

## MEETING MINUTES

### Board Members Present

Chairperson Patrizia Hoffman  
Member Susannah Carver  
Member Glenda Overbeck

Vice Chair Jim McAllister  
Member Victoria Easterday

### Board Members Absent

None

### Town Staff Present

Adrienne Isenhower, Planning Director  
Ryan Vinson, Town Clerk / HR Analyst

Michael Saunders, Zoning Administrator

Chairperson Patrizia Hoffman called the meeting to order at 6:33 pm.

#### A. Approval of the Agenda

Member Overbeck made a motion to approve the agenda. Vice Chair McAllister seconded the motion, which passed unanimously, 5-0.

#### B. Approval of the Minutes from June 24, 2021

Vice Chair McAllister had one correction: change his name from "Jeff" to "Jim" under the Board Members Present listing.

Vice Chair McAllister made a motion to approve to the minutes, with the one correction. Member Overbeck seconded the motion, which passed unanimously, 5-0.

#### C. New Business

- a. Special Use Permit Hearing – Allowing use of an alcohol manufacturing for a brewery in the community shopping district for property located at **450 Weaverville Road** and further identified by NCPIN# 9731-57-5642.

Chairperson Hoffman asked if any Board Member had a conflict of interest with this hearing, property or proposed business as the property. All members said no.

Chairperson Hoffman asked the Board Members if they had any ex-parte communications about the property and/or the proposed business? All members said no

Chairperson Hoffman asked if anybody in attendance was a party with standing, which she clarified by explaining the party must establish the damages that will be suffered based on the proposal.

Chairperson Hoffman asked if anybody in attendance wanted to give testimony about the proposed business. The following attendees were sworn in:

- (1) Raymond Dobens
- (2) Trey Greer
- (3) Allan Ray
- (4) Anthony Randolph
- (5) Russ Roberson

Zoning Administrator Saunders summarized the application that was submitted about the proposed business.

Mr. Randolph: Our plan is to make the building a restaurant and a brewery.

Chairperson Hoffman: What would the capacity be of the building / restaurant?

Mr. Greer: Our capacity would be under 299, we are maintaining a good amount of the site infrastructure. By the time the kitchen is enlarged, we make the necessary ADA requirements and upgrades, it will not be too huge. We are thinking 100 or so seats inside and 100 or so seats outside and there is plenty of parking.

Mr. Greer: On the site, there is currently putt-putt behind building, batting cages, and a go kart track. We are still up in the air on a final determination for these.

Vice Chair McAllister: Who is providing utilities?

Mr. Greer: The City of Asheville is the provider for water and Metropolitan Sewerage District provides sewer service.

Chairperson Hoffman: What kind of restaurant?

Mr. Randolph: We are the owners of the Twisted Laurel so this would be similar in nature but with a different spin on the menu.

Member Carver: What would your hours be?

Mr. Randolph: Most likely 11:00am – 9:00pm Monday – Thursday and 11:00am – 10:00pm Friday – Sunday.

Vice Chair McAllister made a motion to approve the special use permit based on the following finding of facts:

- (1) In terms of being a direct detriment to a neighborhood, you have your utility approvals. I can't see anything that this wouldn't fit in, I think it will be a local welcomed addition to that road.
  - (2) I can't imagine why it would be injurious to the use and enjoyment anybody else around. I'm not aware of anything else that stuck out, I think we all went over and took a look.
  - (3) It's going to be compatible and in harmony with the neighborhood. I think it fits nicely, you have the Beer and Bark place nearby and I doubt you'll be the last brewery on that stretch as it grows.
  - (4) You appear to have plenty of access to parking in terms of access roads, utilities, etc.
  - (5) It doesn't look like you'll have to do any special measures with access to ingress and egress
- Based on those 5 things, I move to approve.

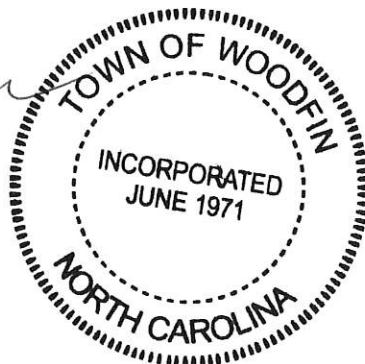
Member Overbeck seconded the motion, which passed unanimously, 5-0.

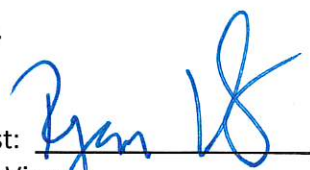
#### **D. Adjournment**

Member Easterday made a motion to adjourn the meeting. Vice Chair McAllister seconded the motion, which passed unanimously, 5-0.

Chairperson Patrizia Hoffman adjourned the meeting to order at 6:50 pm.

  
Patrizia Hoffman  
BOA Chairperson



Attest:   
Ryan Vinson  
Town Clerk