Planning & Zoning Commission Agenda
Wednesday, August 6, 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. Acknowledgement of Byron Greiner.
2. Land Acknowledgement.
3. Approval of minutes from the June 4, 2025 meeting.
4. Update from committee liaisons and workgroups.

PRESENTATIONS

5. A presentation on the Affordable Housing Plan. Staff presenting - Sasha Vrtunski

MINISTERIAL PUBLIC HEARINGS

6. A request for the Level II site plan review of a new 9-story condominium building with 47 units located at 161 Church St. The project is identified as PIN 9648-38-9570 in the Buncombe County tax record. The property owner is TMCR Real Property Investments LLC. The applicant's contact is Ms. Kristin Kunse. Planner coordinating review - Will Palmquist

LEGISLATIVE PUBLIC HEARINGS

Zoning Map Amendments

7. A request to ***amend the conditional zoning*** for properties located at 1617 Hendersonville Rd for the purposes of amending the site plan and project conditions. The main parcel is identified as PIN 9645-89-9707 in the Buncombe County tax record. There are an additional 27 parcels on the project site within the existing conditional zoning. These properties are: 14, 18, 28, 38, 39, 48, 49, 55, 58, and 59 Glastonbury Ln, 9, 15, and 17 Hastings Ct, and 1, 2, 3, 5, 6, 7, 19, 21, 22, 32, 42, 52, 57, and 62 Lincolnshire Loop and PINs 9645-80-8283, -8698, -9351, -9708, -9826, 9649-90-0309, -0448, -0578, -0742, -1117, -1177, -1341, -1494, -1796, -2176, -2362, -2515, -2616, -3138, -3294, -3329, -3488, -3706, -4330, -4528, -4722, and -5823. The property owner is Deerfield Episcopal Retirement Community Inc. The applicant's contact is Mr. Chris Day. Planner coordinating review - Will Palmquist
8. A request to ***conditionally rezone*** a portion of the property located at 587 Haywood Rd from Community Business II - Conditional Zone (CBII-CZ) to Community Business I - Conditional Zone (CBI-CZ). The property is identified as PIN 9638-35-4182 in the Buncombe County tax record. The property owner is Trinity United Methodist of Asheville. The applicant's contact is Ms. Anna Pizzo. Planner coordinating review - Will Palmquist

Zoning Text Amendments

9. 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 sections 7-3-3(b), 7-6-1(c), 7-5-20, and 7-14-1 relating to Board of Adjustment membership and legal ad notification requirements, and non-conforming Accessory Dwelling Unit structures. Planner coordinating review - Sam Starr-Baum