City Council Agenda Item Request
Submit to Clerk's Office
No later than 30 days before proposed Council meeting

1. **Date submitted to Clerk's Office:** January 5, 2026

2. **Primary contact person and Department requesting agenda item:** Will Palmquist, Planning & Urban Design.

3. **Requested Council meeting date:** March 10, 2026

4. **Subject:** Conditional zoning request for property located at 230 Sardis Rd.

5. **Action Requested:** Public hearing to consider a conditional zoning request for the property located at 230 Sardis Rd from Industrial (IND) to Residential Expansion - Conditional Zone (RES EXP-CZ) for the purposes of constructing a 180-unit multi-family building.

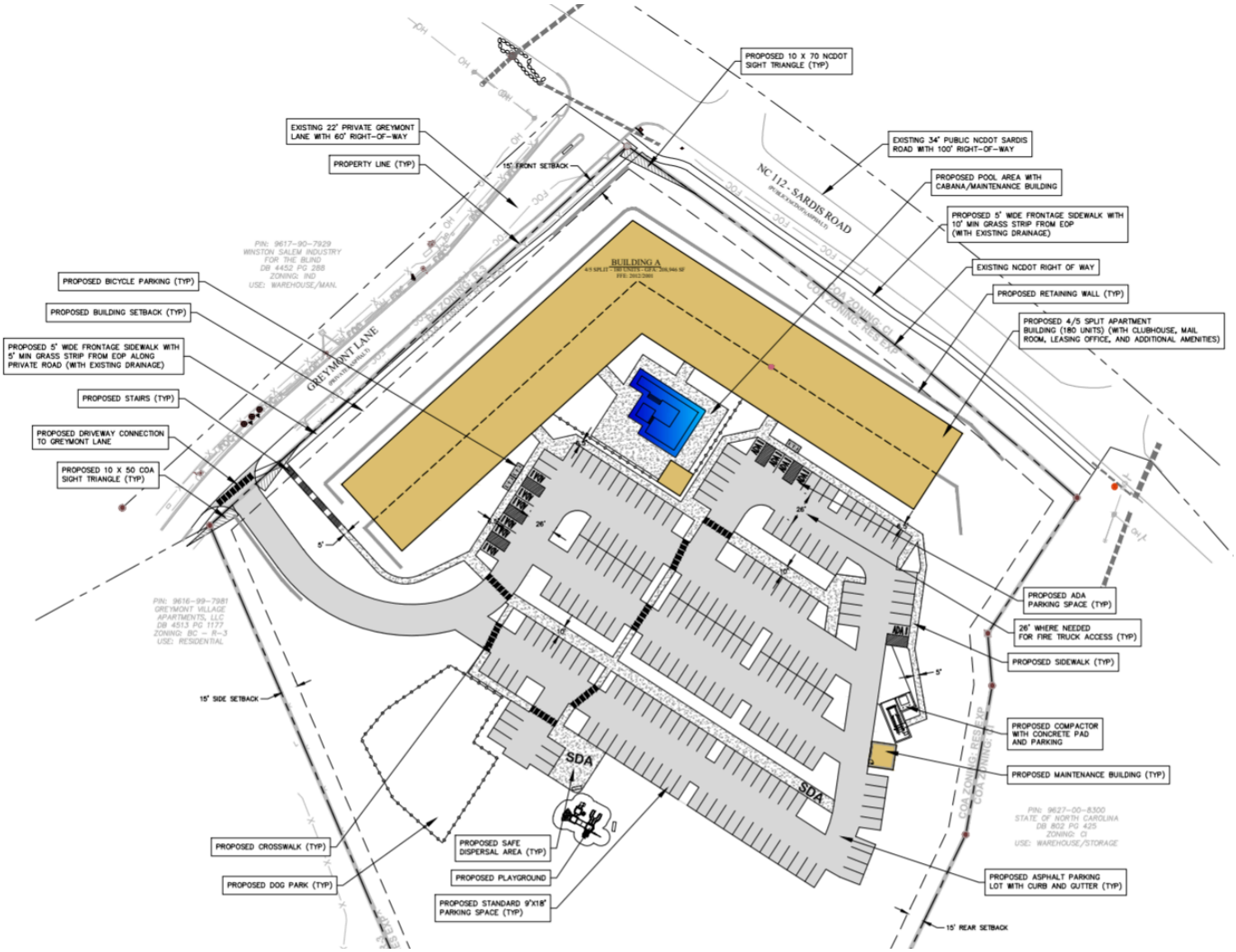
6. **Note if time sensitive, and why:** Not time sensitive.

7. **Potential fiscal impact(s) - if known by staff at time of request:** None.

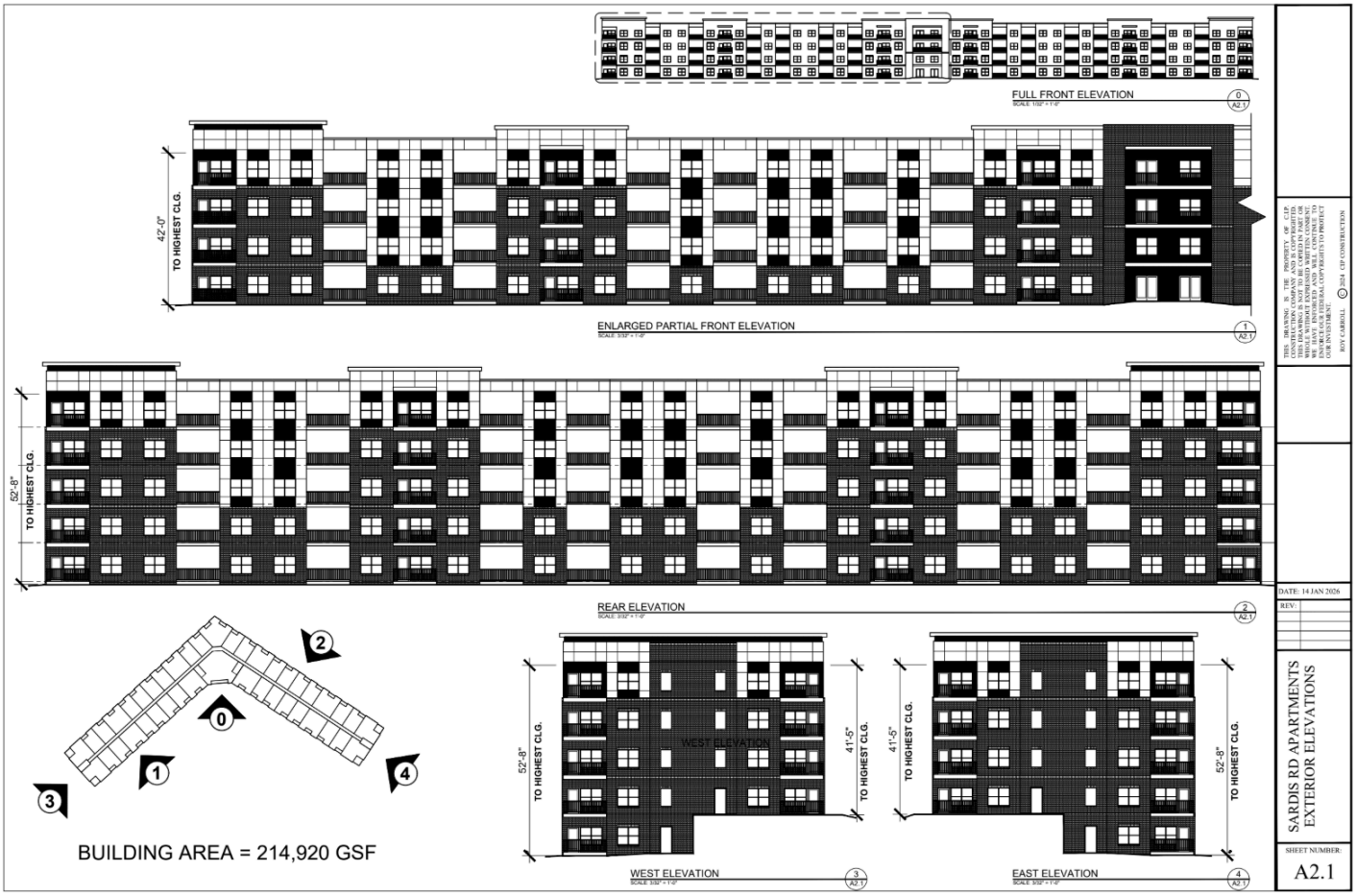
8. **Identify all vendor outreach for Minority & Women Owned Business Enterprises (MWBE).** No vendors associated with the conditional zoning - not applicable.

9. **Identify all Boards, Commissions and Council Committees with tentative dates - add in the vote and recommendation from each Board:** Planning & Zoning Commission (PZC) - February 4, 2026 - 7-0 approved

10. **Identify key issues:**
    - The project area consists of one property totalling 9.19 acres located at 230 Sardis Rd and is identified in the Buncombe County land records as PIN 9627-00-3429)
    - The site is currently zoned Industrial (IND), and is the site of Enplas Life Tech, a plastics manufacturing company.
    - Given the size of the project (over 50 residential dwelling units) a conditional zoning to the Residential Expansion - Conditional Zone (RES EXP - CZ) district is required.
    - Based on the Living Asheville Comprehensive Plan Future Land Use Map (FLUM) the property is currently designated "Industrial/Manufacturing". A change of the Future Land Use designation to "Residential Neighborhood" would be more appropriate and consistent with the land use regulation in the area.
    - New building construction includes a new four-to-five-story multi-family building with a total of 180 units.
    - Other site improvements include surface parking, new sidewalks, playground, dog park, and a pool and amenity area.


PROPOSED 10 X 70 NCDOT SIGHT TRIANGLE (TYP)
EXISTING 22' PRIVATE GREYMONT LANE WITH 60' RIGHT-OF-WAY
PROPERTY LINE (TYP)
15' FRONT SETBACK
EXISTING 34' PUBLIC NCDOT SARDIS ROAD WITH 100' RIGHT-OF-WAY
NC 112 - SARDIS ROAD
PROPOSED POOL AREA WITH CABANA/MAINTENANCE BUILDING
PROPOSED 5' WIDE FRONTAGE SIDEWALK WITH 10' MIN GRASS STRIP FROM EOP (WITH EXISTING DRAINAGE)
EXISTING NCDOT RIGHT OF WAY
PROPOSED RETAINING WALL (TYP)
PROPOSED 4/5 SPLIT APARTMENT BUILDING (180 UNITS) (WITH CLUBHOUSE, MAIL ROOM, LEASING OFFICE, AND ADDITIONAL AMENITIES)
PIN: 9617-90-7929
WINSTON SALEM INDUSTRY FOR THE BLIND
DB 4452 PG 288
ZONING: IND
USE: WAREHOUSE/MAN.
BUILDING A
PROPOSED BICYCLE PARKING (TYP)
PROPOSED BUILDING SETBACK (TYP)
PROPOSED 5' WIDE FRONTAGE SIDEWALK WITH 5' MIN GRASS STRIP FROM EOP ALONG PRIVATE ROAD (WITH EXISTING DRAINAGE)
GREYMONT LANE
PROPOSED STAIRS (TYP)
PROPOSED DRIVEWAY CONNECTION TO GREYMONT LANE
PROPOSED 10 X 50 COA SIGHT TRIANGLE (TYP)
PIN: 9616-99-7981
GREYMONT VILLAGE APARTMENTS, LLC
DB 4513 PG 1177
ZONING: BC - R-3
USE: RESIDENTIAL
15' SIDE SETBACK
PROPOSED ADA PARKING SPACE (TYP)
26' WHERE NEEDED FOR FIRE TRUCK ACCESS (TYP)
PROPOSED SIDEWALK (TYP)
PROPOSED COMPACTOR WITH CONCRETE PAD AND PARKING
PROPOSED MAINTENANCE BUILDING (TYP)
SDA
SDA
PROPOSED CROSSWALK (TYP)
PROPOSED DOG PARK (TYP)
PROPOSED SAFE DISPERSAL AREA (TYP)
PROPOSED PLAYGROUND
PROPOSED STANDARD 9'X18' PARKING SPACE (TYP)
PIN: 9627-00-8300
STATE OF NORTH CAROLINA
DB 802 PG 425
ZONING: CI
USE: WAREHOUSE/STORAGE
PROPOSED ASPHALT PARKING LOT WITH CURB AND GUTTER (TYP)
15' REAR SETBACK

Site Plan



Building Elevations