Planning & Zoning Commission Agenda
Wednesday, January 7, 2026 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 from the December 3, 2025 meeting.
3. Update from committee liaisons and workgroups.
4. Appointment of liaison to the Multimodal Transportation Commission.

PRESENTATIONS
5. A presentation on the Comprehensive Plan and Development Regulations Update project. Staff presenting - Chris Collins

LEGISLATIVE PUBLIC HEARINGS
Zoning Map Amendments
6. A request to ***rezone*** the property located at 22 Broad St from Residential Multi-Family Medium Density (RM-8) to Community Business I (CBI). The property is identified as PIN 9649-43-3868 in the Buncombe County tax record. The property owner is Kimberly Winters & Mathes Horner Mennell. The applicant contact is Mr. Wyatt Edsel. Planner coordinating review - Will Palmquist

7. A request to ***amend the conditional zoning*** for the properties located at 264 & 274 Enka Heritage Pkwy for the purposes of amending the site plan and project conditions. The properties are identified as PINs 9617-43-4110, 9617-33-6190, and 9617-32-2081 in the Buncombe County tax record. The property owners are Enka Samet LLC and Fletcher Partners Inc. The applicant contact is Ms. Nettie Boyle. Planner coordinating review - Clay Mitchell
(The applicant has requested a continuance to the February 4th, 2026 PZC Meeting)

OTHER BUSINESS
8. Consideration of Amendments to the Commissioner's Rules of Procedure.
9. PZC Annual Retreat and Work Session Discussion.