Planning & Zoning Commission
August 5, 2026 Agenda

Note: The City of Asheville (City) strives to ensure information on City websites is accessible. Our goal is to deliver a web experience that achieves “Level AA” conformance according to the Web Content Accessibility Guidelines v2.1 (WCAG 2.1). Some of the documents on this page may not be fully accessible per ADA guidelines. If you encounter any accessibility barriers, please contact Will Palmquist (wpalmquist@ashevillenc.gov) for personal assistance.

Meeting Details

- August 5, 2026 at 5:00 p.m. at City Hall, 1st Floor North Conference Room with a pre-meeting at 4:30 p.m. at the City Hall 5th Floor Large Conference Room.
- City of Asheville’s YouTube Channel

Board Members

Geoffrey Barton - Chair, Jason Seickel - Vice-chair, Jonathan Anzollitto, Jane Margaret Bell, Lindsay Broughel, Brenton Faircloth, Anna Zuevskaya

Staff Support

Will Palmquist - Principal Planner, Sam Starr-Baum - Planner III, Sean Correll - Planning Tech

Agenda Items

Welcome and Roll Call

Land Acknowledgement

Approval of Minutes

- July 1, 2026 Meeting Minutes

Updates/Reports

1. Update from committee liaisons and workgroups.
2. Report out on recent legislative and administrative actions.

3. Recurring update on Comprehensive Plan & Development Regulations Update project.

Presentations

1. A presentation on recently approved state legislation and the impacts on Asheville's Unified Development Ordinance. Staff presenting - Carly Gillingham, Assistant City Attorney.
   Resource: Carly Gillingham, Assistant City Attorney
   Materials: Memo Re: New Legislation (Land Use and Stormwater)

Legislative Public Hearings

Zoning Text Amendments

2. 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. Staff coordinating review - Chris Collins
   Resource: Chris Collins, Assistant Director
   Materials: PZC Staff Reports and Materials Folder

Zoning Map Amendments

3. A request to ***rezone*** the property located at 23 Heritage Drive from Residential Multi-Family High Density (RM-16) to Highway Business (HB). The property is identified as PIN 9629-80-5624 in the Buncombe County tax record. The property owner is American Society for the Prevention of Cruelty to Animals (ASPCA). The applicant's contact is Jeffrey Moore, P.E.. Planner coordinating review - Clay Mitchell
   Resource: Clay Mitchell, Development Liaison
   Materials: PZC Staff Report and Materials Folder

- Public comment for the regular meeting will be accepted by any of the following means:
  - **In-person:** Presentations by the public shall be limited to a maximum of 3 minutes for individuals and 10 minutes for a group's primary spokesperson.
  - **Email:** Written comments may be submitted to PZcommissioners@ashevillenc.gov (available until 5:00 p.m. the day before the meeting).
  - **Materials:** Written public comment can be found in the meeting's public comment folder.

Next Meeting:

- September 2nd at 5:00 p.m. at City Hall, 1st Floor North Conference Room with a pre-meeting at 4:30 p.m. at the City Hall, 5th Floor Large Conference Room.

Adjournment

For more information, please visit the Planning & Zoning Commission webpage. For questions about the Planning & Zoning Commission, please email Will Pamquist (wpalmquist@ashevillenc.gov).