



THE CITY OF ASHEVILLE

NORTH CAROLINA

TECHNICAL REVIEW COMMITTEE (TRC) AGENDA

Monday, December 2 · 2:00 – 4:00pm

Time zone: America/New_York

Google Meet joining info

Video call link: <https://meet.google.com/vvi-gevj-zqr>

Or dial: (US) +1 971-301-2463 PIN: 419 761 743#

More phone numbers: <https://tel.meet/vvi-gevj-zqr?pin=3450391657607>

The TRC is a forum for technical staff to meet with applicants to review proposed projects and to discuss any comments or concerns noted from TRC members' review of plans submitted. Following the discussion between the applicants and staff, the TRC will take action on each item, approval, approval with conditions, or denial. Members of the public may attend the meeting, but public comment is not allowed. Public comment is allowed during public review at the Planning and Zoning Commission for applicable projects.

For case documents and site plans, please visit: [Simplicity Development](#)

CONCEPTUAL REVIEW

Conditional Zoning	<p>1. Pine Lane Apartments Planner: Clay Mitchell 24-06015PZ Zoning: CI/RS-8 Meeting Materials Staff Link to Report</p> <hr/> <p>A request for the conditional zoning review of a multi-family housing development consisting of 4 structures and a detached clubhouse on 9.69 acres and 2 unaddressed parcels on Oak Lodge Rd. (PINs 9627-80-5568 & 9627-80-5964). The property owner is Brandon Knolls LLC., and the project contact is Warren Sugg.</p>
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DEVELOPMENT REVIEW

Conditional Zoning - Final TRC	<p>2. Redwood Commons Planner: Will Palmquist 22-01054PZ Zoning: RES-EXP Meeting Materials Staff Link to Report</p> <hr/> <p>Final TRC review of a 70-unit multi-family apartment building for affordable senior living, located on 2.73 acres known as 21 & 99999 Governors View Road, and PINs 9658-54-6060 & 9658-53-8922. The property owners are Swannanoa River Road LLC and Realty Company II LLC. The project contact is Steve Sceranka.</p>
Special Use Permit - Final TRC	<p>3. Duke Energy WRO Microwave Planner: Will Palmquist 23-07505PZ Zoning: CI Meeting Materials Staff Link to Report</p> <hr/> <p>Final TRC review of a Duke Energy, microwave communication tower and shelter at the Duke Energy Asheville WRO located at 555 Brevard Rd #A. The compound will include a: 190' monopole tower, a new 13'-1"x 25'-1" communication shelter, new 50 kW generator, new 500 gallon propane tank, and a new 8' fence with barbed wire top. The proposed tower will serve Duke Energy's current and future internal connectivity and communication infrastructure. The project contact is Julie Ratcliffe.</p>

RIGHT-OF-WAY CLOSURE PETITION**4. Unnamed Morningside Dr. ROW Closure**[Petition Materials](#)[Staff Report](#)

Chris Johanson, on behalf of Kevin Hole LLC, is applying for the closure of approximately 208' of unopened alley ROW on the southernmost portion of the alley accessed from Morningside Drive.