



A. PROPERTY INFORMATION



CASE: ZPH2022-00019

PROJECT: Glenn Bridge Rental Units

Zoning: EMP - Employment

Current Land Use: Vacant / Agriculture

Utilities: MSD sewer and COA water with public extensions

Overlays: None

Application Submitted: June 13, 2022

PIN(s): 9633-66-8510

B. PROJECT SUMMARY:

Special Use Permit for a Level 1 Planned Unit Development, application proposes the following:

- 120 townhome units, within 22 structures, for rent
- Clubhouse and pool

Deviations requested from the PUD standards:

- Distances between buildings: 15 feet proposed (20 feet required)

C. DOCUMENTATION SUBMITTED

Applicant Documents:

- SUP Application
- Site plan
- Renderings
- Traffic Impact Study

Staff Documents:

- Motion Worksheet
- MAPS

D. HEARING NOTIFICATION

Notice in AVL Citizen Times: 8/31/22

Notice mailed to owners within 1,000 ft: 8/31/22

Physical posting: 9/2/22

Notice on County Website: 8/31/22

Hearing Date: 9/14/22

E. CONDITIONS FOR GRANTING SPECIAL USE PERMIT APPROVAL

In granting a special use permit (SUP), the board may designate conditions in connection with this application, ensuring that the proposed use will conform to the requirements and spirit of this article. If at any time after a SUP has been issued the board finds that conditions imposed and agreements made are not being fulfilled, the SUP shall be terminated, and the operation of such use discontinued. If a SUP is terminated for any reason, it may be reinstated only after a public hearing is held. Before any SUP is issued, the board shall make written findings certifying compliance with the specific rules governing the individual use and that satisfactory provisions and arrangements have been made to meet the conditions of approval.

F. TECHNICAL CONSIDERATIONS

The site plan proposes the following notable features:

- visitor off-street parking spaces distributed around the development
- An internal sidewalk system within the development

Review Comments:

- Applicant indicates that the tree screening shown on the Master Site Plan does not represent their plans for the site, and should not be viewed as their proposal for approval purposes.

G. STAFF SUGGESTED CONDITIONS OF APPROVAL

Staff recommends, if the Special Use Permit is approved, the following **Conditions of Approval** be included in the Board's Order:

1. A NCDOT Driveway Permit is required as part of the Site Plan Review permit.
2. Project must be constructed as depicted in the site plan.
3. Prior to commencement of land disturbance and construction activity the applicant shall submit a Site Plan Development permit for the entire project, indicating the following information:
 - a. exact location of all buildings and accessory structures
 - b. commercial lighting plan (demonstrating it meets the standards of the Buncombe Zoning Ordinance)
 - c. buffering, landscaping, and parking lot landscaping (if required)
 - d. retaining walls (demonstrating they meet the standards of the Buncombe Retaining Wall Ordinance)
 - e. easements and rights-of-ways on the property
 - f. approved E-911 road names (names to be approved by the Addressing Coordinator before submittal)
 - g. any other conditions of site development approved by the Board of Adjustment.
 - h. copy of approved permits from the US Army Corps of Engineers, the NC Department of Transportation, and the NC Department of Environmental Quality, where applicable.
 - i. **This Master Site Plan Permit approval shall not replace the requirement of pulling an individual Site Plan Permit for each building or structure within the development.**
4. Applicant must agree in writing to these conditions prior to commencement of site work.

H. BOARD OPTIONS FOR SUP

- a) **Approval as presented.** *Approval decision must be substantiated in the Board's findings of fact.*
- b) **Approval with conditions.** *Conditions of approval must directly relate to the impacts of the project as substantiated in the findings of fact. The Applicant must indicate in writing, their acceptance of these conditions. Should the Applicant indicate an unwillingness to accept certain conditions, then the BOA must (a) deny the PUD application, or (b) approve it without the disputed condition.*
- c) **Denial as presented.** *A denial decision must be substantiated in the Board's findings of fact.*
- d) **Continuance to a date certain.** *A continuance should serve a specific purpose, such as to provide a party of standing (the Applicant, the County, an adjacent property owner, etc.) sufficient time to gather and provide additional documentation or information.*