July 23, 2026 Council Agenda Briefing				
Item	**Question/Request and who made by**	**Responsible Staff/ Dept.**	**CM/ ACM**	**Staff response/update**
KR - Manager's Report; COA	KR: Is an update available on the mtg COA Transit staff had with HACA (7/21/26 PEDE mtg)	AH/JM - Transit/PEDE	JD/BW	Staff provided a brief presentation to the HACA board on the Transit Comprehensive Operational Analysis Project's Draft Network proposal. The primary concerns raised by the board members were the Draft Network's proposed cuts to MAHEC, the Social Security Office, and the Grove Park Inn.
	MU: Requested an update on the Passport Program	AH/JM/Transit	JD	Passport Program
BH - Public Hearing Item C	How many projects have been submitted/approved/completed in the Urban Place Zoning? Do we need to revise zoning?	C. Collins/PUD	BW	a. The City has received one TRC-Level (Level II, Conditional Zoning) development application within the areas zoned Urban Place (UP) since the current form of the zoning district was adopted in September 2021. b. This project was a multi-family development with 48 proposed residential units at a 1-acre site on Thompson St along the Swannanoa River. The project was being reviewed as a by-right application and was on track to meet all zoning requirements for approval prior to TS Helene. c. The City intends to study the impact and feasibility (among other aspects) of all zoning districts as a component of the upcoming UDO update project. It is anticipated that changes will be made to the current state of the UP zoning district. It's important to note that the proposed rezoning from UP to RB would greatly reduce the site requirements on the parcel. If the current prohibition on downzoning were to remain in place during the UDO rewrite process, considerations for appropriate zoning at the site to achieve the vision of the Comprehensive Plan would be limited.
KR - New Business Item B	Was the draft resolution shared with partners?	DH/CAPE	BW	A project update was sent Thursday, July 23, to people subscribed to the project. The subscriber list includes

				developers, policy advocates, legacy neighborhood representatives, and other residents. ACM Ben Woody also discussed the resolution at last week's Displacement Risk Assessment Work Group meeting. This stakeholder group has been working on the Displacement Risk Assessment Tool.
AM - New Business Item B	Discuss RS2 upzoning at HCD meeting.	C.Collins/ PUD	BW	As the City engages in the process of updating the Comprehensive Plan and redrafting the Development and Zoning Regulations (including districts), it is anticipated that the zoning districts will undergo significant changes in the near future, providing an opportunity to consolidate districts or raise the base density at that time. All upcoming proposed changes to duplex allowance and ADU updates will be applicable to all RS residential zoning districts, including RS-2. If the City were to pursue this now, any proposal to rezone all RS-2 properties in the City to RS-4 would involve rezoning 1,217 parcels or 12% of the residentially zoned land area in the City. Planning staff can be prepared to provide some foundational information and participate in a discussion on this topic at the HCD meeting on September 15, 2026.
KR - Other Issues	Can staff provide examples of sanitation code enforcement issues with regard to nuisance vehicles?	Jes Foster/Sanitation	ACM	Sanitation Code Enforcement Examples

Additional Staff Updates			
Lennie's Law	Council request to evaluate how we can move forward and/or pilot tenets of Lennie's Law	Transp/JD	Staff is currently researching and will bring back for discussion at a later date.