Planning & Zoning Commission Agenda
Wednesday, February 4, 2026 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 January 7, 2026 meeting.
3. Update from committee liaisons and workgroups.

LEGISLATIVE PUBLIC HEARINGS

Zoning Map Amendments

4. A request to ***amend the conditional zoning*** for the properties located at 264 & 274 Enka Heritage Parkway for the purposes of amending the site plan and project conditions. The properties are identified as PINs 9617-43-4110, 9617-33-6190, and 9617-32-2081 in the Buncombe County tax record. The property owners are Enka Samet LLC and Fletcher Partners Inc. The applicant's contact is Ms. Nettie Boyle. Planner coordinating review - Clay Mitchell ***(Applicant has requested a continuance to the March 4, 2026 PZC Meeting)***

5. A request to ***conditionally rezone*** the property located at 383 N. Louisiana Avenue from Office (OFF I) to Office - Conditional Zone (OFF I-CZ). The property is identified as PIN 9638-29-1363 in the Buncombe County tax record. The property owner is Betty Hampton, Marlisa Faris, John Drake, and Mark Drake. The applicant's contact is Mr. Warren Sugg. Planner coordinating review - Sam Starr-Baum

6. A request to ***conditionally rezone*** the property located at 230 Sardis Road from Industrial (IND) to Residential Expansion - Conditional Zone (RES EXP-CZ). The property is identified as PIN 9627-00-3429 in the Buncombe County tax record. The property owner is Enplas America Inc. The applicant's contact is Mr. Warren Sugg. Planner coordinating review - Will Palmquist

OTHER BUSINESS

7. Consideration of Amendments to the Commissioner's Rules of Procedure.