Recommendation* of the Asheville Planning and Zoning Commission

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SUBJECT:Conditional Zoning – 99999 Tried Street (# 17-04904PZ)

REQUEST: Conditional rezoning request for the property located 99999 Tried Street and 990 W Chapel Road from Residential Single Family High-Density (RS-8) and Residential Single Family High-Density - Conditional Zoning (RS-8 CZ) to Single Family High Density - Conditional Zoning (RS-8 CZ). .

RECOMMENDATION: The Planning and Zoning Commission recommended approval and voted 6-0.

FINDINGS AND REASONS CONCERNING PLAN CONSISTENCY: *The motion was made that the Planning and Zoning Commission would recommend approval of the conditional zoning request for the property located at 99999 Tried Street and 990 W Chapel Road from Residential Single-Family High Density (RS-8) and Residential Single-Family High Density Conditional Zone (RS-8 CZ) to Residential Single-Family High Density Conditional Zone (RS-8 CZ) and find that the request is reasonable, is in the public interest, is consistent with the city's comprehensive plan and meets the development needs of the community in that the request: 1) Prioritizes greater densities of development overall, throughout the city as appropriate; and 2) Increases the supply of housing, including affordable housing, in proximity to schools, transit and parks, with the additional technical modification to UDO section 7-12 regarding land disturbing activity in the aquatic buffer, to be coordinated between applicant and staff.*

Case History

Staff Coordinator: *Sam Starr-Baum, Urban Planner III*
Heard by Planning and Zoning Commission: *September 2, 2026*
Vote: *6-0*
Motion: *Commissioner Bell*
Second: *Commissioner Anzollito*
In Favor: *Chair Barton, Vice-chair Seickel, Commissioners Anzollitto, Bell, Broughel, and Zuevskaya*

This document is a true and accurate statement of the findings and recommendations of the Asheville Planning and Zoning Commission.

Geoffrey Barton, Chair — Date: 9/3/2026

Asheville Planning and Zoning Commission

*This recommendation is being made pursuant to NCGS 160A-383 requiring the planning board to provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board.