THE CITY OF ASHEVILLE
NORTH CAROLINA

Planning & Zoning Commission
8/5/2026
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 Sam Starr-Baum with any questions.

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

Absent: None.

AGENDA ITEM	ACTION
Planning & Zoning Commission Land Acknowledgment Chair Barton read the PZC Land Acknowledgment: "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 7/1/2026 meeting	**Motion:** Approval of the minutes from the Jul 1, 2026 meeting. **Motion made by:** Commissioner Brenton Faircloth **Motion 2nd by:** Commissioner Seickel **Vote:** Motion passes 7-0 (Motion made at 10:41)

Updates and Reports

City Council Update: Sam Starr-Baum, Planner III, with the Planning & Urban Design Department, updated the Commission on recent actions taken by City Council on items previously forwarded by the Commission:

- 3862 Sweeten Creek (Conditional Zoning): The request for 130 Affordable Housing Units at 3862 Sweeten Creek was approved unanimously at the July 28th City Council Meeting. PZC recommended approval for this item.
- 3 South Tunnel Road Rezoning (rezoning)**:** The request for a rezoning for 3 S Tunnel Road, generally known as the Asheville Mall property, was approved at the July 28th City Council Meeting in a 4-2 vote. PZC recommended denial for this item.

UDO Update: Interim Planning and Urban Design Director Chris Collins provided a UDO update that the comprehensive plan and Unified Development Ordinance (UDO) update contract is expected to go to the City Council on August 25th.

State Law Impacts: Assistant City Attorney Carly Gillingham presented information on how recent state-level changes will require local ordinance updates. Crucially, the state passed House Bill 162, which completely strips municipalities of the authority to mandate minimum off-street parking for developments. Gillingham noted how other changes from H.B. 162 affect stormwater control incentives and the judicial appeals process for administrative zoning decisions.

A request to rezone the property located at 23 Heritage Drive from Residential Multi-Family High Density (RM-16) to Highway Business (HB).

Motion: To approve the rezoning located at 23 Heritage Dr
Motion made by: Vice-Chair Seickel
Motion 2nd by: Commissioner Anzollitto
Vote: Motion passes 7-0 (Motion made at 52:00)

Clay Mitchell, Urban Planner II with Planning & Urban Design, presented the rezoning for the property located at 23 Heritage Dr to the Planning and Zoning Commission. The proposed rezoning would allow a portion of the existing property to be rezoned from Multi-Family 16 (RM-16) to Highway Business (HB) to allow for additional parking in the location. Staff found it compatible with the Future Land Use Map, in that Highway Business (HB) aligns better with the future land-use map (Urban Corridor), and resolves a split-zoning error from earlier. The applicants, Jeff Moore (engineer) and Eleanor Sprinkle (ASPCA), clarified that the rezoning is simply to build a parking lot to support the existing staff at the neuter clinic. Staff recommended approval of the rezoning application.

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:** Approval with the condition to strike section 7-16-2(C)(3)(b), which is the section relating to where the parking has to be located, and 7-16-2(C)(2)(b), which is the section limiting the number of townhomes in RM6. With the included recommendation that the city continue exploring the lot width and lot size parameters that may impact the relative uptake of this zoning text amendment around the city. **Motion made by:** Commissioner Faircloth **Motion 2nd by:** Commissioner Bell **Vote:** Motion passes 6-1 (Commissioner Zuevskaya "nay") (Motion made at 2:33:59) **Motion:** Approval with the condition to amend the sizing rule to state that an ADU must be "the lesser of 1,200 square feet or less than the gross square footage of the primary structure". They also attached a recommendation that the city continue pursuing anti-displacement strategies. **Motion made by:** Commissioner Faircloth **Motion 2nd by:** Commissioner Anzollitto **Vote:** Motion passes 6-1 (Commissioner Zuevskaya "nay") (Motion made at 2:58:53) **Motion:** Approve the zoning text amendment to the Unified Development Ordinance (UDO) Chapter 7 Minimum parking provision elimination **Motion made by:** Commissioner Broughel **Motion 2nd by:** Vice-Chair Jason Seickel **Vote:** Motion passes 7-0 (Motion made at 3:03:36)

Interim Planning and Urban Design Director Chris Collins presented the three missing middle updates that would require three separate votes, but provided one presentation. The amendments included eliminating minimum off-street parking requirements, increasing the maximum size of accessory dwelling units, and permitting duplexes as a primary use in all residential and certain mixed-use zoning districts. Chris Collins noted that North Carolina House Bill 162 strictly prohibits the city from enforcing minimum parking requirements, forcing the city's hand to eliminate them citywide, and that the parking amendment was now about statutory compliance. Staff recommended approval of all three zoning text amendments.

During the discussion of the ADU amendment, some of the Commissioners referenced the City Council's newly passed Anti-Displacement Resolution. Of note, Commissioner Zuevskaya expressed strong concern that passing these zoning changes without concurrent, specific guardrails could accelerate gentrification in legacy neighborhoods, noting that while the market builds housing, it doesn't naturally build affordable housing.

Public comment was generally supportive of all three zoning text amendments presented to the commission.

Meeting adjourned at 8:05 p.m.