Planning & Zoning Commission
May 6, 2026 Agenda

Note: The City of Asheville (City) strives to ensure information on City websites is accessible. Our goal is to deliver a web experience that achieves “Level AA” conformance according to the Web Content Accessibility Guidelines v2.1 (WCAG 2.1). Some of the documents on this page may not be fully accessible per ADA guidelines. If you encounter any accessibility barriers, please contact Will Palmquist (wpalmquist@ashevillenc.gov) for personal assistance.

Meeting Details

- May 6, 2026 at 5:00 p.m. at the City Hall 1st Floor North Conference Room with a pre-meeting at 4:30 p.m. at the City Hall 5th Floor Large Conference Room.
- City of Asheville’s YouTube Channel

Board Members

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

Staff Support

Will Palmquist - Principal Planner, Sean Correll - Planning Tech

Agenda Items

Welcome and Roll Call

Land Acknowledgement

Approval of Minutes

- April 1, 2026 Minutes

Updates/Reports

1. Update from committee liaisons and workgroups.
2. Report out on recent legislative and administrative actions.
3. Update on Comprehensive Plan & Development Regulations Update project.

Legislative Public Hearings
Zoning Map Amendments

1. A request to **conditionally rezone** the properties located at 99999 Caribou Rd from Residential Single-Family Medium Density (RS-4) to Residential Expansion - Conditional Zone (RES EXP-CZ). The properties are identified as PINs 9657-11-3881, 9657-11-5981, 9657-11-5478, and 9657-11-3108 in the Buncombe County tax record. The property owner is Harry and Linda Giezentanner. The applicant's contact is Mr. Warren Sugg. Planner coordinating review - Will Palmquist
    A. **Resource:** Will Palmquist, Principal Planner
    B. **Materials:** PZC Staff Report and Materials Folder
2. A request to **conditionally rezone** the property located at 1116 Sweeten Creek Rd from Commercial Industrial (CI) and Residential Multi-Family High Density (RM-16) to Residential Expansion - Conditional Zone (RES EXP-CZ). The property is identified as PIN 9657-30-1778 in the Buncombe County tax record. The property owner is Steve and Heidi Kim. The applicant's contact is Mr. Warren Sugg. Planner coordinating review - Clay Mitchell
    A. **Resource:** Clay Mitchell, Development Liaison
    B. **Materials:** PZC Staff Report and Materials Folder
3. A request to **rezone** the property located at 35 Pond St from Residential Single-Family High Density (RS-8) to Highway Business (HB). The property is identified as PIN 9644-99-5598 in the Buncombe County tax record. The property owner is FC Pond LLC. The applicant's contact is Mr. Warren Sugg. Planner coordinating review - Will Palmquist **(The applicant has requested a continuance of this item.)**
    A. **Resource:** Will Palmquist, Principal Planner
    B. **Materials:** N/A

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).
    - **Materials:** Written public comment can be found in the meeting's public comment folder.

Next Meeting:

- June 3, 2026 at 5:00 p.m. at the City Hall 1st Floor North Conference Room with a pre-meeting at 4:30 p.m. at the City Hall 5th Floor Large Conference Room.

Adjournment

For more information, please visit the Planning & Zoning Commission webpage. For questions about the Planning & Zoning Commission, please email Will Pamquist (wpalmquist@ashevillenc.gov).