THE CITY OF ASHEVILLE
NORTH CAROLINA

Planning & Zoning Commission
10/7/2026
DRAFT 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 Sam Starr-Baum with any questions.

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

Absent: Jane Margaret Bell

AGENDA ITEM	ACTION
Planning & Zoning Commission Land Acknowledgement 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 09/02/2026 meeting	**Motion:** Approval of the minutes from the Sep 2, 2026 action minutes. **Motion made by:** Commissioner Anna Zuevskaya **Motion 2nd by:** Vice-Chair Jason Seickel **Vote:** Motion passes 6-0 (Motion made at 9:55)

Updates and Reports

Report on recent legislative and administrative actions: Sam Starr-Baum, Planner III, with the Planning & Urban Design Department, updated the Commission on recent actions taken by City Council on items previously forwarded by the Commission. Starr-Baum also updated the Commission on two items:

- PZC Chair and Vice Chair elections will be agendized for November
- HCD meeting update and the RS-2 zoning district elimination discussion that occurred.

Recurring update on Comprehensive Plan & Development Regulations Update project: Will Palmquist, Principal Planner with the Planning & Urban Design Department, described the contracting phase and that the city has currently selected Opticos Design, Inc. as the primary contractor. The total cost of the project is not to exceed the cost of $1,403,000. With $1,200,000 from CDBG-DR Award Funds and $203,000 from City Stormwater Enterprise Funds. The current timeline should span 2.5 years (including post-adoption training), with the Comprehensive Plan concluding in October 2027 and the UDO completion targeted for late 2028.

A request to conditionally rezone a property located at 264 Enka Heritage Parkway, 274 Enka Heritage Parkway, and 1455 Sand Hill Road (PINs 9617-33-6190, 9617-43-4110, and 9617-32-2081) from CI-CZ Commercial Industrial Conditional Zoning and (COM-EXP) Commercial Expansion to (COM-EXP) Commercial Expansion.

Motion: To approve the Costco located at 264 Enka Heritage Parkway with the recommendation to revise the condition concerning tree canopy preservation to eliminate any reasoning and present only the technical modification.
Motion made by: Commissioner Lindsay Broughel
Motion 2nd by: Commissioner Brenton Faircloth
Vote: Motion passes 6-0 (Motion made at 1:28:06)

Sam Starr-Baum, Planner III, with the Planning & Urban Design Department, presented the Conditional Zoning project that is located at 264 Enka Heritage Parkway, 274 Enka Heritage Parkway, and 1455 Sand Hill Road. Mr. Starr-Buam explained in detail the purpose of amending the site plan and project conditions, which includes an increase in parking and adjustments to site road access and circulation. Mr. Starr-Buam stated that the staff recommends that the recent technical modification fits in the comprehensive plan and meets the development needs of the community that is requested.

The applicant detailed why Costco chose Asheville and why this retail would benefit the city and the local economy in multiple facets.

The commission: The commissioner goes into detail on why the developer can not meet the 15% tree canopy requirement for the city portion of the property and recommended that the applicant look into increasing the current 13% to the standard Tree canopy of 15%.

Public comment opened at 6:20 pm

One member of the public, Sharon Sumrall, discussed issues with the tree canopy plans and said the applicant should do more and talk with staff to increase the project's tree cover.

Public Comment closed 6: 22 pm

A request to amend a conditional zoning located at 21 London Road (PIN 9647-89-2135).	**Motion:** Approval with the following conditions: 1) That the prior condition #8 in the previous conditional zoning ordinance from May 2024 be retroactively eliminated, 2) That a condition be added to require an unspecified number of publicly available bike parking, and 3) A recommendation that the application work with City staff needed to explore resilience measures responding to environmental considerations on and around the site with regard to soil, flood, ground-floor uses, and debris flow. **Motion made by:** Commissioner Chair Geoffrey Barton **Motion 2nd by:** Commissioner Jonathan Anzollitto **Vote:** Motion passes 6-0 (Motion made at 2:50:08)

Will Palmquist, Principal Planner with Planning & Urban Design, presented the amendment to the conditional zoning for the property located at 21 London Road. Mr. Palmquist explained that the project is seeking an amendment to the conditional zoning to add an additional story to the proposed building and increase the number of residential units.

The applicant discussed with the commission having public bicycle parking and having an emergency action plan for future floods. The applicant agreed to come up with some plans as noted that have additional bicycle parking and the recommendation to have communication with City staff to discuss.

No public comment was provided.

A discussion concerning the Planning and Zoning Commission Annual Report

PZC Commissioners discussed the draft report to be presented to council. Their discussion included prioritizing anti-displacement and flood resilience work, and including affordable housing incentives in the report.

Meeting adjourned at 8:32 p.m.