



# Buncombe Planning and Development

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## Notice of Public Hearing

This letter is for your information only; there is no required response or action. If you would like more information on a case below, would like to view a copy of an application, or would like information about the hearing process in general, please call **828-250-4830** or e-mail [zoningquestions@buncombecounty.org](mailto:zoningquestions@buncombecounty.org) about this public hearing.

This is to inform you that the Buncombe County Board of Adjustment will hold a public hearing on **Wednesday, December 13, 2017 at 12:00 p.m. in the meeting room located at 30 Valley Street, Asheville, NC** to consider the following applications:

**ZPH2017-00071:** Chris Day, P.E. has applied on behalf of Hathaway Development, LLC for a Conditional Use Permit for a Planned Unit Development pursuant to §78-677 and §78-678(b)(6) of the Zoning Ordinance of Buncombe County to develop a 296 unit apartment complex on tax lot PIN 9732-54-4054 (located to the east of 551 Aiken Drive at the intersection of Country Oak Drive) **Note: This item was continued from the November 8<sup>th</sup> meeting of the Board of Adjustment;**

**ZPH2017-00075:** Nicholas Bowman, of Davis Civil Solutions, PA has applied on behalf of Frederick Spiegel for a Conditional Use Permit for a Planned Unit Development pursuant to §78-677 and §78-678(b)(6) of the Zoning Ordinance of Buncombe County to develop 40 townhome lots and 105 single-family lots on tax lot PINs 9634-23-2258; 9634-23-4768 and 9634-14-4530 (adjacent to 139 Avery Creek Road). The proposal is a revision of ZPH2016-00027 approved by the Board of Adjustment on June 8, 2016;

**ZPH2017-00077:** Paul Reeves of the Asheville Area Habitat for Humanity has applied for a Conditional Use Permit for a Planned Unit Development pursuant to §78-677 and §78-678(b)(6) of the Zoning Ordinance of Buncombe County to develop eight townhome lots and four single-family lots on tax lot PIN 9607-74-2652 (1 Curry Court at the intersection of Ridge Street and Liberty Road);

**ZPH2017-00078:** Thomas Lynch of CARLYNNNC, LLC has applied for a Conditional Use Permit for a Planned Unit Development pursuant to §78-677 and §78-678(b)(6) of the Zoning Ordinance of Buncombe County to develop 288 multi-family units (north of Pond Road) and 40 townhome lots (south of Pond Road) on tax lot PIN 9627-61-0961 (199 Pond Road). The applicant has further applied to extend the Conditional Use Permit through a statutory vested rights approval of five (5) years pursuant to §78-622;

**ZPH2017-00079:** Rachel Clegg on behalf of Richard Perry and Karen Kendrick has applied for a Variance from §78-645(e)(6)(a) Protected Ridge Overlay District Development Standards (Maximum gross site area disturbance) of the Zoning Ordinance of Buncombe County in order to construct a residence on tax lot PIN 9750-51-7656 (62 Skycliff Drive);

**ZPH2017-00080:** Martin Fridy of MPG Kernersville, LLC has applied for a Conditional Use Permit for a Planned Unit Development pursuant to §78-677 and §78-678(b)(7) of the Zoning Ordinance of Buncombe County to develop a new 4,000 square foot retail building on tax lot PIN 9643-86-4074 (417 Airport Road). The proposal is a revision of ZPH2015-00019 approved by the Board of Adjustment on June 10, 2015;

**ZPH2017-00081:** John Garner, PE has applied for a Variance from §78-642 Dimensional Requirements (Side yard setback) of the Zoning Ordinance of Buncombe County in order to permit an existing retaining wall system built on tax lot PIN 9677-62-2447 (75 Clear Water Trail Road);

**ZPH2017-00082:** John Garner, PE has applied for a Variance from §78-642 Dimensional Requirements (Side yard setback) of the Zoning Ordinance of Buncombe County in order to permit an existing retaining wall system built on tax lot PIN 9677-62-0512 (67 Clear Water Trail Road);

**ZPH2017-00083:** Warren Sugg, PE of Civil Design Concepts, PA has applied on behalf of Liberty Oaks Fund I, LP for a Conditional Use Permit for a Planned Unit Development pursuant to §78-677 and §78-678(b)(6) of the Zoning Ordinance of Buncombe County to develop 36 single-family lots, 14 cottage lots, and 61 townhome lots on tax lot PINs 9607-74-7925 (402 Liberty Rd) and 9607-84-0256 (located between 402 Liberty Rd and Smokey Park Hwy). The proposal is a revision of ZPH2016-00002 approved by the Board of Adjustment on February 10, 2016;

**ZPH2017-00084:** Chris Day, P.E. of Civil Design Concepts, PA has applied on behalf of Hathaway Development, LLC for a Conditional Use Permit for a Planned Unit Development pursuant to §78-677 and §78-678(b)(6) of the Zoning Ordinance of Buncombe County to develop a 240 unit apartment complex on tax lot PINs 9617-89-6935, 9617-79-9824, 9617-99-1955 and 9617-99-0998 (1951 and 1953 Old Haywood Road).