Planning & Zoning Commission Agenda
Wednesday, September 3, 2025 at 3:00 p.m.
Harrah's Cherokee Center - Banquet Hall
87 Haywood St, Asheville, NC 28801
www.ashevillenc.gov/pzc

PUBLIC COMMENT

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).

NOTICE: The Planning & Zoning Commission will hear public comments only on agenda items. All public comments received prior to the deadline will be sent to the Commission but may not be read aloud or played at the meeting.

ADMINISTRATIVE

1. Land Acknowledgement.
2. Approval of minutes from the August 6, 2025 meeting.
3. Update from committee liaisons and workgroups.

LEGISLATIVE PUBLIC HEARINGS

Zoning Map Amendments

4. A request to ***amend the conditional zoning*** for properties located at 1617 Hendersonville Rd for the purposes of amending the site plan and project conditions. The main parcel is identified as PIN 9645-89-9707 in the Buncombe County tax record. There are an additional 27 parcels on the project site within the existing conditional zoning. These properties are: 14, 18, 28, 38, 39, 48, 49, 55, 58, and 59 Glastonbury Ln, 9, 15, and 17 Hastings Ct, and 1, 2, 3, 5, 6, 7, 19, 21, 22, 32, 42, 52, 57, and 62 Lincolnshire Loop and PINs 9645-80-8283, -8698, -9351, -9708, -9826, 9649-90-0309, -0448, -0578, -0742, -1117, -1177, -1341, -1494, -1796, -2176, -2362, -2515, -2616, -3138, -3294, -3329, -3488, -3706, -4330, -4528, -4722, and -5823. The property owner is Deerfield Episcopal Retirement Community Inc. The applicant's contact is Mr. Chris Day. Planner coordinating review - Will Palmquist *(Continued from the August 6, 2025 PZC meeting)*

QUASI-JUDICIAL PUBLIC HEARINGS

5. A request for a ***special use permit*** for a concealed telecommunications tower at 3 S. Tunnel Rd. The property is identified as PIN 9658-13-5696 in the Buncombe County tax record. The property owner is Asheville Mall Capital Holding LLC. The applicant contact is Mr. Michael Sandifer. Planner coordinating review - Will Palmquist

LEGISLATIVE PUBLIC HEARINGS

Zoning Map Amendments

6. A request to ***amend the conditional zoning*** for property located at 767 New Haw Creek Rd for the purposes of amending the site plan and project conditions. The parcel is identified as PIN 9659-93-9458 in the Buncombe County tax record. The property owner is the estate of Margaret B King. The applicant contact is Mr. Warren Sugg. Planner coordinating review - Sam Starr-Baum.