employment centers so that residents may both live and work in Woodfin (3.1.4).

Attachments:

(1) Exhibit A – Zoning Map
(2) Exhibit B – FLUM
(3) Exhibit C – Existing Conditions/Aerial Map
(4) Exhibit D – Project Conditions
(5) Exhibit E – Site Plan & Elevations
(6) Technical Review Report
(7) PBOA Recommendation
(8) Ordinance #2025-00X

Exhibit A - Woodfin Zoning Map

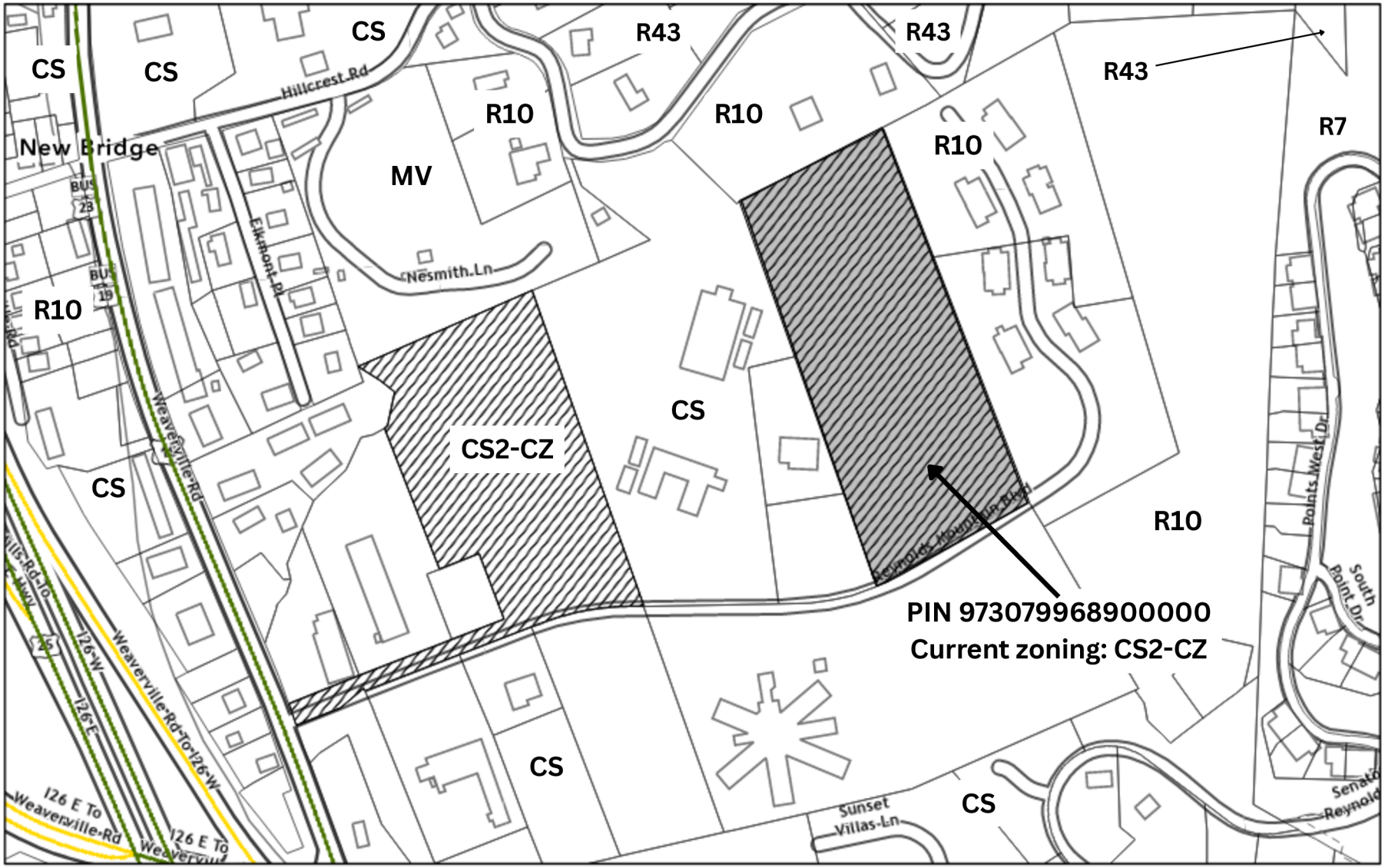
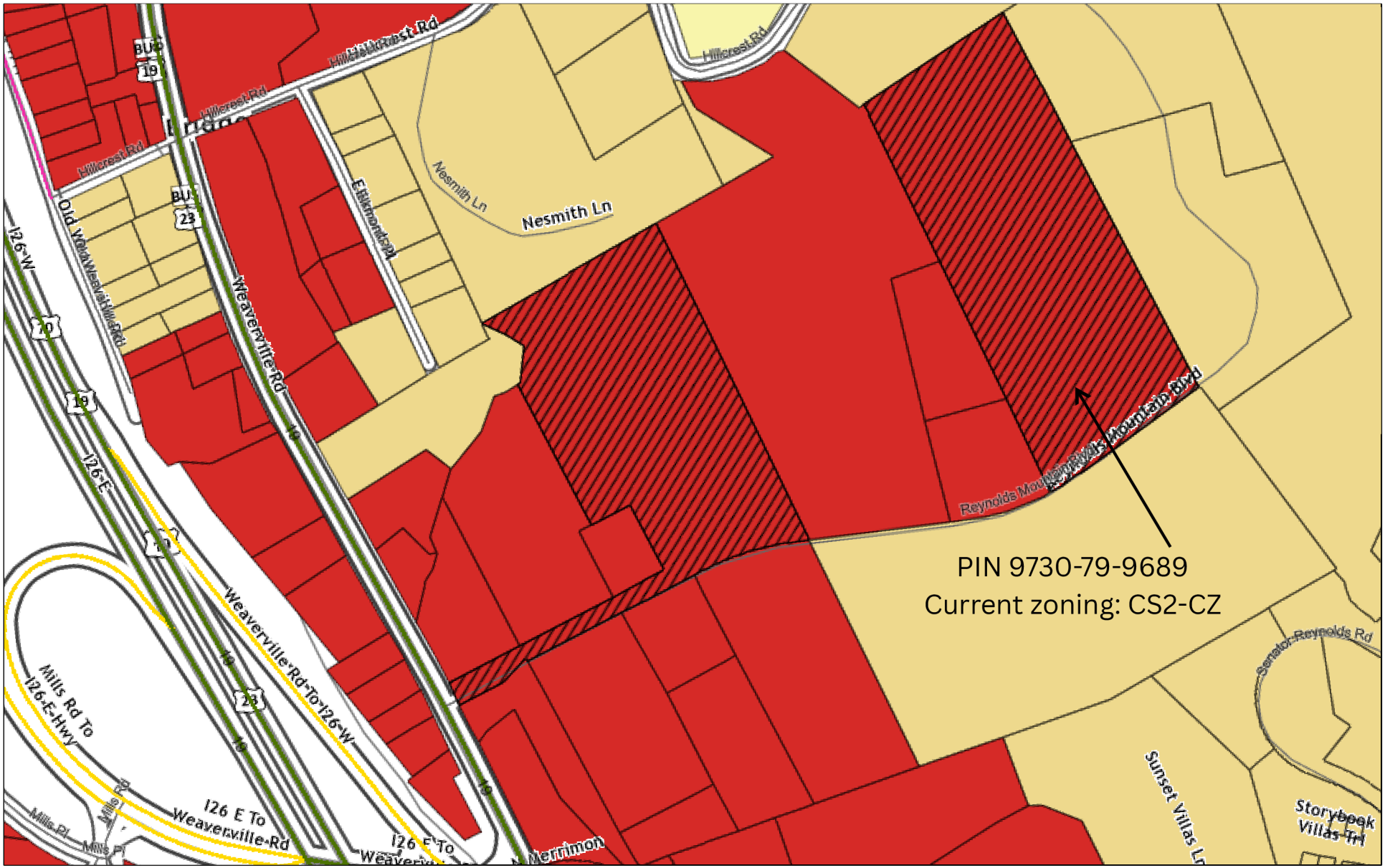


Exhibit B - Future Land Use Map (FLUM)



6/24/2025

- Commercial
- Industrial 2
- Residential 1
- Residential 2
- Woodfin Parcels
- Conditional Zoning

1:4,514

0 0.0 0.0 0.13

0 3 7 mi

NCDOT GIS Unit, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, NC Center

Exhibit C Aerial Map - Rocky River Apartments



6/24/2025

State Maintained Roads
US Route
Secondary Route
Ramps

Woodfin Parcels
World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery

High Resolution 30cm Imagery
Citations
1.2m Resolution Metadata

1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

NCDOT GIS Unit, NC CGIA, Maxar, NC Center for Geographic Information and Analysis (NCCGIA)

EXHIBIT D - PROJECT CONDITIONS
Rocky River Apartments – Conditional Zoning

1. The property included in the rezoning is shown on the proposed conceptual plan and is identified in the Buncombe County tax record as PINs 9730-79-9689 and is 7.99 acres.
2. Pursuant to this ordinance, the entire subject property is rezoned to CS2-CZ Community Shopping 2 District Conditional Zone (CS-CZ), but approval is limited to the proposed project ("Project") described herein.
3. The Project will include three building containing 120-units and amenities as shown on the proposed conceptual plan.
4. 100% of the units will be affordable for a minimum 30-year extended use period with the income-average across the community at or below 60% the Area Median Income (AMI) for Asheville-Buncombe County.
5. If funding for this affordable housing development is not awarded, rezoning of this parcel will be initiated back to the original classification of CS.
6. Separate zoning compliance permits shall be required for each proposed building. All individual applications must comply with the applicable provisions contained in this Ordinance and all other applicable Town ordinances.
7. Setbacks for the lot will be:
    - Front - 20 feet front from edge of right-of-way/southern property line,
    - Rear - 20 feet,
    - Side - 10 feet.
8. The maximum average height of the apartment buildings shall be limited to 48 feet, with an absolute maximum height of 60 feet/4 stories on the downhill façade and 35 feet/3 stories on the uphill façade. All other structures shall comply with the 35-foot height limit.
9. Access to the project shall be from one entrance located along Reynolds Mountain Boulevard.
10. The developer agrees to install a 15-foot screening yard to be densely planted along the property lines adjacent to existing residential areas located to the north and east of the Project, to be verified during a field inspection. Existing trees may satisfy all or part of this requirement.
11. Signage shall be permitted separately and must comply with Chapter 34 of the Town of Woodfin Code of Ordinances.
12. The Project includes the following technical modifications:
    a. Use of LED lighting (will be dark sky compliant).
    b. Increase building height allowance to an average of 48 feet.
    c. Increase allowable grading area in Steep Slope to 91% of lot area (310,775 sq ft)
    d. Increase allowable impervious surfaces to 50% of lot area (170,755 sq ft)
    e. Reduce the required parking to 1.4 spaces per dwelling unit.
13. The Project will undergo final technical review prior to issuance of any permits.
14. All proposed building lighting must meet the outdoor lighting requirements found in *Section 46-119(c) Street Lights* of the Town of Woodfin Ordinances except as modified by this ordinance.
15. The building design, site design and orientation on site must substantially comply with the approved preliminary plat and site plans, which are incorporated herein by reference.
16. All applicable required local, state, and federal permits and approvals must be obtained prior to initiation of construction.

17. The conditional zoning will be valid for two years from the date of approval by the Town Council with the first building permit obtained within this 24-month period. Failure to obtain the first building permit within this time frame shall render the plan approval null and void.

Agreed to and accepted this the 19th day of August 2025, by the Property Owner/Applicant:

_____

ROCKY RIVER APARTMENTS

WOODFIN, NC



SITE INFORMATION:

SITE:	7.99 ACRES
DENSITY:	15.02 UNITS/ACRES
ZONING:	CS2-CZ
BUILDINGS:	(3) 3-4STORY APARTMENT BUILDING
AVE. BLDG. HEIGHT:	48 FT.
SPRINKLERS:	13R
PARKING SPACES:	168 SPACES REQUIRED @ 1.40 SPACES / UNIT 174 SPACES PROVIDED 6 HC. SPACES REQUIRED 17 HC. SPACES PROVIDED
SETBACKS:	FRONT =60' SIDE =10' REAR =20'

OPEN SPACE CALCULATIONS:

UNDISTURBED OPEN SPACES	0.87 ACRES
DISTURBED OPEN AREA	3.66 ACRES (46%)
TOTAL OPEN SPACE	4.53 ACRES (57%)

IMPERVIOUS CALCULATIONS:

BUILDING:	1.14 ACRES
PAVEMENT:	1.66 ACRES
SIDEWALK:	0.34 ACRES
TOTAL IMPERVIOUS	3.14 ACRES (40%)

UNIT INFORMATION:

1-BEDROOM UNIT:	14
2-BEDROOM UNIT:	52
3-BEDROOM UNIT :	42
4-BEDROOM UNIT :	12
TOTAL:	120

ACCESSIBLE UNIT TYPES "(a)" OR "(as)": TOTAL OF (12) UNITS

(1) 1-BEDROOM UNIT WITH TUB
(1) 1-BEDROOM UNIT WITH ROLL-IN SHOWER AND EQUIPPED FOR THE SIGHT AND HEARING IMPAIRED
(2) 2-BEDROOM UNIT WITH TUB
(2) 2-BEDROOM UNIT WITH ROLL-IN SHOWER AND EQUIPPED FOR THE SIGHT AND HEARING IMPAIRED
(2) 3-BEDROOM UNIT WITH TUB
(2) 3-BEDROOM UNIT WITH ROLL-IN SHOWER AND EQUIPPED FOR THE SIGHT AND HEARING IMPAIRED
(1) 4-BEDROOM UNIT WITH TUB
(1) 4-BEDROOM UNIT WITH ROLL-IN SHOWER AND EQUIPPED FOR THE SIGHT AND HEARING IMPAIRED

PROJECT AMENITIES:

- (A) PLAYGROUND - (W/ MIN. 1 BENCH & 4 PLAY STATIONS)
- (B) MULTI-PURPOSE ROOM (MIN. 250 SQ. FT.)
- (C) COVERED PICNIC AREA - (150 SQ.FT. W/ 2 TABLES & GRILL)
- (D) LAUNDRY ROOM
- (E) EXERCISE ROOM
- (F) RESIDENT COMPUTER CENTER - (MIN. 2 COMPUTERS)

N

0 20' 40' 80'
SCALE: 1:40

SHEET REVISION LOG

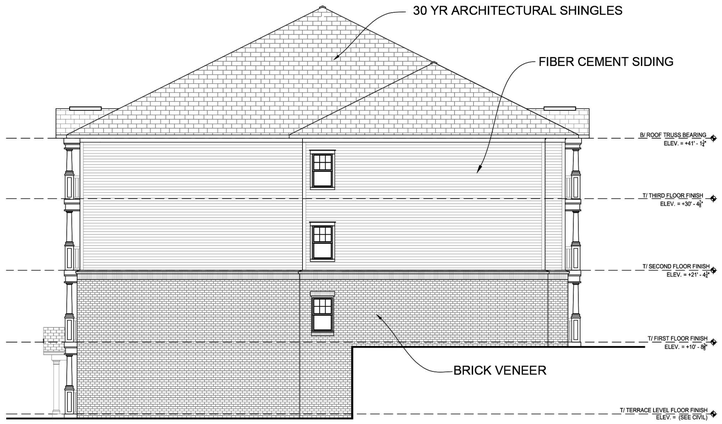
PROJECT NUMBER 2023-039
DATE ISSUED 6-25-2025
DRAWN BY LI
CHECKED BY MRL

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084

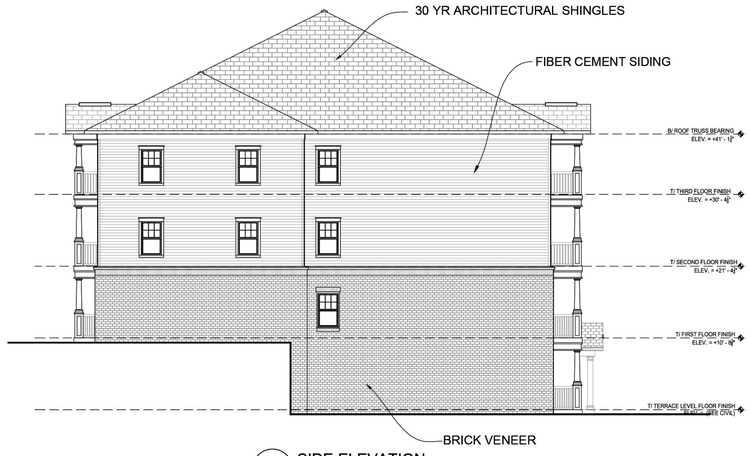
ROCKY RIVER APARTMENTS
WOODFIN, NC

CONCEPTUAL ARCHITECTURAL SITE PLAN

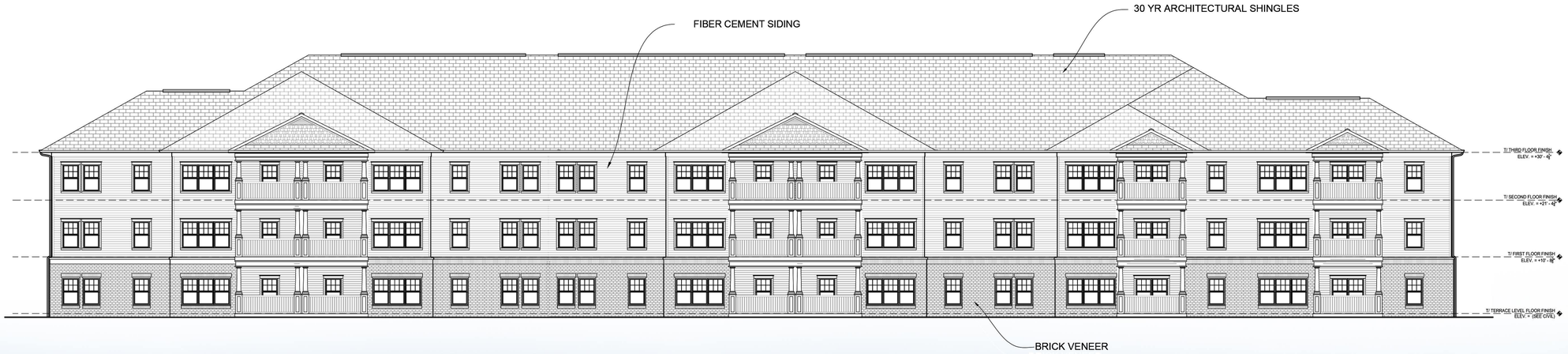
CSP.1



4 SIDE ELEVATION
3/32" = 1'-0"



3 SIDE ELEVATION
3/32" = 1'-0"



2 FRONT ELEVATION
3/32" = 1'-0"



1 REAR ELEVATION
3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

SHEET REVISION LOG
1 3-14-2025 REVIEW SET

PROJECT NUMBER 2023-039
DATE ISSUED 1-17-2024
DRAWN BY JAR
CHECKED BY MRL

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084
ROCKY RIVER APARTMENTS
WOODFIN, NC

BUILDING 100 ELEVATIONS

A3.1

2024 NCHFA ROUND 2 DRAWING SET

TECHNICAL REVIEW REPORT

DATE: June 23, 2025
PREPARED BY: Ricky Hurley, Planning Director
APPLICANT: Fitch Irick Development (aka Rocky River LLC)/Anderea Gonzalez
SUBJECT: Conditional Zoning – Rocky River Apartments

PROJECT SUMMARY: A conditional zoning review for a 100% permanently affordable apartment complex containing 120 units to be located at 99999 Reynolds Mountain Boulevard (PIN: 9730-79-9689).

REVIEW NOTES:

- The project site is 7.99 acres located at the eastern end of Reynolds Mountain Blvd.
- The parcel is already served by public water and sewer services.
- Reynolds Mountain Blvd is a town-maintained road.
- The Community Shopping 2 CS2-CZ zoning district setbacks are: 20 feet front from edge of right of way, 20 feet rear, 10 feet side, and are regulated by the proposed conditional zoning ordinance.
- The modified conditional zoning district will exceed the minimum lot width, lot size, and structure size standards in the Community Shopping 2 zoning district. Dimensional requirements set by the proposed conditional zoning exceed the general district.
- The maximum height of all structures shall be limited to 35' with the exception of the three apartment buildings limited to an average of 48 feet, as noted in the Draft Exhibit D.
- The impervious surface is proposed to be approximately 45% impervious surfaces, and grading limits being approximately 90% of the total parcel. A slightly larger allowance may be warranted as part of the project Conditions to allow for slight or unexpected plan deviations.
- The parcel is subject to the Town's Steep Slope regulations, which limit grading to 15% of the lot, and impervious surfaces to 8% of the lot. A modification by the Town Council will be required.

PLANNING:

Changes required to plans:

- Property is currently zoned Community Shopping 2-Conditional Zone (CS2-CZ) and is requesting a modification to the previously approved site plan to allow the construction of three smaller apartment buildings.

- A list of conditions and any requested modifications is required and must be agreed to and signed by the property owner.
- Provide a detailed landscape plan. Screening is required for all commercial zoning that abuts up to residential zoning districts on the north and east of the parcel. Existing vegetation can be utilized to fulfil this requirement.
- A lighting plan and cut sheets are required.
- Provide approximate retaining wall heights, if planned.
- Determination if a Transportation Impact Analysis is required cannot be ascertained based upon the peak hour travel standard.
- Building height for downhill façade well exceeds the height limits with the zoning ordinance. A modification will be required.
- The retaining walls shown exceed the maximum height allowance of 12 feet for the steep slope zone. A modification will be required.
- The applicant requests to provide parking at a ratio of 1.4 spaces per dwelling unit (168 spaces) instead of the required 1.5 spaces per dwelling unit (180 spaces). A modification will be required.
- *Note: Exhibit D conditions associated with the rezoning may hold the project to a higher standard.*

Requirements to be noted (no change required to plans):

- The applicant will be required to provide a detailed site plan review if the conditional zoning were to be approved by the Town Council.
- The Building and Grading & Erosion Control permits are reviewed and issued by Buncombe County.

EMERGENCY ADDRESSES:

Addresses will be assigned by the Buncombe County E-911 Address Coordinator prior to issuance of any individual building permits. The applicant is advised to submit early in the development review process to verify if any change to the current address is warranted due to the planned additions.

ROADS/ACCESS/LIGHTING:

- One driveway connection to Reynolds Mountain Blvd is proposed. Driveway permits are required from the Town of Woodfin.
- No lighting plan was provided and will be required prior to issuance of a zoning compliance permit.

UTILITIES:

Asheville Water and Metropolitan Sewerage District both currently serve the project area.

- MSD has previously approved an allocation.
- Asheville Water Department has previously approved an allocation.

SW/EC/FLOOD:

- Erosion Control and Building permit applications, as required, shall be reviewed and approved by Buncombe County prior to any construction or land disturbance occurring. No erosion control plan was submitted or other preliminary scope of land disturbance.

- A Town of Woodfin Storm Water review and permit will be required prior to issuance of the zoning compliance permit by the Town. Site plan and written supplemental information are in conflict as one reflects a detention pond and other states two underground devices.
- The subject property is not located within a regulated floodplain.

FIRE MARSHAL:

I will need the following information prior to approval:

- VERIFICATION THAT ALL ACCESS POINTS/VEHICLE AREAS ARE 24 FEET IN TRAVEL WIDTH.
- VERIFICATION THAT ALL FDC'S ARE REMOTE, CURBSIDE, AND OUT OF THE COLLAPSE ZONE. (PLACED AT/NEAR THE CORNERS OF THE BUILDINGS)
- HYDRANTS ARE WITHIN 100 FEET OF ALL FDC'S. THIS INCLUDES A FIREFLOW OF THE CLOSEST HYDRANT TO THE PROPOSED COMPLEX-ENSUREING FIRE AND DOMESTIC DEMANDS ARE MET.

RECOMMENDATION FROM
TOWN OF WOODFIN PLANNING BOARD
OF ADJUSTMENT TO
WOODFIN TOWN COUNCIL

Having reviewed the **Zoning Map Amendment** to rezone property at 99999 Reynolds Mountain Boulevard (9730-79-9689) to amend the CS Community Shopping 2-CZ on **July 1, 2025**, and having considered information from planning staff of the Town of Woodfin and comments from the other persons, pursuant to 160D-604(d), the Town of Woodfin Planning Board of Adjustment hereby adopts the following motion, effective July 1, 2025:

The Town of Woodfin Planning Board of Adjustment recommends approval of the proposed map amendment and finds that it is reasonable, in the public interest, and consistent with the Town of Woodfin Comprehensive Plan in that the proposed rezoning will:

1. Promote a mix of housing types and affordability options by working with developers to incorporate income-restricted housing into new developments (1.1.2 & 1.2.4)
2. Promote long-term fiscal responsibility by growth in areas with existing services. (1.2.6)
3. Support walkable employment centers so that residents may both live and work in Woodfin (3.1.4).

Vote:

Ayes/No

This document is a true and accurate statement of the findings and recommendations of the Woodfin Planning Board of Adjustment.

_____ _____

Chair Date

ORDINANCE APPROVING A CONDITIONAL ZONING FOR PROPERTY LOCATED OFF OF REYNOLDS MOUNTAIN BOULEVARD

Ordinance: 2025-0

Passed _____

WHEREAS, the Town of Woodfin has the authority pursuant to Article 1 of Chapter 160D of the North Carolina General Statutes to adopt development regulations, to establish zoning districts and to classify property within its jurisdiction according to zoning district, and may amend said regulations and district classifications from time to time in the interest of the public health, safety and welfare; and

WHEREAS, the town's zoning regulations are codified in Chapter 54 of the Town of Woodfin Code of Ordinances (herein "Zoning Ordinance"), and maps dividing and classifying the property within the town's zoning jurisdiction are on file and maintained in the office of the Zoning Administrator (herein "Official Zoning Map"); and

WHEREAS, an application for a conditional zoning of real property was received on May 30, 2025; and

WHEREAS, the public hearing for this map amendment has been noticed in compliance with the North Carolina General Statutes; and

WHEREAS, the Woodfin Planning Board of Adjustment reviewed this conditional zoning request and voted ___ to recommend approval of the request at their July 1, 2025 public meeting finding that the conditional zoning request was reasonable considering the potential benefits to the Town of Woodfin and surrounding community; and

WHEREAS, the Woodfin Town Council held the public hearing on August 19, 2025 and, after hearing such, made the following required findings:

The development code text amendment is consistent with the comprehensive plan in the following ways:

1. Promotes a mix of housing types and affordability options by working with developers to incorporate income-restricted housing into new developments (1.1.2 & 1.2.4)
2. Promotes long-term fiscal responsibility by growth in areas with existing services. (1.2.6)
3. Supports walkable employment centers so that residents may both live and work in Woodfin (3.1.4).

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Woodfin, that:

Section 1: The Official Zoning Map be, and the same is hereby, amended as follows:

The zoning classification of that certain real property described in Exhibit "A" and identified on Buncombe County tax maps as all of PIN 9730-79-9689, recorded in Deed Book/Pages 5483/416 and currently owned by Rocky River Apartments NC LLC, to amend the Community Shopping 2-Conditional Zone (CS2-CZ) site plan. A copy of the official zoning map showing said lot is attached hereto as Exhibit "A" and made a part hereof. Said rezoning is subject to the conditions set out in Exhibit "D", and substantially compliant with the site plans as shown on Exhibit "E" attached hereto and made a part hereof.

Section 2. That the Office of the Zoning Administrator is hereby authorized and directed to make the changes as herein before enacted in said zoning map.

Section 3: If any provisions of this Ordinance are for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, independent provision and such holding shall not affect the validity of any other provision thereof, and to that end, the provisions of this Ordinance are hereby declared to be severable.

Section 4: The ordinances shall be enforced as provided in Chapter 54 of the Town of Woodfin Code of Ordinances.

Section 5: This Ordinance shall be effective on this 19th day of August 2025.

Ayes _____

Nays _____

Attest:

_____ _____

Gena Powers, Town Clerk James C. McAllister, Mayor

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STAFF REPORT

To: Planning Board of Adjustment

Agenda Title: Conditional Zoning—3 Puffin Lane

Presenter: Ricky Hurley, AICP

Meeting Date: July 1, 2025

Summary:

Conditional zoning review for 0.92 acres located at 3 Puffin Lane from Residential District R-10 (R-10) to Community Shopping District -Conditional Zone (CS-CZ) for development of a 2,400 square foot office for a landscaping business. The subject property is identified in the Buncombe County tax record as PIN 9730-66-9486. The applicant is Jeffery Young on behalf of the property owner Northside LLC.

Background/Site Context:

The applicant is requesting a zoning change and master plan approval as part of a conditional zoning request. The subject property is currently occupied by a dilapidated house and detached garage. The property is not subject to Steep Slope or Flood Damage Prevention regulations. Prior to the current owner's purchase of the property, the home sat vacant and in disrepair for several years.

Staff Analysis:

The property is located approximately 500 feet south of the intersection of Weaverville Road and North Woodfin Avenue, with surrounding properties to the north and west being developed for a variety of commercial businesses that include a recycling facility, fuel oil dealer, excursion rail depot, and vehicle repair shop. Uses to the south and east of the project are detached single family homes or vacant properties. An existing shared driveway, known as Puffin Lane, will provide the principal means of access to the project directly from North Woodfin Avenue.

The planned development will include 2,500 square feet of commercial office building and 1,000 square foot commercial storage building.

Zoning classifications for surrounding properties are R-10 Residential District to the south and east with Community Shopping District to the west and north.

The topography of this area is defined by a small valley that is drained by Beaverdam Creek, with a high ridgeline that is part of the Craggy Mountains located north of the project site. A regulated flood hazard zone does not affect the subject parcel, with the nearest area being along Beaverdam Creek.

The area is currently served by the Woodfin Water District and MSD sewer services. The project will be evaluated to determine if a stormwater plan will be required for compliance with the Town's Stormwater ordinance based upon the percentage of impervious surfaces. A separate application must be made for an erosion control permit with Buncombe County as required for any project that disturbs one acre or more of land.

The project is requesting a development modification for:

- Use of LED lighting for commercial portion of project.

Considerations:

- The area is a mixture of commercial uses along Weaverville Road that gradually transition to detached single family as you move away from the throughfare.
- The proposed use and buffer yard will provide a transition zone between the more intensive commercial uses along North Woodfin Avenue and the residential areas.
- Limiting the types of permitted uses and hours of operation will provide safeguards for the existing residences to ensure potential futures uses will remain compatible.

Consistency with adopted plans:

The comprehensive plan's Future Land Use Map (FLUM) designates the parcel as a Residential 1 land use which includes areas east of North Woodfin Avenue and south of the railroad line. The primary land uses are single family houses, duplexes, manufactured homes and secondary uses include neighborhood oriented commercial and institutional uses. Properties immediately to the north and west of the project are identified in the Commercial land use category. Additionally, the Conceptual Growth Framework map identifies this area as part of a larger Activity Center/Corridor at the Weaverville Road interchange for US Hwy 19/23 and Reynolds VIllage, with mixed residential as you move away from the corridor.

Staff Recommendation:

Staff recommends approval of the proposed conditional zoning request. The Board may recommend additional conditions to mitigate the anticipated impacts.

Suggested Motion:

I move to:

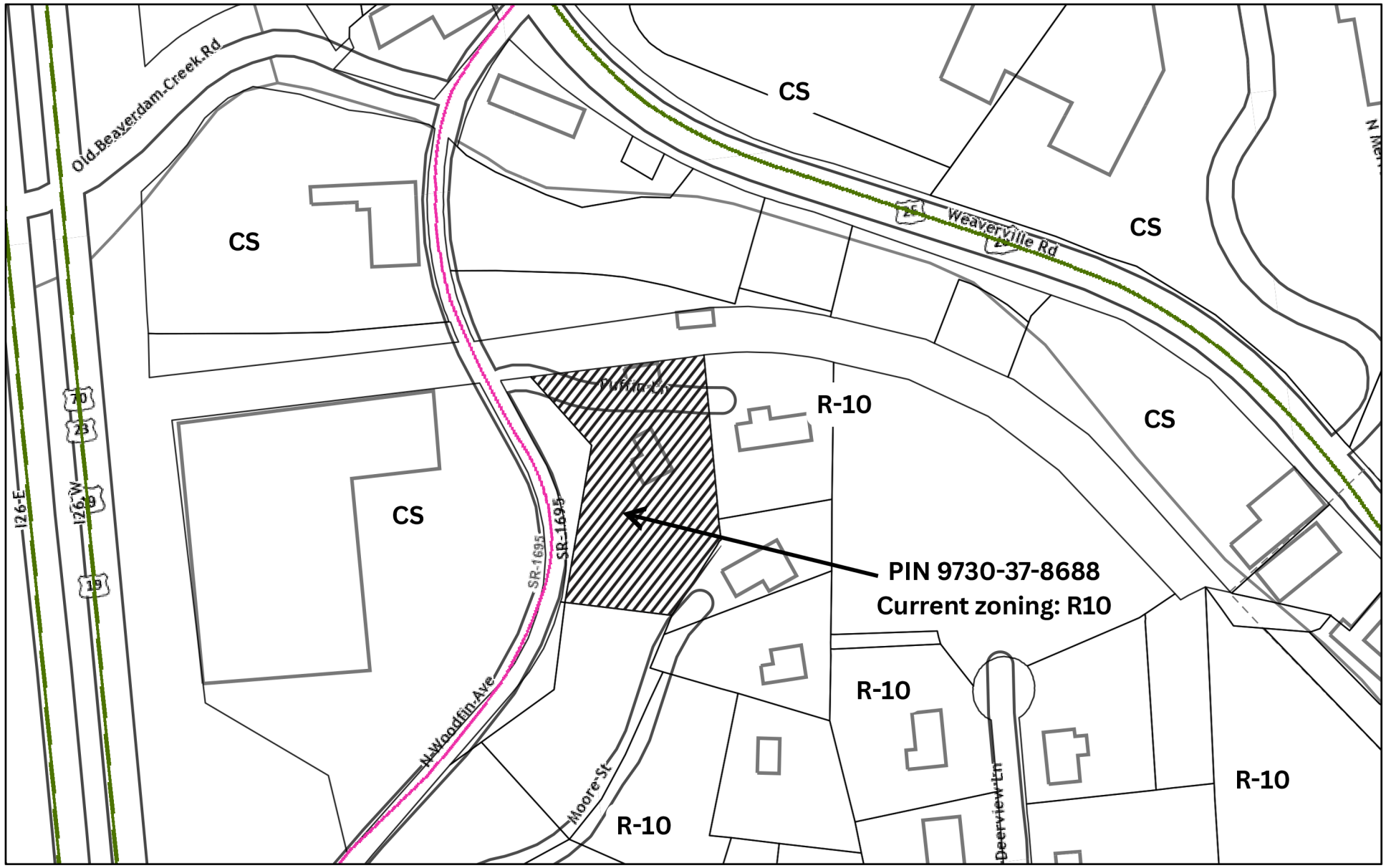
1) Approve the conditional zoning of 0.92 acres as shown on Exhibits A & E from Residential R-10 to Community Shopping-Conditional Zone, subject to the conditions identified in the Exhibit D-Project Conditions and subject to the following additional conditions:
    a. (*Board to add conditions here, if applicable.)*
    b. ….
2) Amend the Woodfin Together Future Land Use Map for areas identified on Exhibit B from Residential 1 to Commercial and find that the request is reasonable, is in the public interest, is consistent with the Woodfin Together Comprehensive Plan, and meets the development needs of the community in that the request:

1. Uses the Future Land Use Map to guide development decisions and while protecting land and buildings for small- and large-scale employment uses. (1.1.3 & 1.2.5)
2. Promotes long-term fiscal responsibility by encouraging growth in areas with existing services over other areas. (1.2.6)
3. Balances the supply of land for housing and employment and protects land for economic development and supports local small businesses and ensure an adequate supply of appropriately located and sized employment space. (3.1.5 & 3.2.5).
4. Makes government decision-making accessible and transparent to all residents (4.4.3).

Attachments:

(1) Exhibit A – Zoning Map
(2) Exhibit B – Future Land Use Map
(3) Exhibit C – Aerial
(4) Exhibit D – Proposed Project Conditions
(5) Exhibit E – Site Plan
(6) Draft Planning Board of Adjustment Recommendation
(7) Ordinance #2025-00X
(8) Technical Review Report

Exhibit A - 3 Puffin Ln.



6/24/2025

Conditional Zoning District

Woodfin Parcels

Secondary Route

US Route

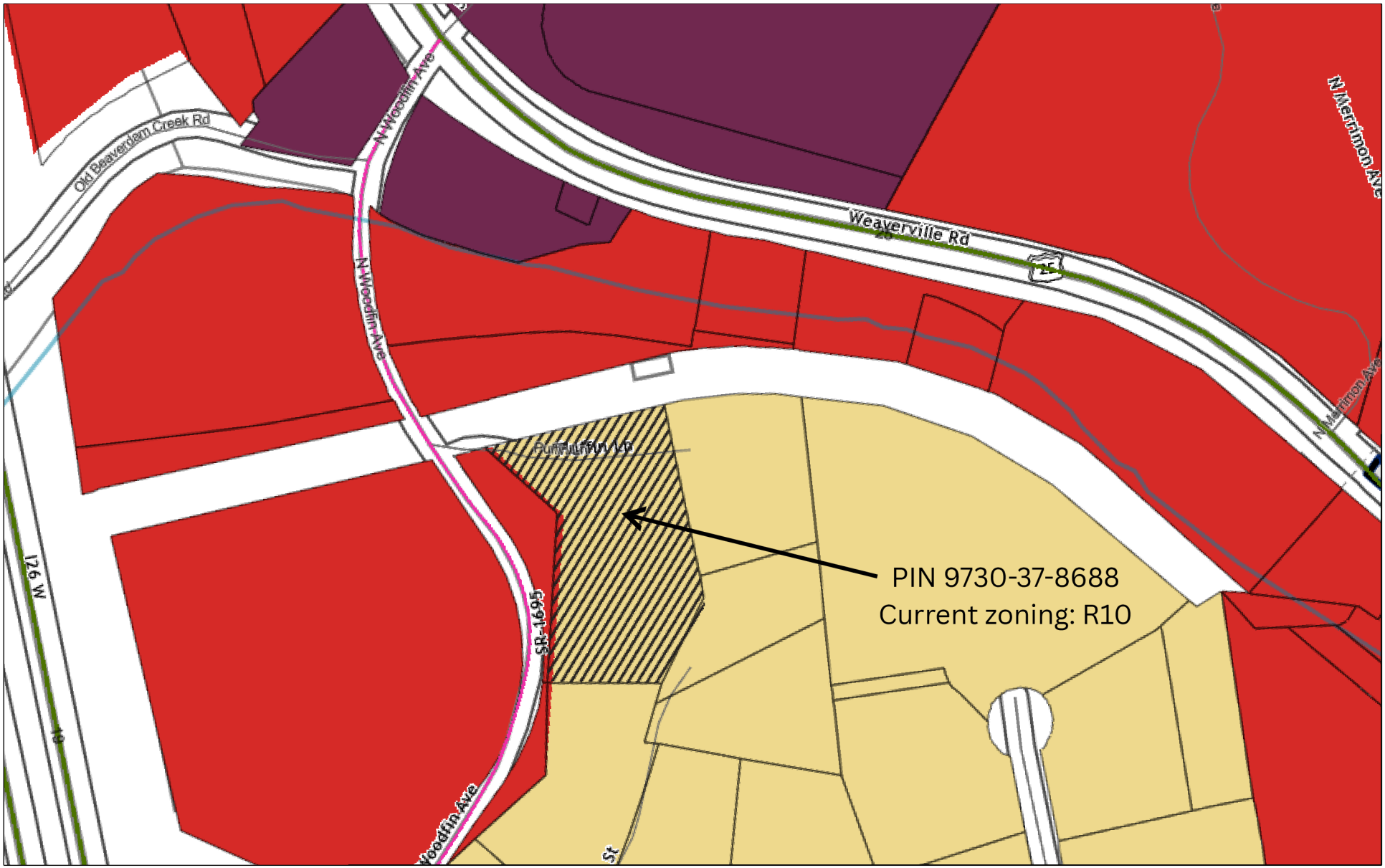
1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

NCDOT GIS Unit, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, NC Center for

Exhibit B - Future Land Use Map (FLUM)



6/24/2025

Commercial

Residential 1

Walkable MU

Woodfin Parcels

Conditional Zoning

1:4,514

0 0.0 0.0 0.13

0 3 7 mi

NCDOT GIS Unit, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, NC Center

Woodfin Exhibit C Maps



6/24/2025

State Maintained Roads

- US Route
- Secondary Route
- Woodfin Parcels

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

60cm Resolution Metadata

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

NCDOT GIS Unit, NC CGIA, Maxar, Microsoft, NC Center for Geographic Information and Analysis (NCCGIA)

EXHIBIT D - PROJECT CONDITIONS
3 Puffin Lane – Conditional Zoning

1. The property included in the rezoning is shown on the proposed conceptual plan and is identified in the Buncombe County tax record as PIN 973066948600000and is 0.92 acres.
2. Pursuant to this ordinance, the subject property is rezoned to Community Shopping - Conditional Zone District (CS-CZ), but approval is limited to the proposed project ("Project") described herein.
3. All uses shall be limited in the hours of operation from 7 am to 9pm Monday through Saturday, and 12 noon to 8 pm Sunday.
4. Allowable uses shall be limited to the following:
   -Day care center; Medical office; Office; Personal services; the proposed use of landscaping/lawn maintenance operation. Any retail sales shall be incidental and accessory to the allowable principal use.
5. The Project will include new building construction limited to:
   - One single-story 2,500 square foot commercial building,
   - One single-story 1,000 square foot commercial accessory building,
6. The Project will also include parking for personal and commercial vehicles as shown on the site plan. Additional parking may be designated within the vehicular use areas shown on the site plan.
7. Separate zoning compliance permits shall be required for each proposed building. All individual applications must comply with the applicable provisions contained in this Ordinance and all other applicable Town ordinances.
8. Setbacks for the lots will be 15 feet from the adjacent residentially zoned properties to the east and south of the project.
9. The maximum height of all buildings may not exceed 35 feet.
10. Access to the project shall be from a single private driveway connecting to North Woodfin Avenue.
11. At least 5% or 2,006 square feet of the project area shall be reserved as greenspace containing at least 2 large maturing type trees with a minimum 2 inches DBH. Existing trees may be used to satisfy the requirement.
12. The developer agrees to install a 15-foot-wide buffer screen, as required by Chapter 54 of the Town of Woodfin Code of Ordinances. Existing trees may satisfy all or part of this requirement.
13. Signage shall be permitted separately and must comply with Chapter 34 of the Town of Woodfin Code of Ordinances.
14. The Project includes the following technical modifications:
    a. Use of LED lighting for commercial buildings. All light fixtures shall be dark sky compliant and directed or shielded as to not direct illumination onto the adjacent residential areas.
    b. Penetration of the buffer strip for the existing driveway and utilities shall cross in a perpendicular direction.
15. The Project will undergo a final technical review prior to issuance of any permits.
16. All proposed building lighting must meet the outdoor lighting requirements found in *Section 46-119(c) Street Lights* of the Town of Woodfin Ordinances except as modified by this ordinance.
17. The building design, site design and orientation must substantially comply with the approved preliminary site plan, which are incorporated herein by reference.
18. All applicable required local, state, and federal permits and approvals must be obtained prior to initiation of construction.

19. The conditional zoning approval will remain valid for two years from the date it is approved by the Town Council, provided that the first building permit is obtained within this 24-month period. If the first building permit is not obtained within this time frame, the conditional zoning approval will be void.

Agreed to and accepted this the ___ day of _____ 2025, by the Property Owner/Applicant:

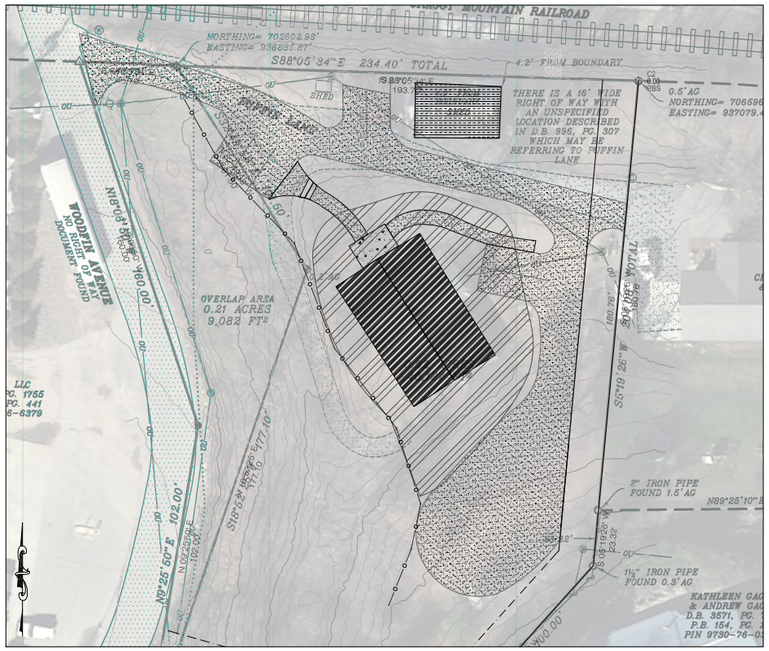
_____



LOCATION MAP

PROJECT INFORMATION:		
PROJECT DESCRIPTION: REZONING & NEW CONSTRUCTION		
PIN # 973066948600000		
OWNER: NORTHSIDE LLC		
ADDRESS: 3 PUFFIN LANE ASHEVILLE, NC 28804		
ELEVATION: 2064'-2104' +-		
TOWN OF WOODFIN STEEP SLOPE: NO		
ZONED: RS-10		
PROTECTED RIDGE: NO		
REZONING REQUEST FROM RS-10 TO COMMUNITY SHOPPING TYPE 3 (C-S-3)		
TOTAL LOT ACREAGE		
1.09 ACRES	(47,480.4	SQ.FT)
PROPOSED BUILDING FOOTPRINT SIZE		
2,400	SQ.FT	(60'X40')
PROPOSED OTHER IMPERVIOUS SURFACES (CONCRETE PAD/ GRAVEL AREAS)		
10604	SQ.FT	
TOTAL BUILDING FOOTPRINT/ IMPERVIOUS SURFACES		
13,004	SQ.FT	
PROPOSED SITE DISTURBANCE AREA		
7,916	SQ.FT	THE GRAVEL AREAS ALREADY EXIST SO WE WON'T BE CREATING MORE DISTURBANCE IN THOSE AREAS
C-S-3 REQUIREMENTS		
15' REAR AND SIDE YARDS	SEE PLAN	
OFF STREET LOADING AND UNLOADING	SEE PLAN	
PARKING - ONE PARKING SPOT PER 400 SQ.FT OF BUILDING SPACE	6 SPOTS	
LANDSCAPE BUFFERING ON REAR AND SIDE YARD ADJACENT TO RESIDENTIAL	SEE PLAN	

Exhibit E



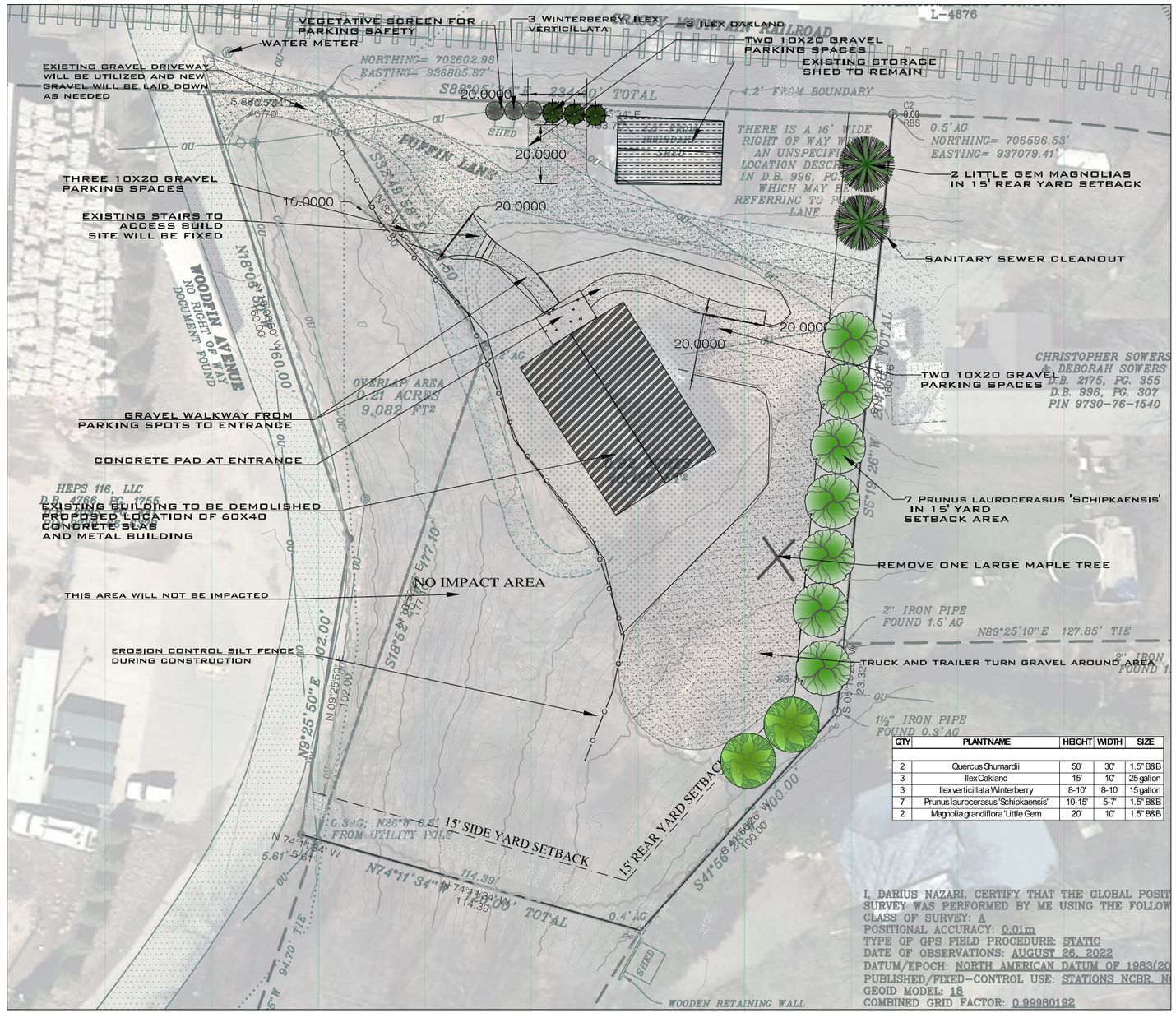
LOCATION OF DISTURBANCE & IMPERVIOUS SURFACES

SCALE: 1:30

0' 30' 60' 90'

KEY

- PROPOSED METAL BUILDING
- EXISTING SHED TO REMAIN
- CONCRETE PAD
- GRAVEL DRIVEWAY AND PARKING AREAS (IMPERVIOUS)
- CONTRACTORS SEED MIX/JUTE NETTING/GROUNDCOVER
- CONSTRUCTION LIMITS/LIMITS OF DISTURBANCE
- EROSION CONTROL/SILT FENCE



QTY	PLANT NAME	HEIGHT	WIDTH	SIZE
2	Quercus Shumardii	50'	30'	1.5" B&B
3	Ilex Oakland	15'	10'	25 gallon
3	Ilex verticillata Winterberry	8-10'	8-10'	15 gallon
7	Prunus laurocerasus 'Schipkaensis'	10-15'	5-7'	1.5" B&B
2	Magnolia grandiflora 'Little Gem	20'	10'	1.5" B&B

I, DARIUS NAZARI, CERTIFY THAT THE GLOBAL POSIT
SURVEY WAS PERFORMED BY ME USING THE FOLLOW
CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.01m
TYPE OF GPS FIELD PROCEDURE: STATIC
DATE OF OBSERVATIONS: AUGUST 26, 2022
DATUM/EPOCH: NORTH AMERICAN DATUM OF 1983(20
PUBLISHED/FIXED-CONTROL USE: STATIONS NCRR, N
GEOID MODEL: 18
COMBINED GRID FACTOR: 0.99980192

REZONING SITE PLAN SCALE: 1:20

0' 20' 40' 60'

REZONING SITE PLAN

COLE SURVEYING & DESIGN, PA

549 ELK PARK DRIVE, SUITE 707
ASHEVILLE, NC 28804
PHONE: 828-251-7025
NC FIRM #C-3106 | SC COA #4052

REZONING SITE PLAN FOR:

NORTHSIDE LLC

3 PUFFIN LANE ASHEVILLE, NC

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1847 HILLARY D. COLE

	REVISIONS			
DATE OF DESIGN: 06/04/2025	NO.	DATE	DESC.	BY
PROJECT NO.: 25-100				
DRAWN BY: HDC				
SCALE: 1" = 20'				
REZONING SITE PLAN - L-101				

Submitted electronically by "Blue Ridge Land Surveying, Inc."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Buncombe County Register of Deeds.

Type: CONSOLIDATED REAL PROPERTY
Recorded: 1/17/2023 2:42:29 PM
Fee Amt: $21.00 Page 1 of 1
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 232 PG 125

I, GRAHAM N. DULS, CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM THE DEED DESCRIPTION REFERENCED IN THE TITLE BLOCK OF THIS PLAT; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED DOES NOT EXCEED 1: 10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S 47-30, AS AMENDED; THAT THIS PLAT IS OF THE FOLLOWING TYPE – G.S. 47-30 (F)(11)(C)(1). THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

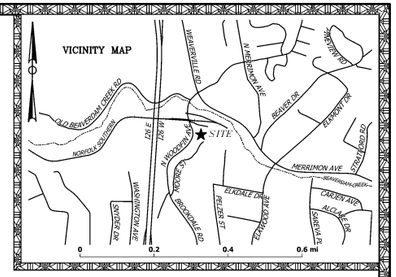
WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS 17th DAY OF JANUARY, 2023

DocuSigned by: Graham Duls

PROFESSIONAL LAND SURVEYOR
L-4876

NORTH CAROLINA PROFESSIONAL SEAL L-4876 LAND SURVEYOR GRAHAM N. DULS



NOTES

- ◇ TOTAL AREA = 1.13 ACRES BY COORDINATE METHOD.
- ◇ BOUNDARY MARKERS ARE FLUSH WITH THE GROUND UNLESS NOTED.
- ◇ LENGTHS ARE HORIZONTAL MEASUREMENTS.
- ◇ UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED.
- ◇ THERE MAY BE FEATURES AND IMPROVEMENTS NOT SHOWN.
- ◇ PROPERTY IS SUBJECT TO THE RESTRICTIONS AND EASEMENTS OF RECORD.
- ◇ INFORMATION PERTAINING TO PROPERTY OWNERS IS NOT TO BE CONSTRUED AS A TITLE CERTIFICATION.
- ◇ BEARINGS AND COORDINATES ARE IN REFERENCE TO THE NORTH AMERICAN DATUM OF 1983(2011).
- ◇ PROPERTY IS ZONED R-10 TOWN OF WOODFIN.

LEGEND

●	POINT NOT FOUND OR SET
⊕	⅝" REBAR WITH PLASTIC CAP SET
△	NAIL FOUND 0.2'BG
◇	FIRE HYDRANT
©	SANITARY SEWER CLEANOUT
◎	UTILITY POLE
Ⓦ	WATER METER
AG	ABOVE GROUND
BG	BELOW GROUND
D.B.	DEED BOOK
P.B.	PLAT BOOK
PG.	PAGE
PIN	PARCEL IDENTIFICATION NUMBER
———	SURVEYED BOUNDARY PER D.B. 6233, PG. 1891
———	SURVEYED BOUNDARY PER D.B. 2095, PG. 441
– – –	BOUNDARY– NOT SURVEYED UNLESS USED AS A TIE
~~	CHAIN-LINK FENCE
OU	OVERHEAD UTILITY WIRES
	ASPHALT
	GRAVEL

I, DARIUS NAZARI, CERTIFY THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY WAS PERFORMED BY ME USING THE FOLLOWING INFORMATION:
CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.01m
TYPE OF GPS FIELD PROCEDURE: STATIC
DATE OF OBSERVATIONS: AUGUST 26, 2022
DATUM/EPOCH: NORTH AMERICAN DATUM OF 1983(2011)
PUBLISHED/FIXED-CONTROL USE: STATIONS NCBR, NCHE, & NCMA
GEOID MODEL: 18
COMBINED GRID FACTOR: 0.99980192
UNITS: METERS

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS 17th DAY OF JANUARY, 2023

DocuSigned by: DARIUS NAZARI

PROFESSIONAL LAND SURVEYOR
L-5287

NORTH CAROLINA PROFESSIONAL SEAL L-5287 LAND SURVEYOR DARIUS NAZARI

SURVEY FOR

THE BANK OF NEW YORK MELLON TRUST COMPANY

PIN 9730-66-9486
BEAVERDAM TOWNSHIP, BUNCOMBE COUNTY, N.C.
REFERENCE: D.B. 6233, PG. 1891

30' 0' 30' 60' 90'

SCALE: 1" = 30' JOB: 22-235-E DATE: JANUARY 16, 2023

BLUE RIDGE LAND SURVEYING, INC.

SERVING WESTERN NORTH CAROLINA
WITH A FULL RANGE OF LAND SURVEYING SERVICES

www.BlueRidgeLandSurvey.com
LICENSE C-0463
P.O. BOX 3091 – ASHEVILLE, N.C. – 28802
PHONE: (828) 252-6092

RECOMMENDATION FROM
TOWN OF WOODFIN PLANNING BOARD
OF ADJUSTMENT TO
WOODFIN TOWN COUNCIL

Having reviewed the **Zoning Map Amendment** to rezone property at 3 Puffin Lane (9730-66-9486) from R-10 Residential District to CS Community Shopping-CZ on **July 1, 2025**, and having considered information from planning staff of the Town of Woodfin and comments from the other persons, pursuant to 160D-604(d), the Town of Woodfin Planning Board of Adjustment hereby adopts the following motion, effective July 1, 2025:

The Town of Woodfin Planning Board of Adjustment recommends approval of the proposed map amendment and finds that it is reasonable, in the public interest, and consistent with the Town of Woodfin Comprehensive Plan in that the proposed rezoning will:

1. Uses the Future Land Use Map to guide development decisions and while protecting land and buildings for small- and large-scale employment uses. (1.1.3 & 1.2.5)
2. Promotes long-term fiscal responsibility by encouraging growth in areas with existing services over other areas. (1.2.6)
3. Balances the supply of land for housing and employment and protects land for economic development and supports local small businesses and ensure an adequate supply of appropriately located and sized employment space. (3.1.5 & 3.2.5).
4. Makes government decision-making accessible and transparent to all residents (4.4.3).

Vote:

Ayes/No

This document is a true and accurate statement of the findings and recommendations of the Woodfin Planning Board of Adjustment.

_____ _____

Chair Date

ORDINANCE APPROVING A CONDITIONAL ZONING FOR PROPERTY LOCATED AT 3 PUFFIN LANE

Ordinance: 2025-00X

Passed _____

WHEREAS, the Town of Woodfin has the authority pursuant to Article 1 of Chapter 160D of the North Carolina General Statutes to adopt development regulations, to establish zoning districts and to classify property within its jurisdiction according to zoning district, and may amend said regulations and district classifications from time to time in the interest of the public health, safety and welfare; and

WHEREAS, the town's zoning regulations are codified in Chapter 54 of the Town of Woodfin Code of Ordinances (herein "Zoning Ordinance"), and maps dividing and classifying the property within the town's zoning jurisdiction are on file and maintained in the office of the Zoning Administrator (herein "Official Zoning Map"); and

WHEREAS, an application for a conditional zoning of real property was received on June 3, 2025; and

WHEREAS, the public hearing for this map amendment has been noticed in compliance with the North Carolina General Statutes; and

WHEREAS, the Woodfin Planning Board of Adjustment reviewed this conditional zoning request and voted __ to recommend approval of the request at their July 1, 2025 public meeting finding that the conditional zoning request was reasonable considering the potential benefits to the Town of Woodfin and surrounding community; and

WHEREAS, the Woodfin Town Council held the public hearing on July 1, 2025 and, after hearing such, made the following required findings:

The development code text amendment is consistent with the comprehensive plan in the following ways:

1. Uses the Future Land Use Map to guide development decisions and while protecting land and buildings for small- and large-scale employment uses. (1.1.3 & 1.2.5)
2. Promotes long-term fiscal responsibility by encouraging growth in areas with existing services over other areas. (1.2.6)
3. Balances the supply of land for housing and employment and protects land for economic development and supports local small businesses and ensure an adequate supply of appropriately located and sized employment space. (3.1.5 & 3.2.5).

4. Makes government decision-making accessible and transparent to all residents (4.4.3).

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Woodfin, that:

Section 1: The Official Zoning Map be, and the same is hereby, amended as follows:

The zoning classification of that certain real property described in Exhibit "A" and identified on Buncombe County tax maps as PINs 9730-66-9486, recorded in Deed Book/Pages 6479/498 and currently owned by Northside, LLC from Residential District-10 (R-10) to Community Shopping-Conditional Zone (CS-CZ). A copy of the official zoning map showing said lot is attached hereto as Exhibit "A" and made a part hereof. Said rezoning is subject to the conditions set out in Exhibit "D", and substantially compliant with the site plans as shown on Exhibit "E" attached hereto and made a part hereof.

Section 2. The Official Future Land Use Map be, and the same is hereby, amended as follows:

The property included as part of the conditional rezoning as identified on Exhibit "B" and classified as Residential 1 district is reclassified as Commercial on the Future Land Use Map.

Section 3. That the Office of the Zoning Administrator is hereby authorized and directed to make the changes as herein before enacted in said zoning and future land use map.

Section 4: If any provisions of this Ordinance are for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, independent provision and such holding shall not affect the validity of any other provision thereof, and to that end, the provisions of this Ordinance are hereby declared to be severable.

Section 5: The ordinances shall be enforced as provided in Chapter 54 of the Town of Woodfin Code of Ordinances.

Section 6: This Ordinance shall be effective on this 19th day of August 19, 2025.

Ayes _____

Nays _____

_____

Attest: James C. McAllister, Mayor

_____

Town Clerk

TECHNICAL REVIEW REPORT

DATE: June 24, 2025
PREPARED BY: Ricky Hurley, Planning Director
APPLICANT: Jeffery Young/Northside LLC
SUBJECT: Conditional Zoning – 3 Puffin Lane

PROJECT SUMMARY: Conditional zoning review for 0.92 acres located at 3 Puffin Lane from Residential District R-10 (R-10) to Community Shopping District -Conditional Zone (CS-CZ) for development of a 2,400 square foot office for a landscaping business. (PIN: 9730-66-9486).

REVIEW NOTES:

- The project site is 0.92 acres located at 3 Puffin Lane.
- The parcel is already served by public water and sewer services.
- North Woodfin Avenue is a state-maintained road.
- The proposed Community Shopping CS-CZ zoning district setbacks are: 15 feet side and rear where abutting residentially zoned property and are regulated by the proposed conditional zoning ordinance.
- The proposed conditional zoning district will exceed the minimum lot width, lot size, and structure size standards in the Community Shopping zoning district. Dimensional requirements set by the proposed conditional zoning exceed the general district.
- The maximum height of all structures shall be limited to 35’ as noted in the Draft Exhibit D.
- No retaining walls are proposed.
- Property is currently zoned Residential District R-10.
- A list of conditions and any requested modifications is required and must be agreed to and signed by the property owner.
- A Transportation Impact Analysis is not required.
- A buffer yard is provided where commercial zoning abuts up to residential zoning districts on the east and south side of the parcel.

PLANNING:

Changes required to plans:

- *Note: Exhibit D conditions associated with the rezoning may hold the project to a higher standard.*

Requirements to be noted (no change required to plans):

- The applicant will be required to provide a detailed site plan review if the conditional zoning were to be approved by the Town Council.
- The Building and Grading & Erosion Control permits are reviewed and issued by Buncombe County.

EMERGENCY ADDRESSES:

Addresses are assigned by the Buncombe County E-911 Address Coordinator prior to issuance of any individual building permits. The applicant is advised to submit early in the development review process to verify if any change to the current address is warranted due to the planned additions.

ROADS/ACCESS/LIGHTING:

- One driveway connection to North Woodfin Avenue is proposed. A driveway permit will be required from NCDOT.
- No lighting plan was provided and will be required prior to issuance of a zoning compliance permit.

UTILITIES:

- Woodfin Water and Metropolitan Sewerage District both currently serve the project area.

SW/EC/FLOOD:

- Erosion Control and Building permit applications, as required, shall be reviewed and approved by Buncombe County prior to any construction or land disturbance occurring. An erosion control plan is required for land disturbance areas of 1 acre or greater.
- A Town of Woodfin Storm Water review and permit will be required prior to issuance of the zoning compliance permit by the Town.
- The subject property is not located within a regulated floodplain.
- No streams were noted as present on the property.

FIRE MARSHAL:

- This site plan appears to comply with the fire code and is approved based on the documents provided.