Planning & Zoning Commission Agenda
Wednesday, October 1, 2025 at 5:00 p.m.
City Hall (70 Court Plaza)
1st Floor North Conference Room
www.ashevillenc.gov/pzc

A pre-meeting will be held at 4:30 p.m. in the 5th Floor Large Conference Room. The pre-meeting is open to the public, but public comment will not be accepted.

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 and SUP Ordinance & Findings of Fact & Conclusions of Law from the September 3, 2025 meeting.
3. Update from committee liaisons and workgroups.
4. Election of chair and vice-chair.

PRESENTATIONS

5. A presentation on the Transit Operational Analysis. Staff presenting - Jessica Morriss

LEGISLATIVE PUBLIC HEARINGS

Zoning Map Amendments

6. A request to ***amend the conditional zoning*** for the property located at 30 Buchanan Pl for purposes of amending project conditions. The property is identified as PIN 9648-47-8566 in the Buncombe County tax record. The property owner is City of Asheville. The applicant contact is Dustin Clemens. Planner coordinating review - Will Palmquist

Zoning Text Amendments

7. A request to consider a proposed zoning text amendment to the Unified Development Ordinance (UDO), Chapter 7 of the Asheville Code of Ordinances, to amend section 7-14-1 relating to non-conforming Accessory Dwelling Unit structures. Planner coordinating review - Sam Starr-Baum