

Project Types
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Large-Scale Development in Asheville

There is a lot of private land development happening in Asheville. This tool can help you:

- Understand the development process from the first permit application to breaking ground
- Understand your role in the process and how your voice can be heard
- [Sign up to be notified \(https://notifications.ashevillenc.gov\)](https://notifications.ashevillenc.gov) when someone applies for a permit to build something near you

Do you have ideas for how this tool could be updated or refined to better serve our community? If so, please [send us your feedback \(https://forms.gle/kSRTZidJUtNdZ8Rz7\)](https://forms.gle/kSRTZidJUtNdZ8Rz7)!

Types of large-scale development

The types of large-scale development are defined by [the City of Asheville's Unified Development Ordinance](https://library.municode.com/nc/asheville/codes/code_of_ordinances?nodeId=PTIICOOR_CH7DE_ARTVDEREPR_S7-5-9SIPLREDEPREXTHPAZOCEBUDILODODEREQVODICBDD). (https://library.municode.com/nc/asheville/codes/code_of_ordinances?nodeId=PTIICOOR_CH7DE_ARTVDEREPR_S7-5-9SIPLREDEPREXTHPAZOCEBUDILODODEREQVODICBDD) Projects located downtown are defined slightly differently in the ordinance. (https://library.municode.com/nc/asheville/codes/code_of_ordinances?nodeId=PTIICOOR_CH7DE_ARTVDEREPR_S7-5-9.1DEAPPRPAZOCEBUDILODODEREQVODICBDD).

I

Level I

What makes a project fit in this category?

- Not located downtown and contains 3 to 19 residential units or 500 to 34,999 square feet of commercial space
- Located downtown and is 500 to 19,999 square feet

Opportunities for public participation

There are no public participation opportunities for Level I projects.

Examples

- A new restaurant
- A new pharmacy
- A 15-unit apartment building

Recently submitted Level I projects ([/development/major?permit_type=level%20I%20#data](https://development/major?permit_type=level%20I%20#data))

MS

Major Subdivision

What makes a project fit in this category?

- Creation or extension of a road
- Usually creates new residential lots

Opportunities for public participation

- Neighborhood meeting ([/development/major#participate](https://development/major#participate))
- Historic Resources Commission meeting (<https://ashevillenc.gov/department/city-clerk/boards-and-commissions/historic-resources-commission/>) (if in a historic district (<https://ashevillenc.gov/department/planning-urban-design/historic-resources/historic-district-guidelines/>) or concerning a historic landmark (<https://ashevillenc.gov/department/planning-urban-design/historic-resources/landmarks/>))

Examples

- A new neighborhood with a new road created

Recently submitted Major Subdivision projects ([/development/major](https://development/major))

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II Level II

What makes a project fit in this category?

- Not located downtown and contains 20 to 49 residential units or is 35,000 to 99,999 square feet
- Located downtown and is 20,000 to 99,999 square feet

Opportunities for public participation

- Downtown:
 - Neighborhood meeting (/development/major#participate)
 - Design review
 - Planning and Zoning Commission (<https://ashevillenc.gov/department/city-clerk/boards-and-commissions/planning-and-zoning-commission/>)
- Not downtown:
 - Neighborhood meeting (/development/major#participate)
 - Design review (if on the river)
- Historic Resources Commission meeting (<https://ashevillenc.gov/department/city-clerk/boards-and-commissions/historic-resources-commission/>) (if in a historic district (<https://ashevillenc.gov/department/planning-urban-design/historic-resources/historic-district-guidelines/>) or concerning a historic landmark (<https://ashevillenc.gov/department/planning-urban-design/historic-resources/landmarks/>)))

Examples

- A new grocery store
- A big box specialty retailer
- A medium-sized apartment complex

Recently submitted Level II projects
(/development/major?permit_type=level%20II%20#data)

CZ Conditional Zoning

What makes a project fit in this category?

- Requires a change in zoning
- 50 or more residential units
- 99,999 square feet or larger
- Includes all projects previously designated as Level III

Opportunities for public participation

- Neighborhood meeting (/development/major#participate)
- Design review (if downtown or on the river)
- Historic Resources Commission meeting (<https://ashevillenc.gov/department/city-clerk/boards-and-commissions/historic-resources-commission/>) (if in a historic district (<https://ashevillenc.gov/department/planning-urban-design/historic-resources/historic-district-guidelines/>) or concerning a historic landmark (<https://ashevillenc.gov/department/planning-urban-design/historic-resources/landmarks/>)))
- Planning and Zoning Commission (<https://ashevillenc.gov/department/city-clerk/boards-and-commissions/planning-and-zoning-commission/>)
- City Council (<https://ashevillenc.gov/government>) hearing

Examples

- A large apartment complex
- A large office building
- A large department store

Recently submitted Conditional Zoning projects (/development/major?permit_type=Conditional%20Zoning#data)



Conditional Use Permit

What makes a project fit in this category?

This is highly specialized permit process for land uses with potential public impacts that require individual consideration of their location, design, configuration and operation. These uses are defined by Section 7-16-2 of the Unified Development Ordinance

Project Types	(https://library.municode.com/nc/asheville/codes/code_of_ordinances?nodeId=PTIIC00R_CH7DE_ARTXVIUSRISUSPRECOUS_S7-16-2COUS).
Process	Opportunities for public participation <ul style="list-style-type: none"> • Neighborhood meeting (/development/major#participate) • Design review (if downtown or on the river) • Historic Resources Commission meeting (https://ashevillenc.gov/department/city-clerk/boards-and-commissions/historic-resources-commission/) (if in a historic district (https://ashevillenc.gov/department/planning-urban-design/historic-resources/historic-district-guidelines/) or concerning a historic landmark (https://ashevillenc.gov/department/planning-urban-design/historic-resources/landmarks/)) • Planning and Zoning Commission (https://ashevillenc.gov/department/city-clerk/boards-and-commissions/planning-and-zoning-commission/) • City Council (https://ashevillenc.gov/government) hearing
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Examples

- Cell phone towers
- Jails
- Government buildings
- Group homes

Recently submitted Conditional Use projects (/development/major?permit_type=conditional%20use%20#data)

The development process

After the developer submits an application, it goes through a decision-making process that includes city staff, elected and appointed city officials, developers, and residents. Who is involved at what step depends on the type of project.



Before the application is submitted

Pre-application meeting

What?

Developers and city staff meet to look at initial sketches, discuss process and schedule, and identify applicable regulations.

Who?

-  Developer
-  City Staff

When?

Required before application submission

Where?


Development Services Department offices
(<https://goo.gl/maps/FYcn1ATUY7Ux8q6G9>)

Neighborhood meeting

What?

Developers must notify all property owners within 100 feet of the proposed development site with developers to collaborate on neighborhood concerns and opportunities.

Who?

-  Developer
-  Neighbors

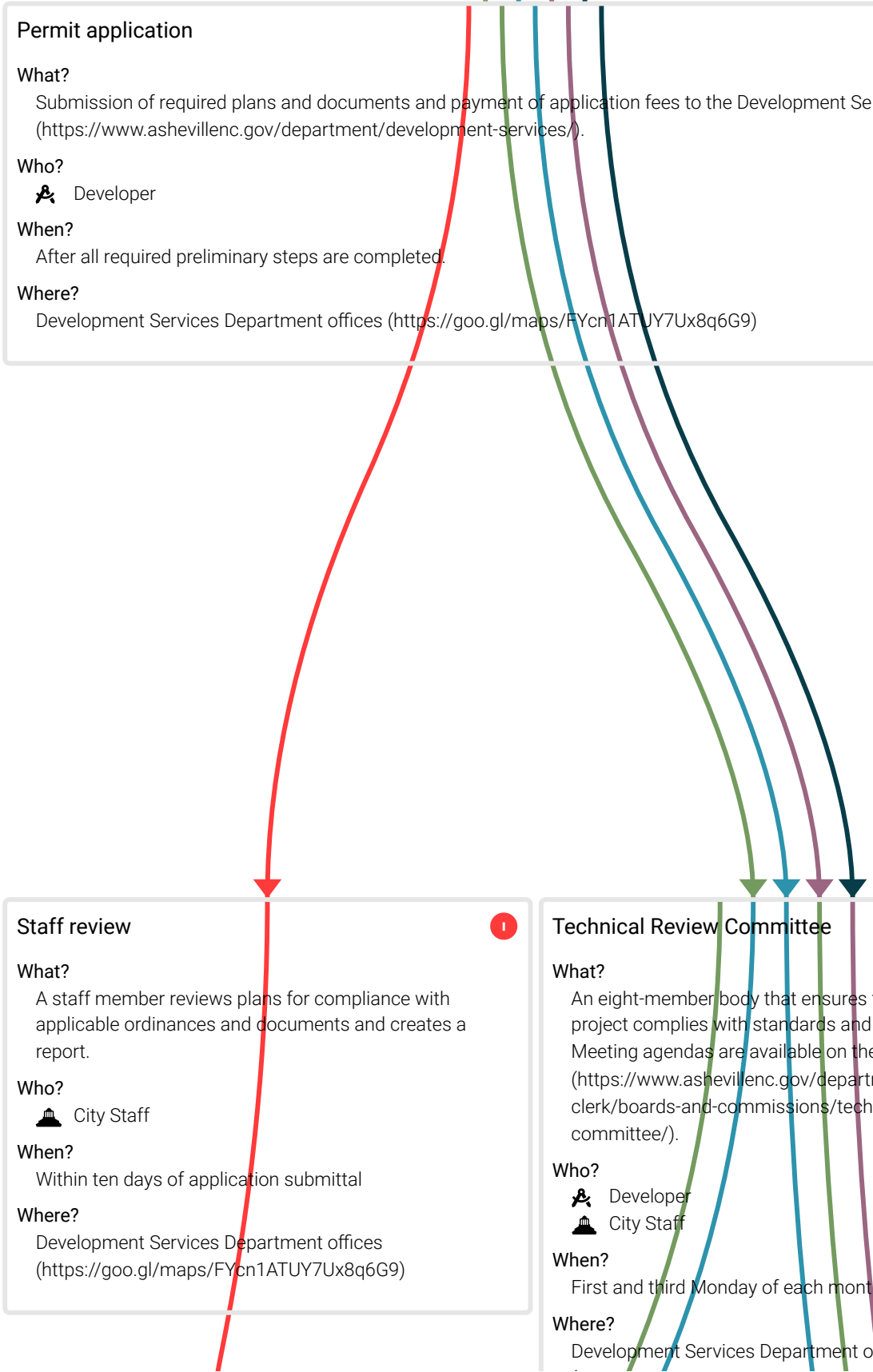
When?

Ten days before application submission
(</development/major#calendar>)

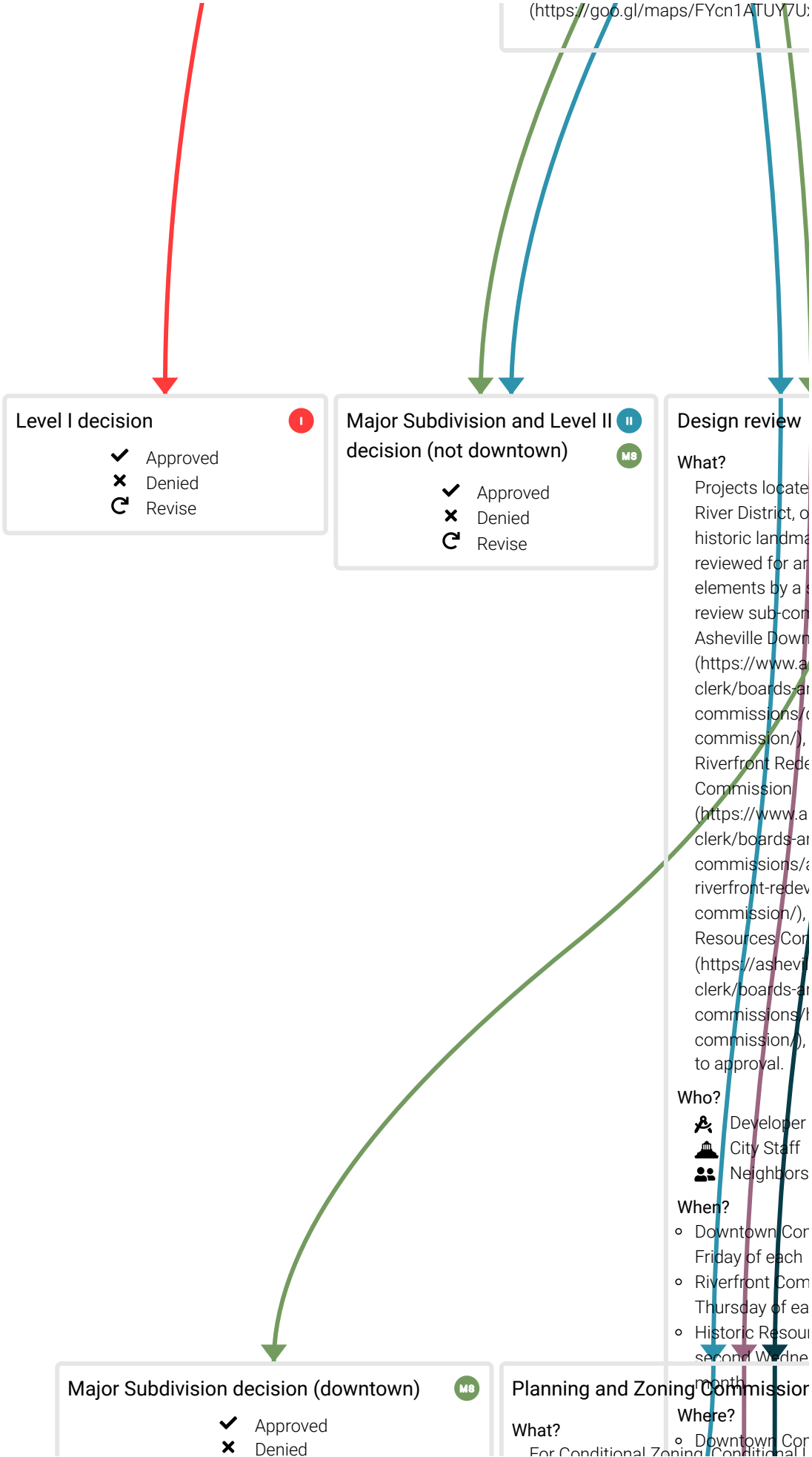
Where?

Somewhere near the proposed development site specified in the notice


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 Revise

For Conditional Zoning projects, the Planning and Zoning Commission verifies technical requirements of applicable ordinance and takes final action.

Who?

-  Developer
-  City Staff
-  Neighbors
-  City Officials



When?

Per published schedule
(<https://ashevillenc.gov/department-and-commissions/planning-and-zoning>)

Where?

City Hall (<https://goo.gl/maps/7GkCk>)

Level II decision (downtown)





-  Approved
-  Denied
-  Revise

City Council

What?

Applications are reviewed during a public meeting of the City Council (<https://www.ashevillenc.gov/government/council/>). These projects arrive at the meeting with a recommendation for action that has been sent by the Planning and Zoning Commission.

Who?

-  Developer
-  City Staff
-  Neighbors
-  City Officials

When?

The second and fourth Tuesday of each month.

Where?

City Hall (<https://goo.gl/maps/7GkCk>)

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City Council decision

✓

Approved

✕

Denied

↺

Revise



Sign up for notifications

The City of Asheville is piloting a system that allows people to receive an email notification when a developer submits an application for a new large-scale development. Visit notifications.ashevillenc.gov (<https://notifications.ashevillenc.gov>) to sign up or change your notification settings.

Development details

- [All Permit Applications \(/permits\)](/permits)
- [Search Nearby Development \(/\)](/)
- [Search Permits by Address or ID \(/permits/search\)](/permits/search)

The map and table below contain proposed, large-scale, private development projects for which a permit application has been submitted. You can also explore permit applications using the above links.

Visit [the old TRC projects map](https://www.google.com/maps/d/u/0/viewer?mid=1gTdFgMITqbYX7cm3L227CiCIMzg&ll=35.54416648021354%2C-82.55690042880553&z=10) (<https://www.google.com/maps/d/u/0/viewer?mid=1gTdFgMITqbYX7cm3L227CiCIMzg&ll=35.54416648021354%2C-82.55690042880553&z=10>) to see projects that were started more than two years ago.

From

01/11/2022

through

03/11/2022

Set Dates

Apr 20

May 20

Jun 20

Jul 20

Aug 20

Sep 20

Oct 20

Nov 20

Dec 20

Jan 21

Feb 21

Mar 21

Apr 21

May 21

Jun 21

Jul 21

Aug 21

Sep 21

Oct 21

No

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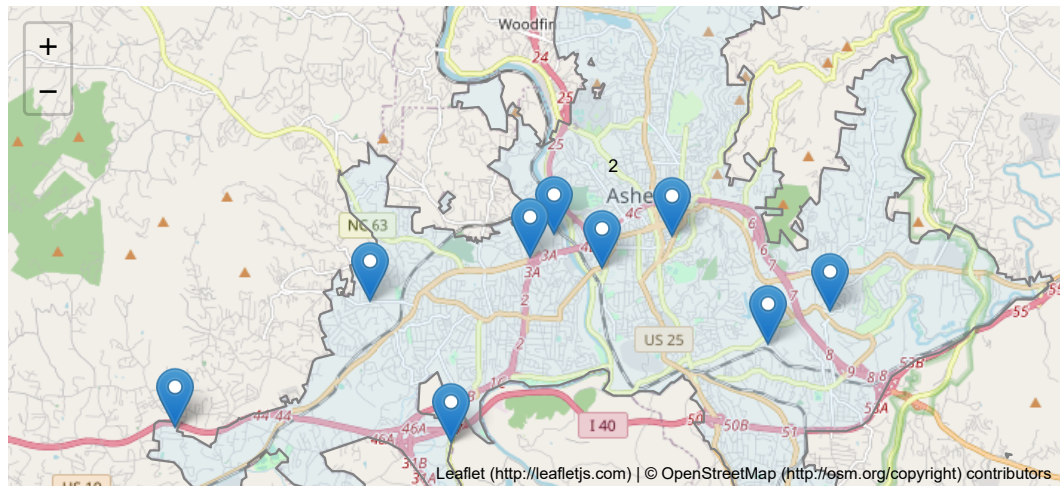
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Permits

Date Applied	Address	Type	Status	Project	Record Link
Search Date	Search Address	Search Type	Search Status	Search Project	Search Record
Feb 23, 2022	275 DEAVERVIEW RD	Conditional Zoning 	TRC Review	Deaverview Infill Apartments	22-01416PZ (/permits/22-01416PZ)
Feb 22, 2022	161 S CHARLOTTE ST	Level I 	Plan Check	TEST PLEASE IGNORE	22-01386PZ (/permits/22-01386PZ)
Feb 18, 2022	50 CLIFF ST	Level I 	Plan Check	LAZOOM TOURS BUS STORAGE BLDG	22-01315PZ (/permits/22-01315PZ)
Feb 16, 2022	1994 HENDERSON... RD	Level I 	Plan Check	PATELLIS DEVELOPME... LLC	22-01234PZ (/permits/22-01234PZ)
Feb 15, 2022	427 BROADWAY ST	Conditional Zoning 	TRC Review	Reed Creek Mixed Use Development	22-01191PZ (/permits/22-01191PZ)
Feb 10, 2022	99999 GOVERNORS VIEW RD	Conditional Zoning 	TRC Review	Redwood Commons	22-01054PZ (/permits/22-01054PZ)
Feb 08, 2022	4 MULVANEY ST	Level I 	Plan Check	WINCK LLC - 4 MULVANEY ST	22-00967PZ (/permits/22-00967PZ)
Feb 04, 2022	99999 BREVARD RD	Level I 	Application Received	ASHEVILLE TAXI & CAB	22-00917PZ (/permits/22-00917PZ)
Jan 31, 2022	879 BREVARD RD	Level I 	Plan Check	CHIPOTLE	22-00760PZ (/permits/22-00760PZ)
Jan 27, 2022	19 MAYFAIR DR	Major Subdivision 	Plan Check	Mayfair Townhouses	22-00687PZ (/permits/22-00687PZ)

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Jan 21, 2022	3 REGENT PARK BLVD	Level I		Plan Check	ASHEVILLE KIDS DENTAL	22-00523PZ (/permits/22-00523PZ)
Jan 19, 2022	95 GLENN BRIDGE RD	Level I		Plan Check	ROTEC/XSYS FLINT GROUP	22-00420PZ (/permits/22-00420PZ)
Jan 13, 2022	427 BROADWAY ST	Level II		Plan Check	Reed Creek Mixed Use Development	22-00330PZ (/permits/22-00330PZ)
Jan 13, 2022	31 ARTFUL WAY	Level II		Application Submitted	The Artful Way	22-00320PZ (/permits/22-00320PZ)
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How to get involved

Depending on the type of project, there are a few different ways for community members to get involved in the development process.


- Neighborhood meetings

Developers planning to submit applications for development that must go through the Technical Review Committee (including projects of types Level II, Major Subdivision, Conditional Zoning, and Conditional Use Permit) must hold a public meeting before submitting the application.

Currently, developers are not required by law to notify the City of Asheville when those meetings take place. Thus, the first record the city has of a proposed development is when the application is submitted, after the meeting.

However, in order to help ensure that residents can find out about developer-neighborhood meetings in advance, the city has asked developers to voluntarily notify the city. After those developers fill out an online form, those meeting dates are automatically added to [a calendar that shows all developer-neighborhood meetings about which the city has been notified](https://calendar.google.com/calendar/embed?src=ashevillenc.gov_gk5l650n9mopts9m7sfemhpcpd8%40group.calendar.google.com&ctz=) (https://calendar.google.com/calendar/embed?src=ashevillenc.gov_gk5l650n9mopts9m7sfemhpcpd8%40group.calendar.google.com&ctz=

- Committee and commission meetings

Project Types	<p>As described above, there are several committees and commissions that participate in the major development review processs. Depending on the size, type, and location of proposed development, it may go through the Technical Review Committee (https://www.ashevillenc.gov/department/city-clerk/boards-and-commissions/technical-review-committee/), the Planning and Zoning Commission (https://www.ashevillenc.gov/department/city-clerk/boards-and-commissions/planning-and-zoning-commission/), the Historic Resources Commission (https://www.ashevillenc.gov/department/city-clerk/boards-and-commissions/historic-resources-commission/), the Asheville Downtown Commission (https://www.ashevillenc.gov/department/city-clerk/boards-and-commissions/downtown-commission/), or the Asheville Area Riverfront Redevelopment Commission (https://www.ashevillenc.gov/department/city-clerk/boards-and-commissions/asheville-area-riverfront-redevelopment-commission/).</p> <p>Visit AshevilleNC.gov (https://AshevilleNC.gov) to learn more about city boards, commissions, and committees.</p> <ul style="list-style-type: none">• Council meetings <p>Projects of types Conditional Zoning and Conditional Use Permit are reviewed in a public hearing before City Council. Community members may speak as individuals for three minutes or on behalf of organizations for ten minutes (if three other people cede their speaking time) at a council meeting.</p> <p>Information about City Council as well as minutes and agendas for upcoming and past council meetings can be found on the City of Asheville website (https://www.ashevillenc.gov/government/).</p> <div><div></div></div>
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Frequently Asked Questions	<h2>Frequently asked questions</h2> <div><div>How current is this data?</div><div>▼</div></div> <div><div>Where is the Development Services Department?</div><div>▼</div></div> <div><div>Where is City Hall?</div><div>▼</div></div> <div><div>Who builds these projects?</div><div>▼</div></div> <div><div>Who should I talk to if I have questions about one of these projects?</div><div>▼</div></div> <div><div>How can I tell if a project includes affordable housing?</div><div>▼</div></div> <div><div>How can I join one of the commissions that reviews projects?</div><div>▼</div></div> <div><div>I still have a question!</div><div>▼</div></div>
<p>We strive for full accessibility. Report issues with this website through our feedback form (https://docs.google.com/forms/d/e/1FAIpQLSdjNwOmoDY3PjQOVreeSL07zgl8otIIIPWjY7BnejWMAjci8-w/viewform).</p> <p>It's open source! Fork it on GitHub  (https://github.com/cityofasheville/simplicity2)</p>	