THE CITY OF ASHEVILLE
NORTH CAROLINA

Planning & Zoning Commission
7/1/2026
DRAFT ACTION MINUTES

These action minutes are intended to provide the reader with an overview of the committee meeting and actions taken during the meeting.

For detailed information on this meeting, please refer to the meeting recording, also located on the commission web page, ashevillenc.gov/pzc, or contact Will Palmquist with any questions.

Present:, Vice-Chair Jason Seickel, Jonathan Anzollitto, Jane Margaret Bell, Brenton Faircloth, Anna Zuevskaya

Absent: Chair Geoffrey Barton, Lindsay Broughel

AGENDA ITEM	ACTION
Planning & Zoning Commission Land Acknowledgment Chair Barton read the PZC Land Acknowledgement: "As we are gathering today as the Planning and Zoning Commission, the body tasked with reviewing and advising on appropriate land use in the city of Asheville, it is fitting to acknowledge the storied history of this land. We occupy the Land of the Cherokee people, who have stewarded and been in relationship with these mountains and waterways from time immemorial. This land is occupied through violence, oppression, coercion, broken treaties, and forced relocation. Please join me in expressing respect and gratitude for the present-day Eastern Band of Cherokee, the Cherokee Nation, the United Keetoowah Band of Cherokee, and all of our Indigenous neighbors, as well as the past and present marginalized community members, as we seek to join in the healing of the indelible trauma that is embedded in this land."	
Approval of minutes from the 5/6/2026 and 6/3/2026 meeting	**Motion:** Approve the minutes from the 5/6/2026 and 6/3/2026 meeting **Motion made by:** Commissioner Faircloth **Motion 2nd by:** Commissioner Zuevskaya **Vote:** Motion passes 5-0 (Motion made at 2:36)
Update from committee liaisons and workgroups. Commissioner Anzollitto noted that the transit network plan was approved by the Multimodal Transit Committee with two considerations for City Council regarding non-fixed route network research and long-term funding sources. Commissioner Zuevskaya provided a summary of a recent City-led trolley tour that highlighted 32 Grail Street which is owned by the Asheville Buncombe Community Land Trust for permanent affordability, as well as the adjacent Cappadocia Church project, which will create three affordable apartments.	

Report out on recent legislative and administrative actions.
Will Palmquist, Principal Planner with Planning & Urban Design, updated the Commission on recent actions taken by City Council on items previously forwarded by the Commission:

- **99999 Deaverview Rd (Rezoning):** Request to rezone from RM-8 to RM-16 was approved and adopted unanimously by City Council.
- **3 S. Tunnel Rd (Rezoning):** Request to rezone from UP to RB was continued to the July 28th City Council meeting at the applicant's request.

Update on Comprehensive Plan & Development Regulations Update project.
Mr. Palmquist noted that an evaluation panel of nine City staff members selected a top consultant team out of 8 RFP submissions. The contract is scheduled for Council approval on July 28, with project kickoff set for August.

Commission Liaison Update
Mr. Palmquist explained that he would be transitioning to be the project manager for the Comprehensive Plan & Development Regulations Update project. Sam Starr-Baum, Urban Planner III with Planning & Urban Design, will be taking over as the main commission liaison starting at the next meeting on August 6th.

A request to consider a zoning text amendment to the Unified Development Ordinance (UDO), Chapter 7 of the Asheville Code of Ordinances, to eliminate minimum off-street parking requirements, increase the maximum allowed size of accessory dwelling units, and permit duplexes as an allowed primary use in all residential and certain mixed-use zoning districts.	**Motion:** Continue to the August 5th PZC meeting. **Motion made by:** Commissioner Bell **Motion 2nd by:** Commissioner Zuevskaya **Vote:** Motion passes 5-0 (Motion made at 11:59)
Item 3: The applicant has requested a continuance to the August 5, 2026 PZC meeting.) A request to rezone the property located at 819 Patton Ave from Residential Multi-Family Medium Density (RM-8) to Highway Business (HB). **Item 5:** A request to amend the conditional zoning for the property located at 1 Waymon Blvd to amend project conditions.	**Motion:** Continue Items 3 and 5 to a date uncertain. **Motion made by:** Commissioner Faircloth **Motion 2nd by:** Commissioner Zuevskaya **Vote:** Motion passes 5-0 (Motion made at 13:12)

Christopher Whitlock, the Transit Division Manager, presented Phase 3 of the Comprehensive Operational Analysis for ART (Asheville Rides Transit):

Network Strategy: Following City Council direction, the draft plan adjusts the network split from 50% coverage / 50% ridership to 60% ridership / 40% coverage, focusing higher frequency along key corridors while preserving access in lower-income areas.

Key Improvements:
- Targets an 80% on-time performance rate (up from ~66% average).

- Implements higher frequencies (15–30 minutes) on corridors such as Patton Ave, Biltmore Ave, Hendersonville Rd, Hillcrest, and the River Arts District.
- Shifts ART Station timing to a pulse transfer system to streamline arrival/departure windows and minimize layover wait times.

Impact Metrics: Increases overall job access by 10% (and +15% to +16% for low-income residents and communities of color).

Community Feedback: Over 1,350 survey responses were collected. Staff is evaluating feedback regarding potential service removals (e.g., Outlet Mall, Social Security Office, Grove Park, MAHEC) before presenting recommendations to City Council in late July. Proposed changes would not go into effect until FY28 (July 2027 or later).

A request to amend the conditional zoning for the property located at 301 E. Chestnut St for purposes of amending project conditions. The property is identified as PIN 9649-63-6041 in the Buncombe County tax record. The property owner is RCG Furman LLC. The applicant contact is Mr. Daniel Leslie. Planner coordinating review - Will Palmquist

Motion: Recommend approval
Motion made by: Commissioner Bell
Motion 2nd by: Commissioner Anzollitto
Vote: Motion passes 5-0 (Motion made at 1:01:00)

Will Palmquist, Principal Planner with Planning & Urban Design, described the requests to amend the conditional zoning for the property at 301 E. Chestnut St to update conditional zoning conditions to convert lower-level apartments—previously restricted to hotel/restaurant staff—into flexible neighborhood-serving commercial or general residential uses. Allowed uses now broadly would include a16-guestroom hotel, eating and drinking establishments, retail sales, and barber shops & beauty salons.

Meeting adjourned at 6:11 p.m.