Planning & Zoning Commission Agenda
Wednesday, December 3, 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 from the October 1, 2025 meeting.
3. Update from committee liaisons and workgroups.
4. Election of vice-chair.

LEGISLATIVE PUBLIC HEARINGS

Zoning Map Amendments

5. A request to ***rezone*** the property located at 13 Baldwin St from Neighborhood Business (NB) to Residential Single-Family High Density (RS-8). The property is identified as PIN 9657-59-9113 in the Buncombe County tax record. The property owner is The Estate of Doris Wilson Page. The applicant contact is Mr. Peter Zetterholm. Planner coordinating review - Will Palmquist

6. A request to ***rezone*** the property located at 137 Broad St from Community Business I - Conditional Zone (CBI-CZ) to Community Business I (CB). The property is identified as PIN 9649-53-8527 in the Buncombe County tax record. The property owner is Broad Properties LLC. The applicant contact is Mr. Gregory Palombi. 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Chapter 7 of the Asheville Code of Ordinances, to amend section 7-7-7 relating to waiting periods for resubmittal of a withdrawn or denied applications for a zoning map amendment, text amendment, development application, or request for development approval. Staff coordinating review - Carly Gillingham

OTHER BUSINESS

8. Consideration of amendments to the Commissioner's Rules of Procedure.