

**Asheville City Council June 28, 2022 Email Comments**

TimeStamp

Text

6/27/2022 2:09:00 PM

Justin

We are not supportive of your rezoning for property located at 3124/3130 Sweeten Creek Road. We are not going to give you a grading easement on our property for any reason. We do not believe the value or beauty of our property should be damaged to accommodate the development you are proposing. Furthermore, your proposed rezoning is not in line with the surrounding neighborhood. We feel the high density zoning and clustering of large buildings next to our property, KP Investments, LLC ( DBA Kensington Place Apartments) will be very detrimental to not only our property and our residents, but also to the adjoining neighborhood. We will not be supporting your proposal.

Sincerely,

Amanda Williams  
Vice President  
BSC Holdings, Inc.  
PO Box 16168  
High Point, NC 27261  
(336) 292-9010 (office)  
(336) 632-0207 (fax)  
asiegal\_williams@bscholdings.com

[www.bscholding.us](http://www.bscholding.us)

\*Please email all invoices to [BSCbilling@bscholdings.com](mailto:BSCbilling@bscholdings.com)  
<[BSCbilling@bscholdings.com](mailto:BSCbilling@bscholdings.com)>\*

On Mon, Jun 13, 2022 at 9:06 AM Kelly Hill <[khill@bscholdings.com](mailto:khill@bscholdings.com)> wrote:

> this is the guy  
>  
> ----- Forwarded message -----  
> From: Justin Mitchell <[j.mitchell@commonwealthco.net](mailto:j.mitchell@commonwealthco.net)>  
> Date: Fri, Jun 10, 2022 at 10:46 AM  
> Subject: Re: Grading Easement, Sweeten Creek Road, Asheville  
> To: [khill@bscholdings.com](mailto:khill@bscholdings.com) <[khill@bscholdings.com](mailto:khill@bscholdings.com)>  
> Cc: Sean Brady <[s.brady@commonwealthco.net](mailto:s.brady@commonwealthco.net)>  
>  
> Good Day Kelly,  
>  
> I am following up regarding the Grading Easement on Sweeten Creek Road in  
> Asheville.  
>  
> Attached is a draft of the proposed easement agreement. Please confirm  
> receipt.  
>  
> Prior to finalizing, we would have a legal description assembled for the  
> area as shown in the map.  
>  
> We're hoping to set up a call with your team next week if possible to talk  
> through - let me know if you have availability sometime Wed-Fri.  
>  
> Thanks,  
>  
> \*Justin R. Mitchell\*  
>  
> Development Services Project Manager | Commonwealth Development  
> Corporation  
> -----  
> \*From:\* Justin Mitchell  
> \*Sent:\* Friday, May 27, 2022 9:57 AM  
> \*To:\* [khill@bscholdings.com](mailto:khill@bscholdings.com) <[khill@bscholdings.com](mailto:khill@bscholdings.com)>  
> \*Cc:\* Sean Brady <[s.brady@commonwealthco.net](mailto:s.brady@commonwealthco.net)>  
> \*Subject:\* RE: Grading Easement, Sweeten Creek Road, Asheville  
  
> Greetings Kelly,

> I wanted to give you a quick update –our attorney for this project has  
> completed a draft easement agreement that I shared today with the civil  
> engineer to review prior to sending your way for review. I’ve asked that  
> they send any comments by Tuesday. I will plan to send to you mid-week,

6/27/2022 5:48:00 PM	<p>Please Vote NO for the new buildings next to Kensington Place Apartments. They are designed taller than permitted and will cause erosion on the hillside. Also Sweetencreek Road is already over crowded and dangerous. Sometimes it is traffic as far as you can see in both directions. Do not let the beauty of Asheville be further destroyed. Thank you, Gail Powell</p> <p style="text-align: center;">600 Kensington Place Apartment G Asheville, North Carolina 28803 910-508-3785</p> <p>Sent from my iPad</p>
6/27/2022 6:08:00 PM	<p>as a resident of Kensington Pl and a commuter on Sweeten Creek rd. I am amazed the city is entertaining further development along the road. The backups coming and going are now too much, what with 500 more cars across from the Day School's field and now another going in next door. This is bad enough but to hear that they want to build beyond the code is nuts. I protest any waiver of the slope code to allow the developer to build more, build higher than code. Why have a rule if it can be waived whenever the mood strikes. Thank You W.F. Becker 701 H Kensington Pl</p>
6/27/2022 7:24:00 PM	<p>Dear Council Members,</p> <p>I have lived in Kensington Place apartments for over a year now and one of the best things about this community is how green it feels. The landscaping is wonderful, but the mature trees that surround us make it feel like home, like Asheville. I have worked in the real estate industry for almost 20 years now, and I understand how profitable development is, but one of my favorite things about Asheville is the way the city is trying to protect our green spaces and retain the spirit of what makes Asheville so special. Please do not allow the developers of the community next door to redefine the zoning laws we have in place and destroy even more green space (vertically as well as horizontally) than will be necessary with the current restrictions. For some of us, this will affect <i>every</i> aspect of our lives.</p> <p>Thank you for your time and consideration,</p> <p><i>*Ruth Dunwoody*</i></p> <p><i>*Ruth Dunwoody Photography*</i> 251-609-4440 RuthDunwoody@gmail.com www.RuthDunwoody.com</p> <p>If you have a moment, please consider leaving me a Google review here &lt;<a href="https://g.page/r/CYOnoqZXNtieEAg/review">https://g.page/r/CYOnoqZXNtieEAg/review</a>&gt; or a Yelp review here &lt;<a href="https://www.yelp.com/biz/ruth-dunwoody-photography-asheville-2">https://www.yelp.com/biz/ruth-dunwoody-photography-asheville-2</a>&gt; <i>*Thank you!*</i></p>

6/28/2022 1:15:00 AM

Addressed to Asheville City Council,

>

> I have reviewed the documents and select attachments associated with the above matter. This is the first time I've been made aware of the upcoming project and scheduled City Council meeting. The below are my personal opinions.

>

> As a longtime (30+ year) resident of Buncombe County and 7-year resident of Kensington Place (2100C) I object to the technical modifications of the zoning requirements that would allow for building structures in excess of the current limits designated building height in a steep slope area. This in turn would likely reduce the maximum density.

>

> To deviate from the current zoning requirements would be inconsistent with the visual appeal and continuity of housing structures on this side of Sweeten Creek Rd. We're already experiencing the natural land/property destruction of the natural flora and fauna space across from the Carolina Day school sports fields. Which BTW may have been changed likely due to Zoning re-definitions. Historical zoning laws were (hopefully) designed to protect the natural beauty of this area. (A draw for many visitors) Swaying from these designs is a detriment to the nature of the living spaces we enjoy. Using a 20 ft buffer for shrubs and bushes lessens the natural beauty and privacy of our area. The property/community south of Kensington has old growth trees to support the privacy of each community.

What's been proposed is diminutive with regards to safety and privacy with disregard regard to human dwellings.

>

> The proposal correctly identifies that Sweeten Creek Rd is regulated by NCDOT and that there are future plans for widening of the road. Waiting until the widening of Sweeten Creek Rd is completed (with this new apartment complex included in any updated design) would be the most prudent approach.

>

> As someone who has traveled this section of road regularly for 7 years, I cannot imagine any development in this particular area as safe for both residents of the proposed structures and any traffic which traverses this area. It is barely tolerable and safe to exit left from the Kensington Place entrance. This can be witnessed regularly by collisions at the entry way and destruction of the brick pillars which adorn the Kensington Place approach.

>

> The line of sight from the entry way of the Fairhaven Summit Apartments would be significantly less than it is from Kensington Place entry. To put a traffic light at the proposed site, so close to the traffic control at the Sweeten Creek/Mills Gap intersection would be impractical and likely cause more traffic congestion.

I appreciate that the property owners have a right to develop. I implore the council to stay true to the current zoning laws. Please protect the land that the zoning laws were designed to preserve.

Thank you for your consideration.

Sincerely,  
Jennifer Lilly

6/28/2022 2:27:00 AM

While I support affordable housing such as proposed at the above address, I do not feel it should disregard the quality of life of next door neighbors. I strongly object to the developer's plan to build above the standard height allowed for construction on slopes. Additionally, that plan calls for removing nearly all buffering tree growth between the new apartments and the existing apartments on the north side of Kensington Place. I live in one of the units to be most impacted by the new development. I would ask that there be more substantial wooded buffering between the developments than what is proposed (20 foot depth with most of that being shrubbery). We currently enjoy some degree of privacy in our (reasonably) affordable apartment. It would be wrong, in our view, to lose that entirely when the developer could reasonably preserve more wooded buffering. I ask the Council's consideration of this request.

Thank you,

Roy H. Brock  
1700 F Kensington Place  
Asheville, NC 28803

6/28/2022 2:35:00 AM

Attention Please,

I oppose development of a community next to Kensington Place Apartments. The traffic on that road is terrible now. The road has not been altered to accommodate the traffic. There is already so much more traffic due to the very large complex at the intersection of Mills Gap Road. Late in the afternoon , traffic can back up as far back as the sports field, as it is now. Please do not approve this request from the developer.

Patricia Brown  
2200 C Kensington Place  
Asheville, NC 28803