Planning & Zoning Commission

Wednesday, February 4, 2026



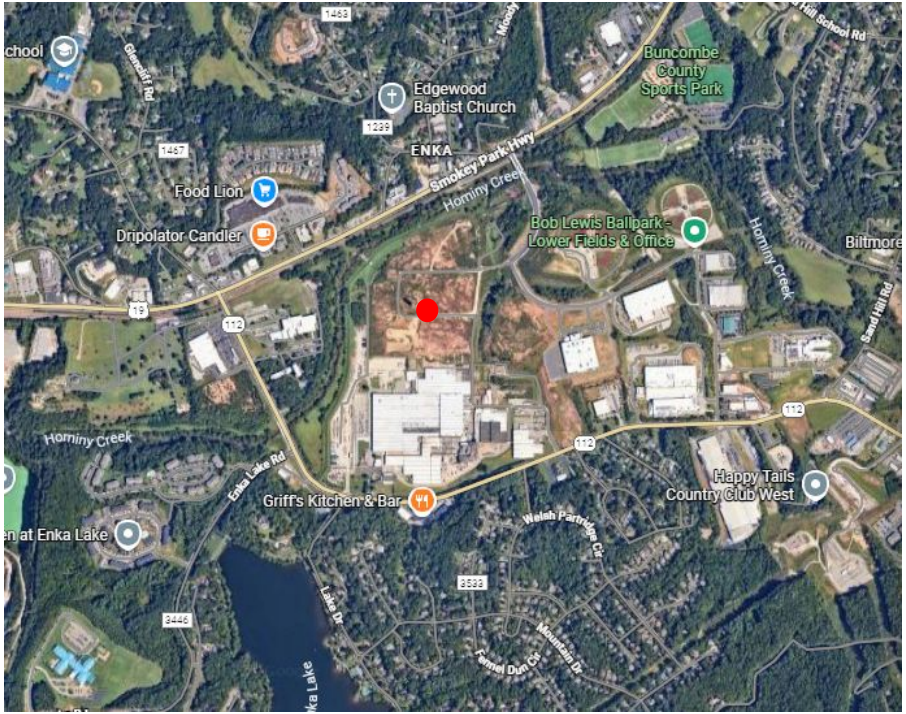
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NORTH CAROLINA

AGENDA

- **Administrative**
  - Land Acknowledgement.
  - Approval of minutes from the January 7, 2026 meeting.
  - Update from committee liaisons and workgroups.
- **Public Hearings**
  - Zoning Map Amendments
    - Conditional Zoning: Costco Retail Store
      - Request for continuance to the April 1, 2026 PZC Meeting
    - Conditional Zoning: 393 N. Louisiana Avenue
    - Conditional Zoning: 230 Sardis Road
- **Other Business**
  - Commissioner's Rules of Procedure

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CONDITIONAL ZONING AMENDMENT



Location Map

Costco - Asheville: 264 & 274 Enka Heritage Parkway and 1455 Sand Hill Road.

- **Continuance Requested:**
  - April 1st PZC Meeting

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ADMINISTRATIVE

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ADMINISTRATIVE

Land Acknowledgement

Minutes from 1/7/26

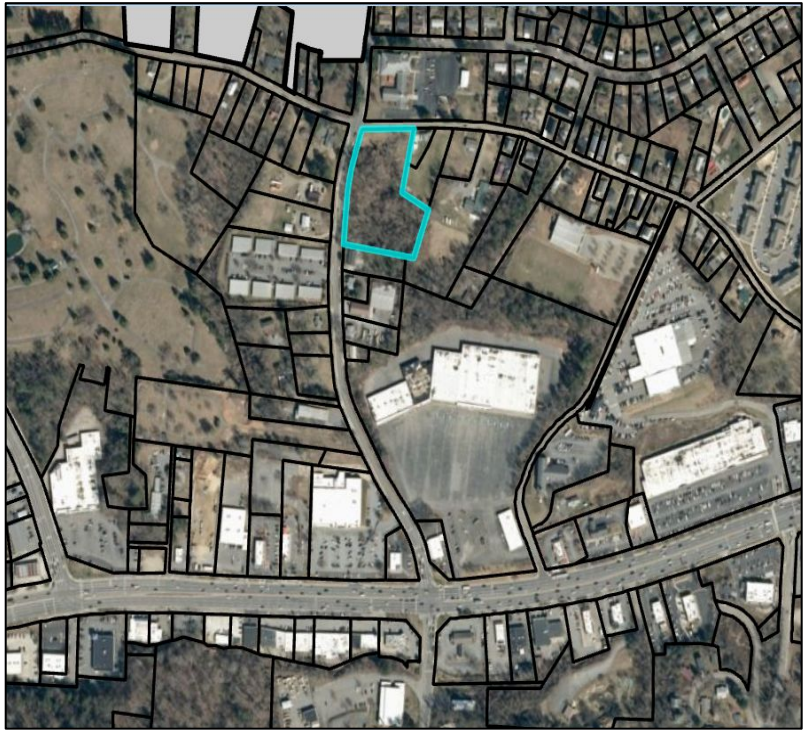
Update from committee liaisons/workgroups



LEGISLATIVE PUBLIC HEARINGS

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CONDITIONAL ZONING



Location Map

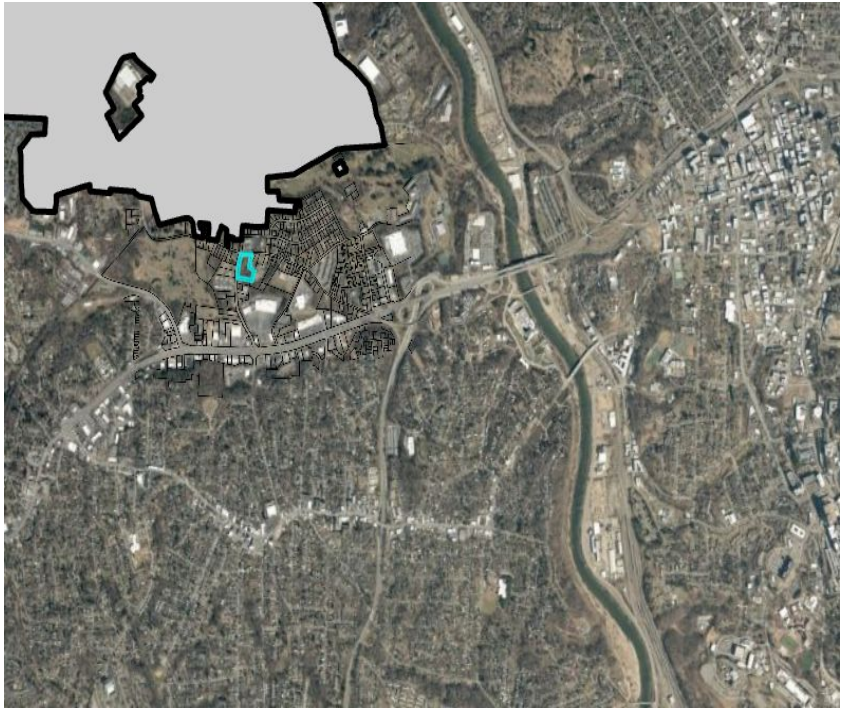
Apex On Hazel Mill - 383 North Louisiana Avenue

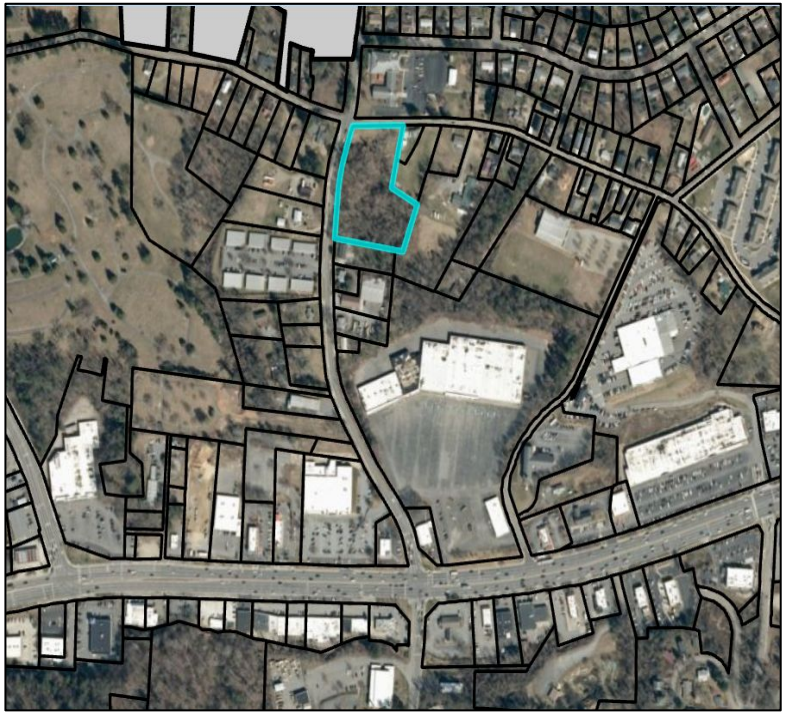
Quick Facts:

- Level II Review
- Zoned Office-1
- 3.13 Acre Undeveloped Site

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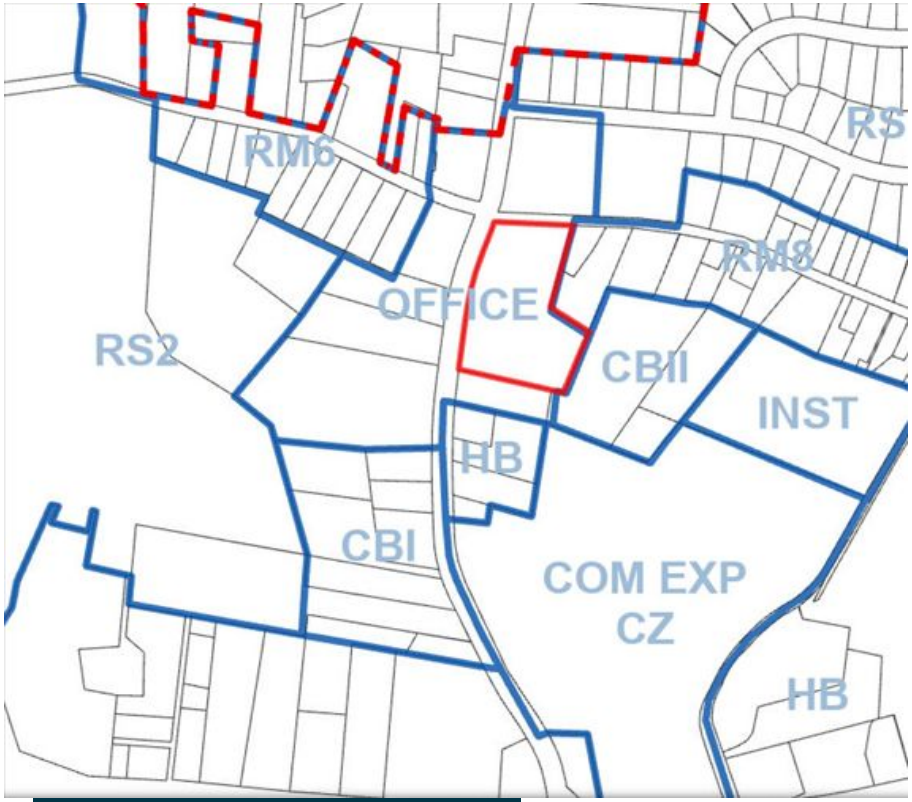
Location





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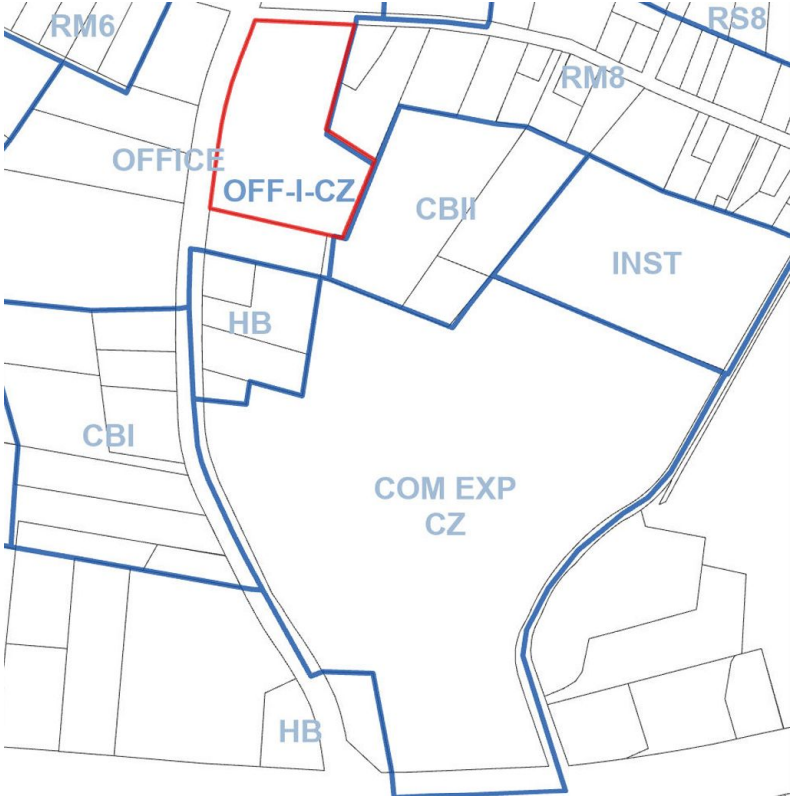
Existing Zoning



Existing Zoning - Office 1

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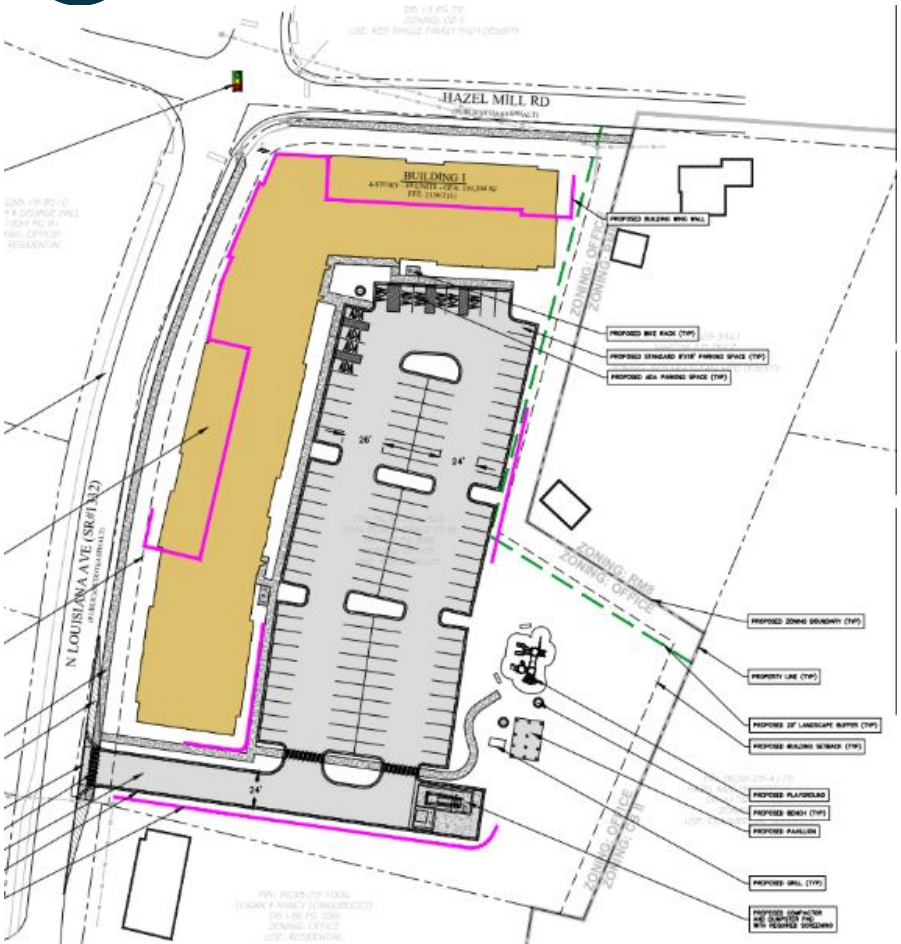
Proposed Zoning



Proposed Zoning - Office 1-CZ

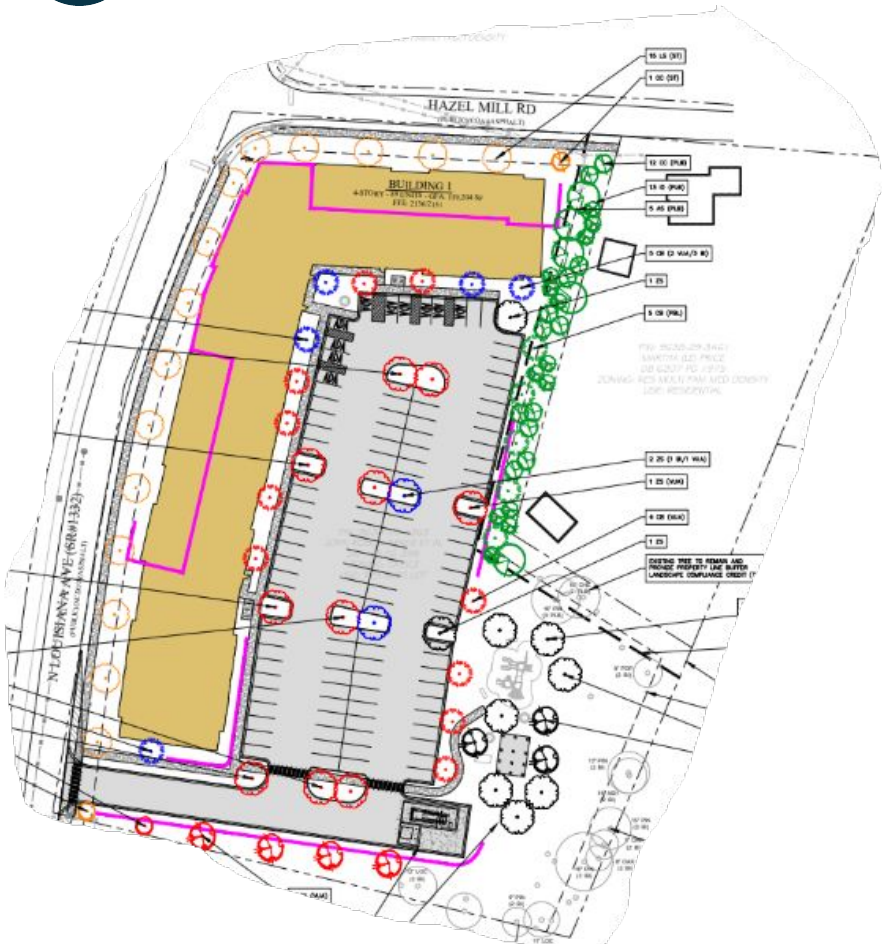
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Site and Landscaping Plans I



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Site and Landscaping Plans II



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Project Conditions

- Project proposes a minimum 5’ wide sidewalk within the internal site layout instead of the required 10’ width.
- Project proposes a minimum 5’ wide sidewalk along N. Louisiana Ave instead of the required 10’ width.
- Project proposes exceeding the minimum Office-1 district building footprint maximum of 4,000 s.f, with a footprint of 31,898.
- Project proposes 8’ of additional building height in excess of the 40’ maximum standard in the OFF-I zoning district.

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Renderings I



4 OVERALL - SOUTH



3 Elevation OVERALL - EAST



2 Elevation OVERALL - NORTH



1 Elevation OVERALL - WEST

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Renderings II



3 NORTH 01

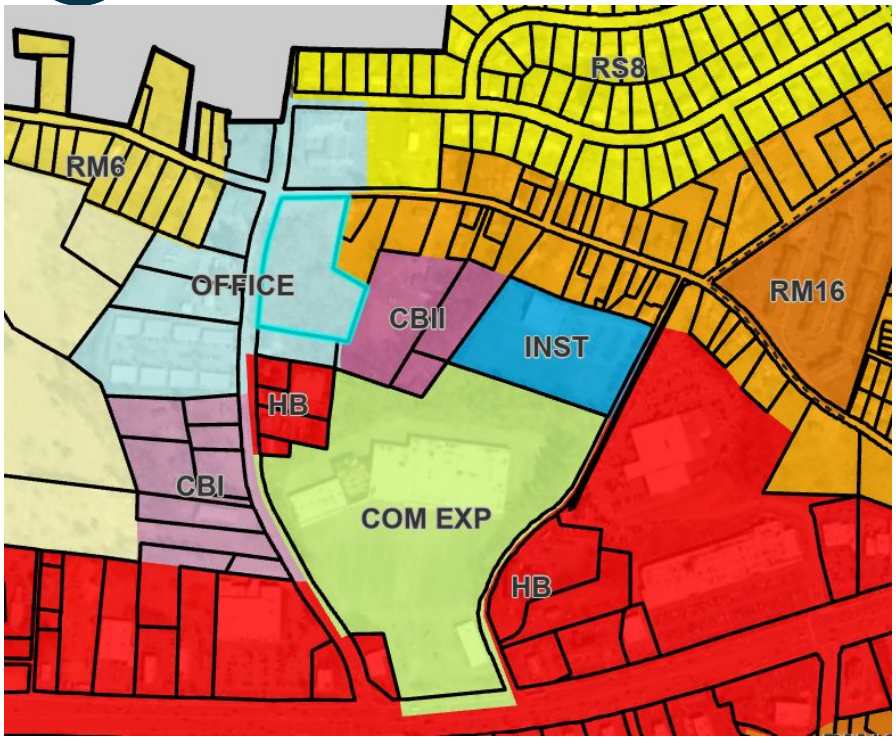


2 SOUTH 02

1 SOUTH 01

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NORTH CAROLINA

Existing and Proposed Zoning Review



Surrounding Zoning Districts

Compliance	Element
✓	Compatible with Surrounding Zoning
	Compatible with Future Land Use
	Is/Will be Served by Infrastructure
	Meets Goals of the Comprehensive Plan

THE CITY OF ASHEVILLE
NORTH CAROLINA

Future Land Use Review



Future Land Use Map

Compliance	Element
✓	Compatible with Surrounding Zoning
✓	Compatible with Future Land Use
	Is/Will be Served by Infrastructure
	Meets Goals of the Comprehensive Plan

Traditional neighborhoods offer opportunities for infill housing in order to improve the supply and mix of housing options. The traditional neighborhood development pattern is also encouraged in other residential neighborhoods throughout the city, such as the residential neighborhood future land use category, to improve connectivity and access (p. 346).

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Infrastructure Review

Transportation
- Existing roadway network in place.

Water
- Letter of Commitment for water service issued.

Sewer
- Wastewater Allocation Request issued.

Stormwater
- Detailed stormwater review and approval pending CZ approval.

Compliance	Element
✓	Compatible with Surrounding Zoning
✓	Compatible with Future Land Use
✓	Is/Will be Served by Infrastructure
	Meets Goals of the Comprehensive Plan

Traditional neighborhoods offer opportunities for infill housing in order to improve the supply and mix of housing options (p. 346).

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NORTH CAROLINA

Comprehensive Plan Review

Theme	Referenced Goal	Strategy	Consistency
A Livable Built Environment	Make Streets More Walkable, Comfortable and Connected	Prioritizing greater densities of development overall, throughout the city as appropriate.	✓
A Resilient Economy	Increase and Diversify the Housing Supply	Ensure a diverse mix of housing to accommodate a broad range of age groups, lifestyle choices and affordability levels.	✓
A Livable Built Environment	Encourage Responsible Growth	provide infill development in targeted growth areas	✓

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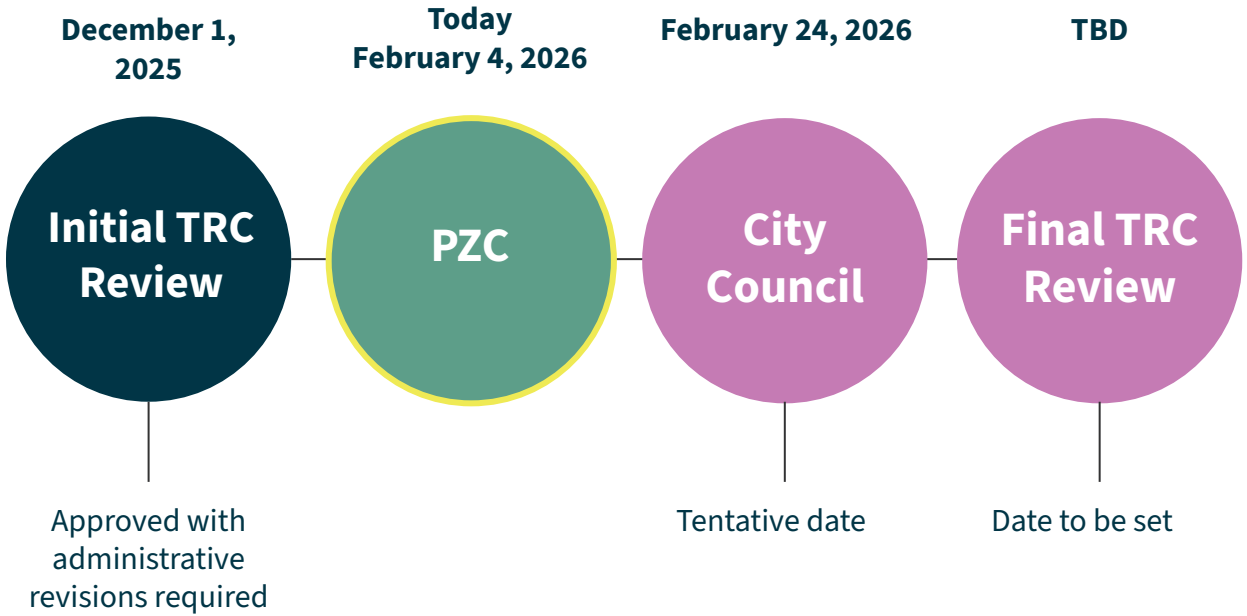
Staff Recommendation

Staff recommends **approval** of the proposed conditional zoning request.

Compliance	Element
✓	Compatible with Surrounding Zoning
✓	Compatible with Future Land Use
✓	Is/Will be Served by Infrastructure
✓	Meets Goals of the Comprehensive Plan

THE CITY OF ASHEVILLE
NORTH CAROLINA

Required Reviews



Discussion / Questions

Suggested Motion to Approve:

I move to recommend approval of the conditional zoning request for the property located at 383 N. Louisiana Avenue from Office (OFF I) to Office - Conditional Zone (OFF I-CZ) and find that the request is reasonable, is in the public interest, is consistent with the city's comprehensive plan and meets the development needs of the community in that the request: 1) provides infill development in targeted growth areas; 2) increases the supply of housing in proximity to schools, transit and parks; and, 3) rezones property to"transit-supportive" density in nodal clusters along or near transit corridors.

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NORTH CAROLINA

CONDITIONAL ZONING



Location Map

230 Sardis Apartments - 230 Sardis Rd

Quick Facts

- CZ: IND to RES EXP-CZ
- 180-unit multi-family
- Project site is 9.19 acres
- Staff recommending approval

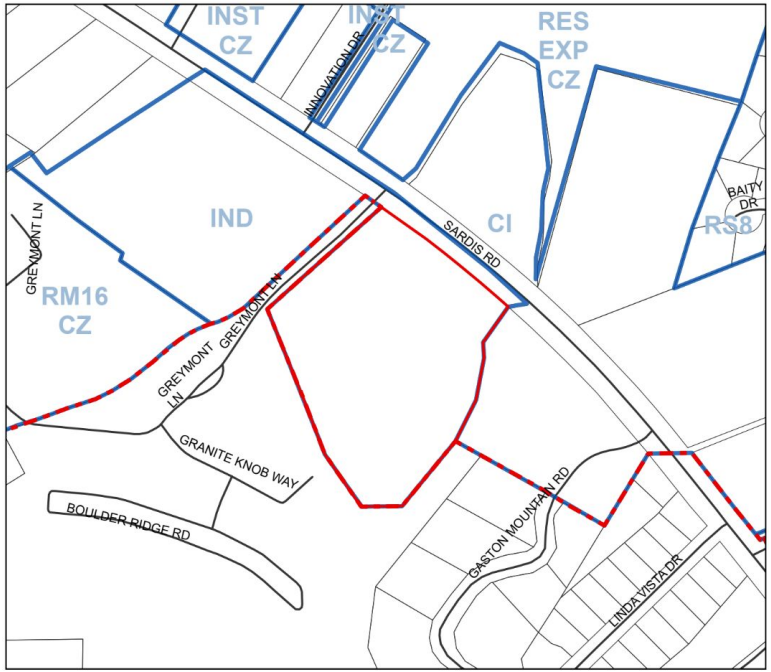
THE CITY OF ASHEVILLE
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Location

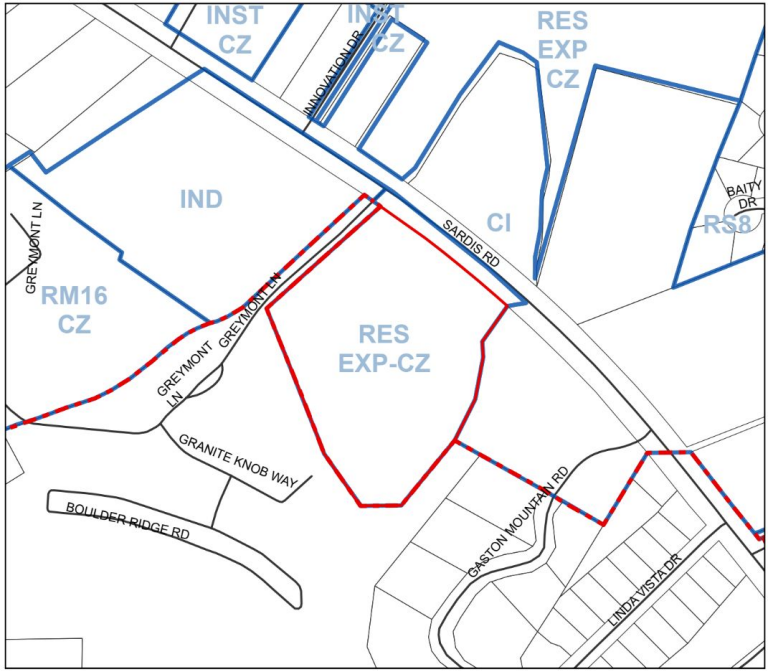

Blink Charging Station
Charging Station
Hominy Creek
Enka Intermediate School
MyPlace Self Storage
Self-Storage Units Near You
The Franklin School of Innovation
Crowell Square Apartments
DeBruhl's Used Car Superstore
Used car dealer
Best Buy Metals Asheville
Best Buy Metals
Happy Tails Country Club West
Penske Truck Rental
Reeves Chapel Methodist Church
Greymont Village
Greymont Village
Bliss Travel
Go Forth Pest Control
Birch Hill Apartments
K2 Services Inc
Asheville Luxury Cottages
Heaven's Cloud Event Center
Secure Roofing
Wickhams Fancy Dr
Gaston Mountain Rd
Sardis Dr
Greymont Ln
Nicholas Dr
Baity Dr
Country Gardens Ln
Pond Rd
Piccadilly Ln
Summershade Ct
Woodland Terrace
Idle Hour Dr
Woodlea Ct
Breakers Ln
Crowell Farm
Pacifico Dr
Ocean Dr
Morse Dr
Sossman Dr
Brandi Dr
Ball Park
112
3551


INNOVATION DR
INNOVATION DR
GREYMONT LN
GREYMONT LN
GREYMONT LN
SARDIS RD
BAITY DR
GRANITE KNOB WAY
BOULDER RIDGE RD
GASTON MOUNTAIN RD
LINDA VISTA DR

Existing and Proposed Zoning



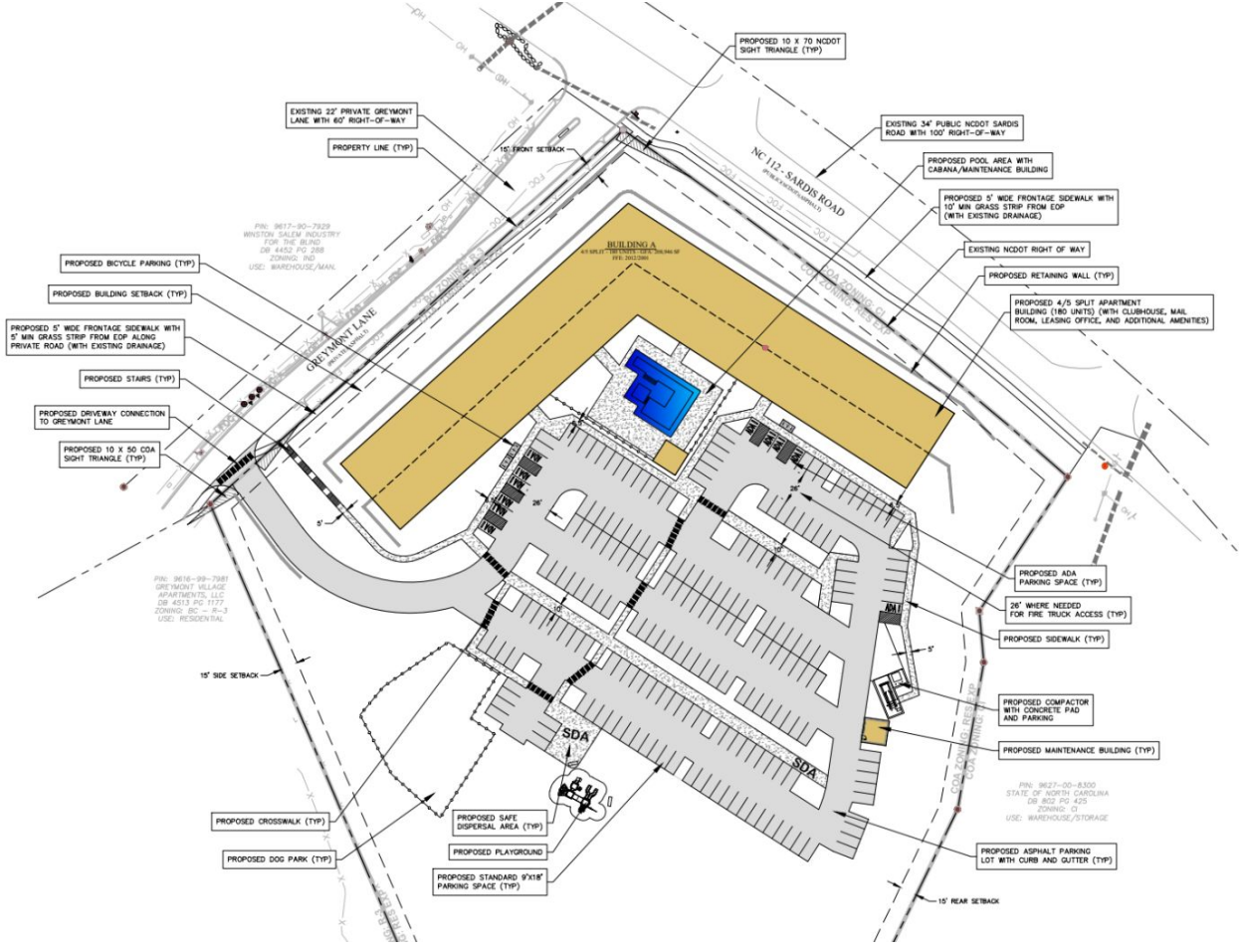
Existing Zoning - IND



Proposed Zoning - RES EXP-CZ

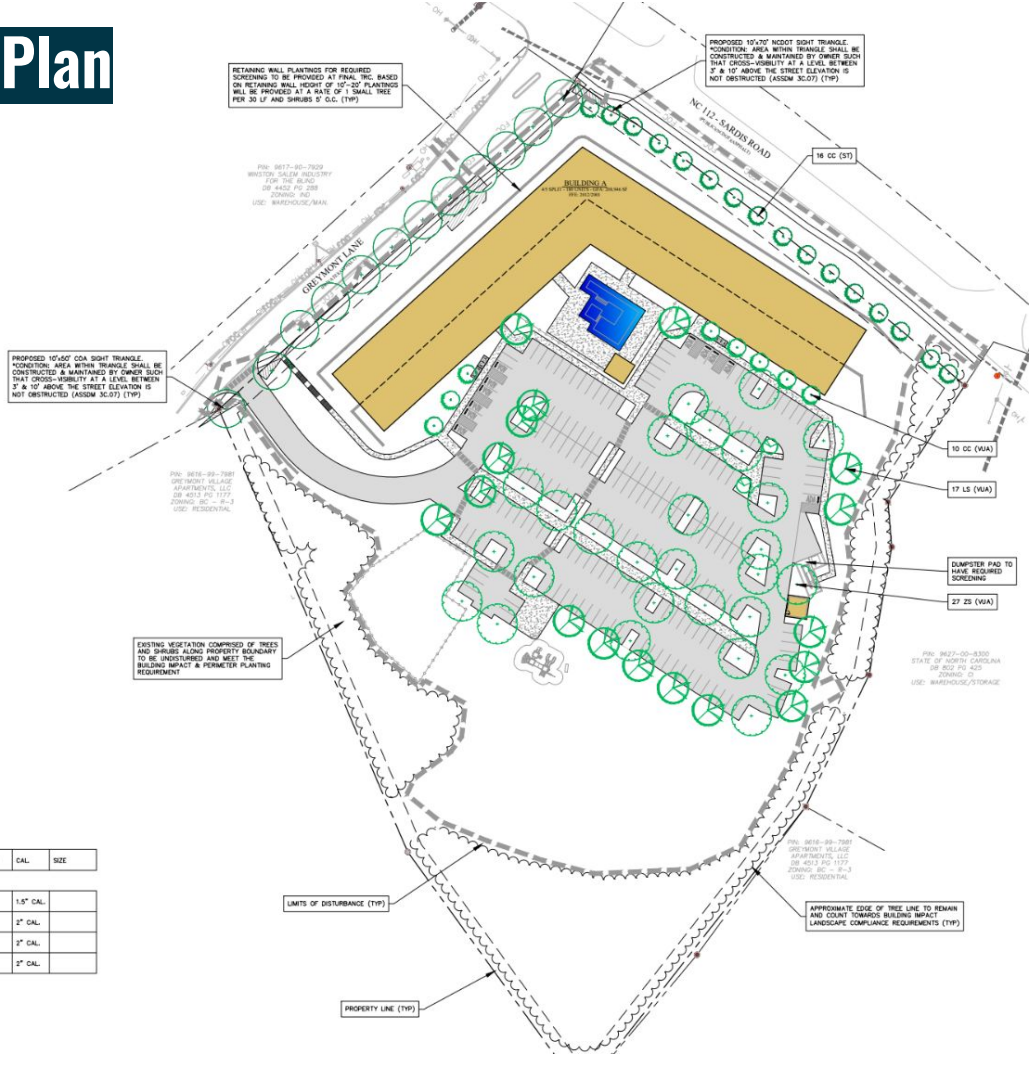
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Site Plan



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Landscape Plan



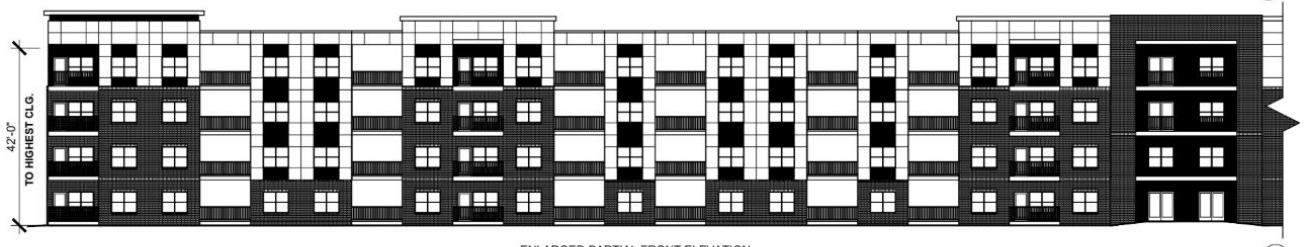
CONT.	CAL.	SIZE
~~B&B~~	1.5" CAL.	
~~B&B~~	2" CAL.	
~~B&B~~	2" CAL.	
~~B&B~~	2" CAL.	

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Elevation Drawings



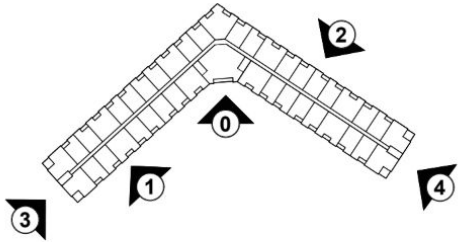
FULL FRONT ELEVATION
SCALE: 1/32" = 1'-0"
0
A2.1



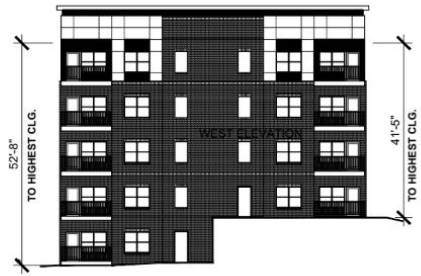
ENLARGED PARTIAL FRONT ELEVATION
SCALE: 3/32" = 1'-0"
1
A2.1



REAR ELEVATION
SCALE: 3/32" = 1'-0"
2
A2.1



BUILDING AREA = 214,920 GSF



WEST ELEVATION
SCALE: 3/32" = 1'-0"
3
A2.1



EAST ELEVATION
SCALE: 3/32" = 1'-0"
4
A2.1

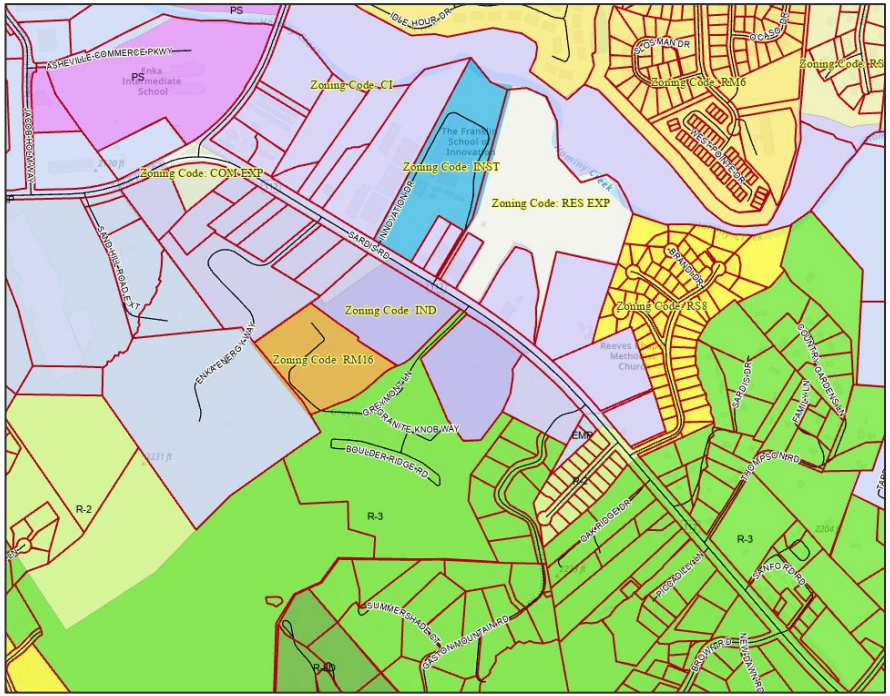
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NORTH CAROLINA

Project Conditions

- The project conditions adhere to standards set forth in the UDO as described in Exhibit E.
- The Project includes technical modifications:
  - 1) Sidewalk widths of 6’ on Sardis Rd, 5’ on Greymont Ln, and 5’ internally, instead of the 10’-wide standard.
  - 2) Street trees planted on Greymont Ln in excess of the 20’ maximum distance from the edge of pavement, ranging approximately between 30’ and 40’.

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Existing and Proposed Zoning Review

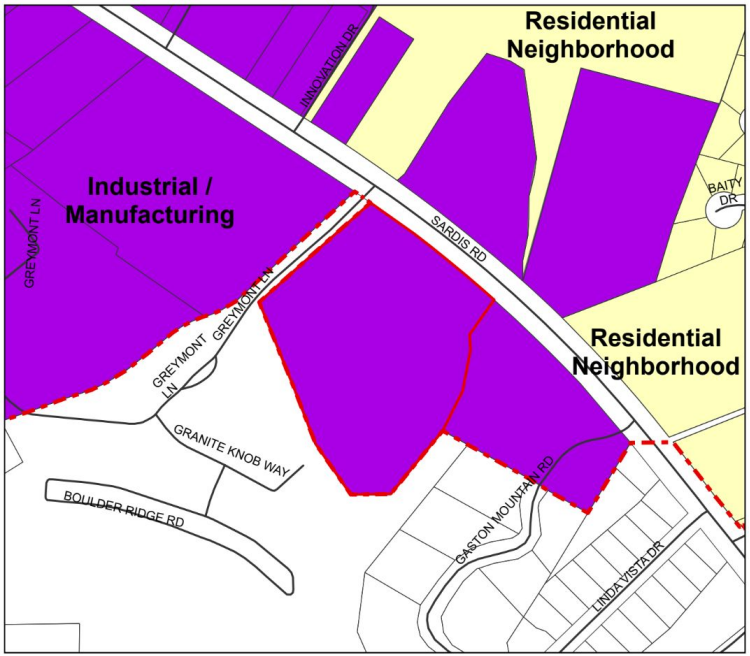


Surrounding Zoning Districts

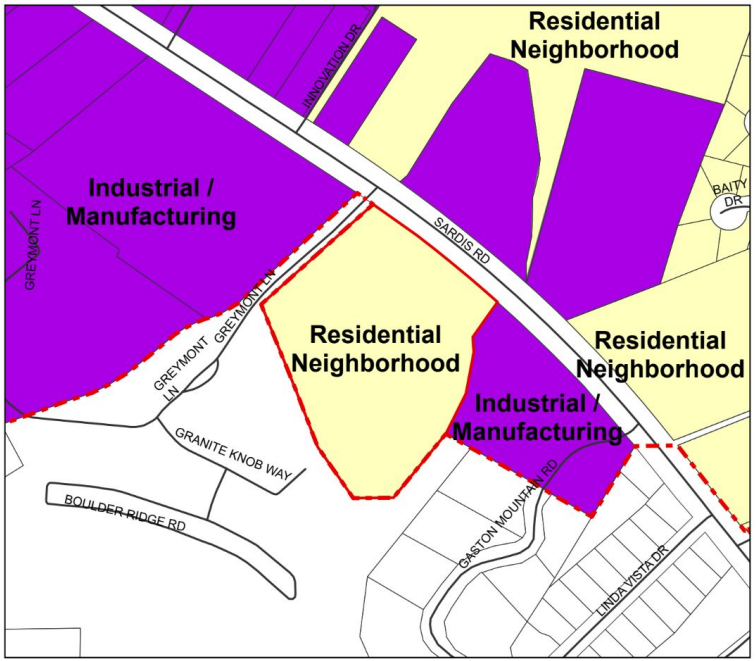
Compliance	Element
✓	Compatible with Surrounding Zoning
	Compatible with Future Land Use
	Is/Will be Served by Infrastructure
	Meets Goals of the Comprehensive Plan

THE CITY OF ASHEVILLE
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Future Land Use Review



Existing FLU - Industrial / Manufacturing



Proposed FLU - Residential Neighborhood

THE CITY OF ASHEVILLE
NORTH CAROLINA

Future Land Use Review

Compliance	Element
✓	Compatible with Surrounding Zoning
✓	Compatible with Future Land Use
	Is/Will be Served by Infrastructure
	Meets Goals of the Comprehensive Plan

Future Land Use designation of "Residential Neighborhood" is proposed, in part, that, “the types of housing in residential neighborhoods generally offer little variation of building types throughout the neighborhood, such as townhomes, duplexes or an apartment complex,” and that, “over time, residential neighborhoods can benefit from having more housing diversity” (p. 346).

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Infrastructure Review

Transportation

- Existing NCDOT-maintained roadway on Sardis Rd, and privately-maintained roadway on Greymont Ln.
- Limited bike/ped network.

Water

- Letter of Commitment for water service issued.

Sewer

- Wastewater Allocation Approval issued.

Stormwater

- Detailed stormwater review and approval pending CZ approval.

Compliance	Element
✓	Compatible with Surrounding Zoning
✓	Compatible with Future Land Use
✓	Is/Will be Served by Infrastructure
	Meets Goals of the Comprehensive Plan

THE CITY OF ASHEVILLE
NORTH CAROLINA

Comprehensive Plan Review

Theme	Referenced Goal	Strategy	Consistency
A Livable Built Environment	Encourage Responsible Growth	Prioritize greater densities of development overall, throughout the city as appropriate.	✓
A Livable Built Environment	Increase and Diversify the Housing Supply	Increase the rental housing supply.	✓
A Livable Built Environment	Make Streets More Walkable, Comfortable and Connected	Eliminating gaps in the city-wide sidewalk network.	✓

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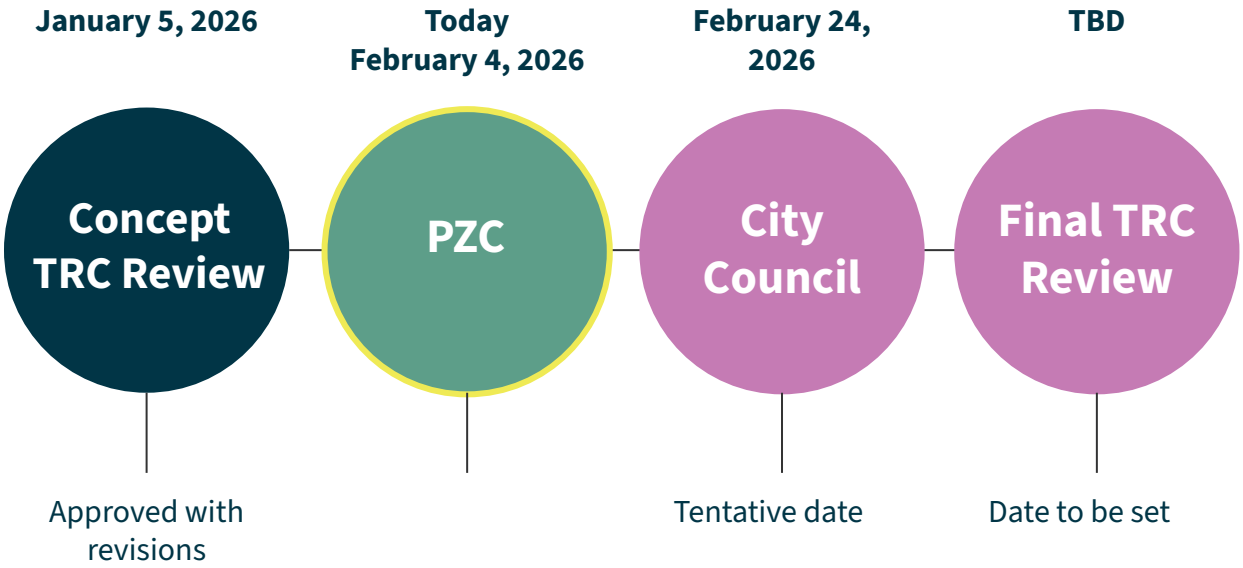
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THE CITY OF ASHEVILLE
NORTH CAROLINA

Required Reviews



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Discussion / Questions

Suggested Motion to Approve:

I move to recommend approval of the conditional zoning request for the property located at 230 Sardis Rd from Industrial (IND) to Residential Expansion - Conditional Zone (RES EXP-CZ) as well as amend the Future Land Use Map from Industrial/Manufacturing to Residential Neighborhood, and find that the request is reasonable, is in the public interest, is consistent with the city's comprehensive plan and meets the development needs of the community in that the request: 1) Prioritizes greater densities of development overall, throughout the city as appropriate; 2) Increases the rental housing supply; and, 3) Eliminates gaps in the city-wide sidewalk network.

