



City of Asheville  
 DEVELOPMENT SERVICES CENTER  
 P.O. Box 7148  
 Asheville, NC 28802

## Case History

**Case Number:** 17-08989PZ

**Case Type:** Planning Level I

**Project Name:** SUIBHNE, LLC

**Status:** Issued

**Address:** 867 HAYWOOD RD ASHEVILLE, NC 28806

**Description:** CHANGE OCCUPANCY FROM LONG TERM RENTAL TO SHORT TERM RENTALS FOR SUIBHNE, LLC; REC LEVEL 1 SITE PLANS CHANGING FROM LOW IMPACT TO MEDIUM IMPACT;

<u>Owner</u>	<u>Licensed Professional</u>	<u>Applicant</u>
SUIBHNE LLC 17 PINE ACRE BLVD ASHEVILLE NC, 28804	,	LESLIE SWEENEY

### Inspection History

<u>Description</u>	<u>Status</u>	<u>Status Date</u>	<u>Result Comments</u>	<u>By</u>
FP-SITE FINAL	Approved	6/11/2018		Andrew Cowan
ZO-FINAL	Approved	6/11/2018		Mike Wheeler
ZO-LANDSCAPING	Disapproved	5/2/2018	Plant material for the required street trees does not meet the minimum planting requirements and they will need to be replaced.	Mike Wheeler
ZO-LANDSCAPING	Rescheduled	4/27/2018		

### Workflow History

<u>Task</u>	<u>Status</u>	<u>Status Date</u>	<u>Comments</u>	<u>By</u>
Application Process	Application Complete	11/3/2017		Sheila Salyer
Staff Level Site Plan Review	In Review	11/7/2017		Mike Wheeler
Addressing	In Review	11/7/2017		Stuart Rohrbaugh
Addressing	In Review	11/7/2017		Stuart Rohrbaugh
Sidewalk	Not Required	11/9/2017		Ted Williams
Addressing	Approved	11/14/2017		Stuart Rohrbaugh
Staff Level Site Plan Review	In Review	11/15/2017	Comments issued via email to the applicant	Mike Wheeler
Zoning Amendment 12/29 RES TO LEVEL I	In Review	1/2/2018		Mike Wheeler

Zoning Amendment 12/29 RES TO LEVEL I	Hold for Revision	1/11/2018	Called applicant and advised we need a revised landscape plan depicting compliance with the minimum buffer-yard plantings identified in our original comment letter. A revised plan will be drawn and submitted 1/12/18 per applicant.	Mike Wheeler
Zoning Amendment 1/23/2018	In Review	1/24/2018		Mike Wheeler
Zoning Amendment 1-25-18	In Review	1/25/2018		Mike Wheeler
Stormwater/Grading Amendment 1-25-18	In Review	1/26/2018		RIC LEDFORD
Grading	Approved with Conditions	1/26/2018		RIC LEDFORD
Stormwater/Grading Amendment 1-25-18	Approved	1/26/2018		RIC LEDFORD
Grading	In Review	1/26/2018		RIC LEDFORD
Zoning Amendment 1-25-18	Approved	2/1/2018		Mike Wheeler
Zoning Amendment 1/23/2018	Approved	2/1/2018		Mike Wheeler
Zoning Amendment 12/29 RES TO LEVEL I	Approved	2/1/2018	Called applicant and advised we need a revised landscape plan depicting compliance with the minimum buffer-yard plantings identified in our original comment letter. A revised plan will be drawn and submitted 1/12/18 per applicant.	Mike Wheeler
Staff Level Site Plan Review	Approved with Conditions	2/1/2018		Mike Wheeler
Permit Verification	Issue	2/2/2018		Amy Tesner

---

**Activity Log History**

Category	Sub-Category	Date	Staff	Notes
----------	--------------	------	-------	-------

---

**Condition History**

Type	Condition Name	Comment	Date	By
ENGINEER ING REVIEW	Commercial Grading <10,000 sq ft	<p>Approval of the Grading Permit is pending until the following have been accomplished:</p> <ul style="list-style-type: none"> <li>a. Contractor picks up the approved plan from the Development Services Center</li> <li>b. Approved plans are posted at the construction site.</li> <li>c. Installation of Silt Fence and a Construction Entrance will be required prior to the start of construction.</li> <li>d. All erosion control devices are installed and a preliminary grading and erosion control inspection "GR-PRELIM" has been approved.</li> </ul> <p>Site must stay in compliance with all federal, state and local regulations. Failure to maintain compliance for any of the agencies stated above may result in issuance of a Notice of Violation against the project or revocation of the Grading Permit.</p> <p>If any of the minimum best management practices fail to adequately keep sedimentation or stormwater on the site, it shall be the responsibility of the professional designer of record to supply the Contractor/Owner with a correction, as well as submit correction to the Development Services Department for approval.</p> <p>For constructed slopes with a grade of 50% (2:1) and greater than five feet in height, inspection and submittal of a Slope Stability Certificate are required by a North Carolina registered professional engineer with geotechnical expertise sufficient to perform the inspection and stability analysis.</p> <p>Please note that Temporary Ground Cover must be established, prior to release of grading approval, for issuance of a Temporary Certificate of Occupancy. Permanent Ground Cover must be established, prior to grading approval for the issuance of a Certificate of Occupancy.</p> <p>Contractor must provide proof of active grading permits for any offsite borrow or waste areas.</p>	1/26/2018	RLEDFORD
ZONING REVIEW	LANDSCAPING & SITE REQUIREMENTS	<p>Pursuant to Section 7-5-19 of the City of Asheville Unified Development Ordinance (UDO), remaining or outstanding work (landscaping, stormwater controls, sidewalk, curbing, paving, etc.) must be installed before a Temporary Certificate of Occupancy (TCO) may be approved. If any of these items have not yet been installed at the time a TCO is requested, a bond or letter of credit will be required. The surety must be calculated at (125%) of the approved cost estimate for all remaining infrastructure that has yet to be installed. If the project requires the installation of landscaping, all plantings shall meet the minimum planting standards and shall be maintained in accordance with Section 7-11-3 (f) of the Unified Development Ordinance (UDO). Additionally, all required landscaping shall meet the minimum size requirements set forth in Section 7-11-2 (i)(2) of the UDO.</p>	2/1/2018	MWHEELER

Project: SUIBHNE, LLC RENOVATION & CHANGE OF USE FROM DUPLEX TO LODGING

Location: 867 HAYWOOD ROAD

Project # 17-08989

Development Services Department - Planning and Zoning Reviews

Contact: Mike Wheeler 259-5824

Buffer-yard plantings along the proposed fence shall be evenly spaced.

General Notes/Conditions (if applicable):

Pursuant to Sec. 7-5-19 of the City of Asheville (COA) Unified Development Ordinance (UDO), remaining or outstanding work (landscaping, stormwater controls, sidewalk, curbing, paving, etc.) must be installed before a Temporary Certificate of Occupancy (TCO) may be approved. If any of these items have not yet been installed at the time a TCO is requested, a bond or letter of credit will be required. The surety must be calculated at 125% of the approved cost estimate for all remaining infrastructure that has yet to be installed.

Any proposed site lighting for the development shall meet the COA lighting standards and shall be submitted for review and approval by the COA prior to installation.

Signage is not covered under this review and must be filed under separate application.

Required planting specifications:

All required landscaping shall meet the minimum planting standards and be maintained in accordance with in Sec. 7-11-3 (f) of the UDO.

Water Resources Department

Contact: Chad Pierce 259-5420

The Level 1 review process does not constitute a review or opinion of water availability.

Applications for a determination of water availability are received and reviewed separately by the Water Resources Department.

If the change of use creates the need for additional water demand you will need to go through the water availability process. Depending on the nature of the project, there are two (2) different water availability application processes. These different processes and applications are discussed on the Water Resource Department's home page <http://www.ashevillenc.gov/departments/water> or you can contact our office.

For projects where there will not be any modifications to the existing water service / fireline connection / sprinkler systems, the Applicant must contact our Cross Connection Control Office at 259-5977 to verify that backflow protection requirements have been met.

Development Services Department - Building Safety

Contact: Frank Rapp 259-2609

This project is subject to the full requirements of the 2012 NC Building Codes and will be reviewed again during the Building permit review process; separate submittal required. The approved site plans and grading plans shall be submitted with Building Permit drawings. Additional site requirements may arise.

**Payment History**

Fee Type	GL Account	Fee Amount	Amount Paid	Date
----------	------------	------------	-------------	------

**TOTALS**

---

**Comments**

<b>Date</b>	<b>Comment Text</b>
12/29/2017	REC. RESPONSE TO LEVEL I COMMENT LETTER
1/25/2018	REC COMMERCIAL APP AND PLANS TO ADD GRADING FOR NEW PARKING AREA

---

**ASI**

<b>ASI Type</b>	<b>ASI Field</b>	<b>ASI Value</b>
PARCEL DETAIL	Aquatic Buffer	No
PARCEL DETAIL	Building Value	85100
PARCEL DETAIL	DTDR Overlay	No
PARCEL DETAIL	Fire District	None
PARCEL DETAIL	Flood Plain	X (Out or 500 Year Flood)
PARCEL DETAIL	HRC Overlay	No
PARCEL DETAIL	Innovation District	None
PARCEL DETAIL	Inspection Group	South West
PARCEL DETAIL	Jurisdiction	Asheville Corporate Limits
PARCEL DETAIL	Landmark	No
PARCEL DETAIL	Max Elevation	2195.00
PARCEL DETAIL	Percent Slope	11.59
PARCEL DETAIL	Pinnumber	963805564700000
PARCEL DETAIL	River District	No
PARCEL DETAIL	Zoning District	HR-3:CRDR,
PERMIT EXPIRATION(S)	Driveway Permit Expires	2/2/2019
PERMIT EXPIRATION(S)	Grading Permit Expires	2/2/2019
PERMIT EXPIRATION(S)	Stormwater Permit Expires	2/2/2019
PERMIT EXPIRATION(S)	Zoning Permit Expires	2/2/2019

---

**TSI**

<b>Task</b>	<b>TSI Type</b>	<b>TSI Field</b>	<b>TSI Value</b>
Staff Level Site Plan Review	DEVELOPMENT STATS	Change of Use to Higher Impact?	No
Staff Level Site Plan Review	DEVELOPMENT STATS	Development Description	Short Term Rental
Staff Level Site Plan Review	DEVELOPMENT STATS	Economic Development Grant?	No
Staff Level Site Plan Review	DEVELOPMENT STATS	If lodging; number of rooms?	2
Staff Level Site Plan Review	DEVELOPMENT STATS	Includes Public Funding?	No
Staff Level Site Plan Review	DEVELOPMENT STATS	Number of new Residential Units?	0
Staff Level Site Plan Review	DEVELOPMENT STATS	Scope includes Affordable Housing?	No
Staff Level Site Plan Review	DEVELOPMENT STATS	USSR?	No
Grading	GRADING	Acres Land Disturbed	0.0448
Grading	GRADING	ESC Report required?	No
Grading	GRADING	Sq Ft Land Disturbed	1950
Grading	GRADING	Total Parcel Size	0
Grading	REQUIRED CLOSE OUT DOCUMENTS	Mulch Acceptance Letter	No
Grading	REQUIRED CLOSE OUT DOCUMENTS	Slope Stability Certificate	No
Permit Verification	SITE PERMITS	Issue Driveway Permit To	NA
Permit Verification	SITE PERMITS	Issue Grading Permit To	NA
Permit Verification	SITE PERMITS	Issue Sidewalk Permit To	NA
Permit Verification	SITE PERMITS	Issue Stormwater Permit To	NA
Permit Verification	SITE PERMITS	Issue Zoning Permit To	Owner
Staff Level Site Plan Review	STEEP SLOPE	Apply Steep Slope Fee?	No
Grading	TASK INFO	Pre-Con Meeting Required?	No

---

## **Documents**

<b>Document Date</b>	<b>Document Name</b>	<b>Document Category</b>	<b>Document Type</b>
11/15/2017 1:59:12 PM	LVL I Review Comments 11/15/17	COMMENTS	application/pdf
11/15/2017 1:59:13 PM	LVL I Review Comments 11/15/17	COMMENTS	application/pdf
1/26/2018 9:05:54 AM	Commercial Grading <10,000	PERMITS	application/pdf
2/1/2018 1:08:29 PM	LVL I Approved Plan 2/1/18	PLANS & REPORTS	application/pdf
2/2/2018 10:31:03 AM	/Live_Permits/P13_20180202_103102.pdf	PERMITS	application/pdf