



Conditional Zoning District Application

Date: 08/05/2022

Petitioner

Applicant Name:	David Stockman, Concept Companies	Phone:	3523333233
Address:	1449 sw 74 drive, suite 200	Email:	dstockman@conceptcompanies.net
City, State, Zip:	Gainsville, FL 32607		

Location

Site Address:	99999 Richmond Hill Drive	Acreage:	83.044
City, State, Zip:	Asheville, NC 28806	Current Zoning:	Mountain Village
NCPIN #:	973040922200000	Proposed Zoning:	Mountain Village

Owner

Owner Name:	VERSO SUB IV LLC	Phone:	3523333233
Address:	42809 SOUTHER DRIVE	Email:	nimesh@brickstreetcapital.com
City, State, Zip:	Centerville, VA 20120		

Conditional Zoning District

Statement of Reasonableness: Proposed zoning remains unchanged from current zoning.

Explain the request for a conditional district rezoning and the proposed conditions of development: Mountain Village district requires Conditional Zoning level review.

Please explain why the proposed amendment is reasonable for the area? Proposed residential use for 672 multifamily apartments with 3 clubhouses which is consistent with the underlying zoning

In what manner will the proposed amendment carry out the intent of the Comprehensive Plan? The Conditional Zoning request is consistent with the existing zoning criteria and does not differ from the 2021 Comprehensive Plan.

Are there any other circumstances, factors, or reasons that the applicant offers in support of the proposed amendment? Due to the existing topography and location of the site, creating a commercial or mixed use aspect to this property does not fit the character of the area. We have proposed a strictly residential development on the sections of property which are reasonably feasible for development while maintaining the character of a majority of the existing site for use as open space and recreation. Based on public opinion, this property has been previously utilized for recreation and the public would like to continue to do so. We feel this site plan has been developed to best meets the needs of the developer, the public, and the Town with respect to utilizing private property for development, providing and maintaining natural areas for recreation, and providing a significant number of additional housing in the area.

I do hereby certify that the information contained herein is true and correct.

David Stockman

Name

08/05/2022

Date