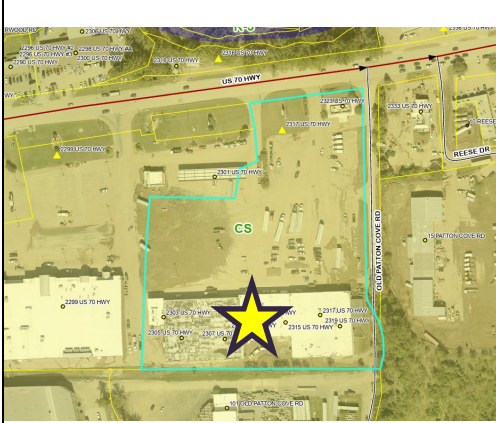




A. PROPERTY INFORMATION



CASE: ZPH2025-00029
PROJECT: Ingles #34 Swannanoa SUP

Zoning: CS (Commercial Services)

Current Land Use: Retail

Utilities: MSD & COA Water

Overlays: N/A

Application Submitted: September 8, 2025

Address: 2317 US 70 Hwy

PIN(s): 9689-70-6170

B. PROJECT SUMMARY:

Revision to a Special Use Permit for a Planned Unit Development Level II. The application proposes the following:

- A commercial building of 105,000 sq. ft. proposed for a grocery store and two additional tenant spaces.
- The existing Ingles was built in 2000 and sits on the adjacent parcel to the west. This project proposes to demolish an existing commercial multi-tenant strip shopping center and construct a new commercial building. The PUDII permit requirement is triggered by the size of the new building (over 50,000 sq. ft.).
- Adjacent ancillary uses proposed on separate properties include a truck wash, gas station, car wash, and renovations to the existing Ingles building into a new multi-tenant space. Outparcels are proposed along the frontage of US 70. Please note that these proposals are uses by right and not subject to this special use permit application.

Dimensional Standards requested through the PUD Process:

- None

C. DOCUMENTATION SUBMITTED

Applicant Documents

- SUP Application
- Site Plan
- MSD Allocation
- Water Allocation

Staff Documents

- Motion Worksheet
- Maps
- Staff Report

D. HEARING NOTIFICATION

The following hearing notifications required by the State of North Carolina pursuant to NCGS § 160D-406 were completed by staff within the appropriate timeframe at the corresponding dates.

Notice mailed to owners within 1,000 ft	9/24/25
Notice in AVL Citizen Times	9/24/25
Notice on County Website	9/26/25
Physical posting on subject property	9/26/25

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. ORDINANCE

BCZO § 78-581 Definitions:

***Planned unit development, level II (PUDII)** means more than four principal buildings or uses on a single lot or any principal building with a gross floor area of 50,000 square feet or more. PUDIIs must include only commercial and/or industrial uses such as retail trade; professional and business offices; storage and warehousing; and manufacturing uses and shall not include places of worship. Relatively small and low-impact additions to a building already greater than 50,000 square feet and located greater than 50 feet from any adjoining property may not trigger the definition of a PUDII at the discretion of the zoning administrator.*

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. An NCDOT permit is required.
 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:
 - exact location of all buildings and accessory structures
 - commercial lighting plan (demonstrating it meets the standards of the Zoning Ordinance)
 - buffering, landscaping, and parking lot landscaping (if required)
 - retaining walls (demonstrating they meet the standards of the Retaining Wall Ordinance)
 - easements and rights-of-ways on the property
 - approved E-911 road names (to be approved by the Addressing Coordinator before submittal)
 - any other conditions of site development approved by the Board of Adjustment.
 - 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.
 - **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.**
- Applicant must agree in writing to these conditions prior to commencement of site work.