Planning & Zoning Commission
June 3, 2026 Agenda

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Meeting Details

- June 3, 2026 at 3:30 p.m. at the City Hall 1st Floor North 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

- May 6, 2026 Meeting 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 Text Amendments

1. A request to consider **zoning text amendments** to the Unified Development Ordinance (UDO), Chapter 7 of the Asheville Code of Ordinances, to eliminate minimum off-street parking requirements, increase the maximum allowed size of accessory dwelling units, and permit duplexes as an allowed primary use in all residential and certain mixed-use zoning districts. Staff coordinating review - Chris Collins
   The formal public hearing and recommendation for this item is requested to be continued to the July PZC meeting. This item will be for presentation and discussion purposes only at this meeting.
   A. **Resources:** Steph Monson Dahl, Planning and Urban Design Director; Chris Collins, Assistant Director
   B. **Materials:** PZC Memo for Discussion and Materials Folder

Zoning Map Amendments

2. A request to **rezone** the property located 99999 Deaverview Rd from Residential Multi-Family Medium Density (RM-8) to Residential Multi-Family High Density (RM-16). The property is identified as PIN 9628-16-9246 in the Buncombe County tax record. The property owner is Deaverview Apartments LLC. The applicant's contact is Mr. Jayden Gurney. Planner coordinating review - Will Palmquist
   A. **Resource:** Will Palmquist, Principal Planner
   B. **Materials:** PZC Staff Report and Materials Folder
3. A request to **conditionally rezone** the property located at 3862 Sweeten Creek Rd from Residential Multi-Family High Density (RM-16) to Residential Expansion - Conditional Zone (RES EXP-CZ). The properties are identified as PINs 9654-44-4259 and 9654-44-1465 in the Buncombe County tax record. The property owner is James and Becky Woodruff. The applicant's contact is Ms. Shawn Sanes. Planner coordinating review - Sam Starr-Baum
   A. **Resource:** Sam Starr-Baum, Urban Planner III
   B. **Materials:** PZC Staff Report and Materials Folder
4. A request to **rezone** the property located at 3 S. Tunnel Rd from Urban Place (UP) to Regional Business (RB). The property is identified as PIN 9658-13-5696 in the Buncombe County tax record. The property owner is Asheville Mall Capital Holdings LLC. The applicant's contact is Mr. Jesse Swords. Planner coordinating review - Vaidila Satvika
   A. **Resource:** Vaidila Satvika, Urban Planner III
   B. **Materials:** PZC Staff Report and Materials Folder
5. A request to **rezone** the property located 819 Patton Ave from Residential Multi-Family Medium Density (RS-8) to Highway Business (HB). The property is identified as PIN 9638-38-4560 in the Buncombe County tax record. The property owner is Town & Country Shopping Centers Inc. The applicant's contact is Mr. Warren Sugg. Planner coordinating review - Will Palmquist

The applicant has requested a continuance of this item to the July PZC meeting.

A. **Resource:** Will Palmquist, Principal Planner
B. **Materials:** PZC Staff Report and Materials Folder

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:

- July with an exact date still TBD 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).