THE CITY OF ASHEVILLE
NORTH CAROLINA

Planning & Zoning Commission
1/7/2026
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."	
Continue conditional zoning amendment request for the properties located at 264 & 274 Enka Heritage Pkwy to the February 4, 2026 PZC Meeting	**Motion:** Continue conditional zoning to 2/4/26 **Motion made by:** Chair Barton **Motion 2nd by:** Vice-chair Seickel **Vote:** Motion passes 7-0 (Motion made at 11:51)
Approval of minutes from the 12/3/2025 meeting	**Motion:** Approve minutes from December 3, 2025 **Motion made by:** Commissioner Faircloth **Motion 2nd by:** Commissioner Barton **Vote:** Motion passes 7-0 (Motion made at 13:28)
Appointment of Liaison to Multimodal Transportation Commission	**Motion:** Appoint Jonathan Anzollitto as liaison to MMTC **Motion made by:** Chair Barton **Motion 2nd by:** Vice-chair Seickel **Vote:** Motion passes 7-0 (Motion made at 15:55)

Presentation on the Comprehensive Plan and Development Regulations Update project. Staff presenting - Chris Collins

The presentation given by Chris Collins focused on the proposed update to the Comprehensive Plan and Development Regulations Update project which would include:

- Minor Update to the Comprehensive Plan: Updating the 2018 plan to reflect demographic changes and post-storm recovery needs.
- Major Update to Development Regulations (UDO): The UDO hasn't seen a wholesale update since 1997 and has been amended nearly 300 times, leading to significant inconsistencies.
- Resiliency Focus: Utilizing disaster recovery funding (CDBG-DR and HMGP) to build a more resilient city.

Mr. Collins shared approximate staff expectations on when the full implementation of the Comprehensive Plan and Development Regulations Update:

1. RFP Release est. February 27, 2026
2. Consultant Selection est. April 1, 2026
3. Official Project Kickoff est. July 1, 2026
4. Review & Adoption est. Winter 2028

The next step for the PZC is a dedicated work session scheduled for January 28th, 2026, to discuss the scope of this project and the Commission's role in depth.

Rezoning request for the property located at 22 Broad St from Residential Multi-Family Medium Density (RM-8) to Community Business I (CBI).

Motion: Approve the rezoning
Motion made by: Vice-Chair Seickel
Motion 2nd by: Commissioner Broughel
Vote: Motion passes 7-0 (Motion made at 1:00:35)

Will Palmquist, Principal Planner with Planning and Urban Design, presented the application to rezone the 0.25-acre property located at 22 Broad St from Residential Multi-Family Medium Density (RM-8) to Community Business I (CBI). He explained that staff believe that the rezoning for 22 Broad St meets the comprehensive plans and recommendation approval. Also noting its consistency with the traditional corridor land-use pattern.

Consideration of Amendments to the Commissioner's Rules of Procedure

The PZC discussed the proposed changes to the Commissioner's Rules of Procedure. The Commission agreed to add language specifying that unexpired terms (filling a vacancy left by a previous member) do not count toward the maximum term limit. Staff will finalize the wording to ensure that a member can serve out a partial term and still be eligible for two full three-year appointments.

The PZC discussed the authority to form subgroups. The Commission expressed concern that requiring staff approval might inhibit their ability to carry out duties mandated by the UDO. This item was held for further legal clarification.There were concerns by the PZC that under UDO Section 7-3-2, they are independently mandated to perform studies and formulate text amendments. City staff emphasized the need for consistency across all boards and the necessity of adhering to the "Open Meetings Law", as well as managing limited staff resources. Staff will consult with the City Attorney to find a "middle ground" that respects the Commission's independence while maintaining city oversight.

PZC Annual Retreat and Work Session Discussion.

The PZC confirmed the day, time, and location of their annual retreat and work session for January 28th (1:00 PM - 5:00 PM) at the Harrah's Press Room. Members discussed priorities for the event which included:

- Data tracking and benchmark reporting on development trends.
- Anti-displacement strategies and missing middle housing.
- Vision Zero and multimodal safety.
- Short-term rental regulations.

Meeting adjourned at 6:48 p.m.