Planning & Zoning Commission
November 4, 2026 Agenda

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Meeting Details

- November 4, 2026, at 5:00 p.m. at City Hall, 1st Floor North Conference Room with a pre-meeting at 4:30 p.m. at the City Hall 5th Floor Large Conference Room.
- City of Asheville’s YouTube Channel

Board Members

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

Staff Support

Sam Starr-Baum - Planner III, Sean Correll - Planning Tech

Agenda Items

Welcome and Roll Call

Land Acknowledgement

Approval of Minutes

- October 7, 2026 Meeting Minutes

Updates/Reports

1. Update from committee liaisons and workgroups.
2. Report on recent legislative and administrative actions.

3. Recurring update on Comprehensive Plan & Development Regulations Update project.
4. Report from Nancy Watford, Stormwater Plan Review Supervisor, on stormwater, flood, and permitting processes.

Administrative

5. Election of the Chair and Vice-Chair.

Legislative Public Hearings

Zoning Map Amendments

6. A request to **conditionally rezone** a property located at 2 Hendersonville Road (PIN 9648-60-6548) from River District (RIV) to Commercial Expansion-Conditional Zone (COM EXP-CZ). The property owner is the Drury Development Corporation, and the project contact is Warren Sugg, P.E..
    A. Resource: Clay Mitchell, Development Liaison
    B. Materials: PZC Staff Report and Materials Folder

Other Business

7. A formal discussion to consider proposals and potential changes relating to the RS-2 Residential Single-Family Low-Density Zoning District.
    A. Resource: Vaidila Satvika, Urban Planner III
    B. Materials: PZC Staff Report and Materials Folder

Public Comment

- Public comment for the regular meeting will be accepted by any of the following means:
    C. **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.
    D. **Email:** Written comments may be submitted to PZcommissioners@ashevillenc.gov (available until 5:00 p.m. the day before the meeting).
    E. **Materials:** Written public comment can be found in the meeting's public comment folder. *(No public comments have been received).*

Next Meeting:

- December 2nd at 5:00 p.m. at City Hall, 1st Floor North Conference Room with a pre-meeting at 4:30 p.m. at the City Hall, 5th Floor Large Conference Room.

Adjournment

For more information, please visit the Planning & Zoning Commission webpage. For questions about the Planning & Zoning Commission, please email Sam Starr-Baum (sstarr-baum@ashevillenc.gov)