THE CITY OF ASHEVILLE
NORTH CAROLINA

Planning & Zoning Commission
12/3/2025
ACTION MINUTES

These action minutes are intended to provide the reader with an overview of the committee meeting and actions taken during the meeting.

For detailed information on this meeting, please refer to the meeting recording, also located on the commission web page, ashevillenc.gov/pzc, or contact Will Palmquist with any questions.

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

Absent: None.

AGENDA ITEM	ACTION
Planning & Zoning Commission Land Acknowledgment Chair Barton read the PZC Land Acknowledgement: "As we are gathering today as the Planning and Zoning Commission, the body tasked with reviewing and advising on appropriate land use in the city of Asheville, it is fitting to acknowledge the storied history of this land. We occupy the Land of the Cherokee people, who have stewarded and been in relationship with these mountains and waterways from time immemorial. This land is occupied through violence, oppression, coercion, broken treaties, and forced relocation. Please join me in expressing respect and gratitude for the present-day Eastern Band of Cherokee, the Cherokee Nation, the United Keetoowah Band of Cherokee, and all of our Indigenous neighbors, as well as the past and present marginalized community members, as we seek to join in the healing of the indelible trauma that is embedded in this land."	
Approval of minutes from the 10/1/2025 meeting	**Motion:** Approve minutes from October 1, 2025 **Motion made by:** Commissioner Seickel **Motion 2nd by:** Commissioner Faircloth **Vote:** Motion passes 6-0 (Motion made at 6:00)
Update from committee liaisons and workgroups. Anti-Displacement Working Group: Commissioner Zuevskaya announced the Anti-Displacement Working Group continues to put out an open call for a new Commission volunteer to join the working group. Legal staff clarified that non-commissioners cannot be formal members of an informal P&Z working group. The PZC adopted a working definition for displacement as, "Displacement is the economic, social, cultural, physical, or environmental relocation of a people within a defined census tract, City adopted neighborhood, or other defined area". Multimodal Transportation Commission (MMTC) Liaison: The position is now open and will be put on the	

agenda for the next meeting to appoint a liaison.

Election of vice-chair.	**Motion:** Appoint Commissioner Seickel as Vice-Chair **Motion made by:** Commissioner Bell **Motion 2nd by:** Commissioner Faircloth **Vote:** Motion passes 6-0 (Motion made at 23:51)
A request to rezone the property located at 13 Baldwin St from Neighborhood Business (NB) to Residential Single-Family High Density (RS-8).	**Motion:** Approval **Motion made by:** Commissioner Faircloth **Motion 2nd by:** Chair Barton **Vote:** Motion passes 6-0 (Motion made at 58:00)

Will Palmquist, Principal Planner with Planning and Urban Design, presented the application to rezone the property located at 13 Baldwin St from Neighborhood Business (NB) to Residential Single-Family High Density (RS-8). He explained that although staff agrees that RS8 is partially compatible with the Future Land Use Map, retaining the (NB) Neighborhood Business is important to preserve the small, neighborhood-serving commercial node, consistent with Comprehensive Plan goals, and therefore staff is not recommending approval of the rezoning request.

The applicant stated that due to the small, awkward size and corner location of the vacant parcel, it is highly unlikely to support meaningful commercial use. The proposal to build two attainable single-family homes aligns with the city's goal to increase housing supply in a transit-served area.

Commissioners expressed sympathy for the application, agreeing that the site's small size and constraints (setbacks, landscape buffers) make feasible commercial development very challenging and that the proposal supports the need for more housing.

A request to rezone the property located at 137 Broad St from Community Business I - Conditional Zone (CBI-CZ) to Community Business I (CB).	**Motion:** Approve the rezoning **Motion made by:** Vice-Chair Seickel **Motion 2nd by:** Commissioner Broughel **Vote:** Motion passes 6-0 (Motion made at 1:07:30)

Will Palmquist, Principal Planner with Planning and Urban Design, presented the application to rezone the property located at 137 Broad St from Community Business I - Conditional Zone (CBI-CZ) to Community Business I (CB). He stated that staff recommends approval, and finds that it is compatible with the surrounding CBI zoning and residential zoning, as well as is consistent with the Traditional Corridor Future Land Use category.

Commissioners focused on the history of the conditional zoning and whether the change would nullify any affordable housing components (staff confirmed those provisions only applied to the unbuilt units, and the original, adjoining CZ site with an existing building would retain its original conditional zoning conditions). The change was viewed as enabling the reuse of the existing building.

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 application for a zoning map amendment, text amendment, development application, or request for development approval.	**Motion:** Approval for the zoning text amendment with the recommendation that the waiting period provisions of UDO Sec. 7-7-7 be struck in their entirety. **Motion made by:** Vice-Chair Seickel **Motion 2nd by:** Commissioner Faircloth **Vote:** Motion passes 6-0 (Motion made at 1:26:51)

City legal staff presented on new state legislation (Session Law 2025-94) that prohibits waiting periods for denied or withdrawn zoning applications, conflicting with UDO Section 7-7-7, which imposes a 12-month waiting. Because of this, staff is proposing the minimum change necessary: striking the "denied or withdrawn" language from the waiting period, but retaining the 12-month waiting period for approved applications (subject to a waiver).

Commissioners debated the merit of retaining the waiting period for approved applications, finding it potentially illogical or punitive if a minor correction to an approved straight rezoning was needed. The sentiment favored completely removing the waiting period.

Consideration of amendments to the Commissioner's Rules of Procedure.	**Motion:** Continue the motion to January 7, 2026 **Motion made by:** Chair Barton **Motion 2nd by:** Commissioner Zuevskaya **Vote:** Motion passes 6-0 (Motion made at 2:06:53)

The Commission reviewed the proposed rules of procedure, which included the addition of template language adopted by the Asheville City Council for all boards and commissions.

The Commission had several Key points in conclusion to the proposed rules of procedure.

1. Discipline: Request for clarification/definition of "disciplined" as an action separate from "removed at the pleasure of the appointing body," noting the lack of a formal grievance process.
2. Term Limits: Clarification needed on the language regarding successive terms and the required one-year break before being eligible for reappointment. Clarification is also needed on whether serving a partial term counts toward the limit.
3. Adjournment: Clarification on the Chair's authority to declare recess/adjourn meetings, particularly if items remain on the agenda or if an applicant objects.
4. Attendance: Need to define the start and end of the "12-month period" referenced for attendance requirements.

Meeting adjourned at 7:17 p.m.