THE CITY OF ASHEVILLE
NORTH CAROLINA

Planning & Zoning Commission
2/4/2026
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 4/1/26 **Motion made by:** Chair Barton **Motion 2nd by:** Vice-chair Seickel **Vote:** Motion passes 7-0 (Motion Made at 17:35)
Approval of minutes from the 1/7/2026 meeting	**Motion:** Approve minutes from January 7, 2026 **Motion made by:** Commissioner Faircloth **Motion 2nd by:** Commissioner Zuevskaya **Vote:** Motion passes 7-0 (Motion made at 18:36)

Conditional zoning request for the property located at 383 N. Louisiana Avenue from Office(OFF I) to Office - Conditional Zone (OFF I-CZ).	Approve with the following conditions: 1) That Condition #4 of the Exhibit E - Project Conditions be revised to specify the range of off-street parking spaces from 104 to 128 spaces; 2) That the following condition be added to the Exhibit E - Project Conditions: All units (100%) shall be leased to households earning less than 80% of the Area Median Income (AMI) for Asheville, NC as established by HUD. The minimum affordability period for all units shall be 30 years and shall commence on the date of issuance of a Certificate of Occupancy for the property. All of the affordable units will also accept, but are not restricted to, HUD (Housing Choice) vouchers. Prior to issuance of Certificate of Occupancy for the property, the Developer shall record a Declaration of Restrictions setting forth the Affordability Terms, which shall become effective upon the execution and recording thereof. The Affordability terms must be met as evidenced by the North Carolina Finance Agency's Low-Income Housing Tax Credit program-qualified occupancy of all units in the development; and, 3) That the Planning and Zoning Commission recommends that the applicant team work with the City Transportation Department to explore widening of external sidewalks along North Louisiana Avenue and Hazel Mill to 6 feet. **Motion made by:** Commissioner Faircloth **Motion 2nd by:** Commissioner Zuevskaya **Vote:** Motion passes 7-0 (Motion made at 1:28:25)

Sam Starr-Baum, Planner III with Planning and Urban Design, presented the application to conditionally rezone the 3.03 acre property located at 383 N. Louisiana Avenue from Office(OFF I) to Office - Conditional Zone (OFF I-CZ). Mr. Starr-Baum explained that the project will be a level II project totalling 31,898 SF and 89 multi-family residential units that are proposed to be 100% affordable (30% to 80% AMI). Mr. Starr-Baum also explained that the project requires a conditional zoning due to the buildings' footprints exceeding the 4,000 sq. ft limit and the height exceeding the 40 ft maximum for the Office 1 district.

The Commission discussed the following items with staff and the applicant:

1. **Sidewalk:** The commissioners argued that 5 feet is too narrow for two people to pass comfortably, especially with a nearby bus stop. Commissioner recommendation to explore a 6-foot external sidewalk, subject to City transportation staff approval
2. **Pedestrian Circulation:** The commission discussed the internal pedestrian connections through the site, specifically that the current design requires residents in the northern part of the building to cross several parking bays to reach amenities like the playground.
3. **Parking Flexibility:** After a debate regarding the term "approximately 116 spaces," the applicant agreed to a specific range of 104 to 128 spaces to be included in the project conditions. This provides enough flexibility for minor site adjustments during the final technical review without requiring an amendment to the conditional zoning.

Public Comments:

Andrea Golden of the Emma Neighborhood Council spoke in support of the project. While she noted a "sadness" in seeing the community transition from a semi-rural area to a more urban landscape, the neighborhood organization ultimately voted to support it, specifically citing the project's success re:

1. **Anti-Displacement:** The project is seen as a vital tool to allow current residents and their children to stay in the community as prices rise.
2. **Trust Building:** The neighborhood council praised the developer for engaging in "debate and dialogue" over a three-month period.

Conditional zoning request for property located at 230 Sardis Road from Industrial (IND) to Residential Expansion - Conditional Zone (RES EXP-CZ).	**Motion:** Approve with the condition that with that project condition #12 be amended to state a minimum sidewalk with of 5' on Sardis Rd. **Motion made by**: Commissioner Broughel **Motion 2nd by:** Chair Barton **Vote:** Motion passes 7-0 (motion made at 2:16:54)

Will Palmquist, Principal Planner with Planning and Urban Design, presented the application to conditionally rezone the 9.19 property located at 230 Sardis Road from Industrial (IND) to Residential Expansion - Conditional Zone (RES EXP-CZ). The project consists of 180-unit multi-family development with 216 parking spaces, a pool, a playground, and a dog park. Mr. Palmquist explained that it would be a single L-shaped building designed to be four to five stories in height, stepping with the site's natural slope. The site is currently occupied by a plastic manufacturer and warehousing space.

The Commission discussed the following items with staff and the applicant:

1. **The Loss of Industrial Land:** A primary concern for the Commission was the shift from Industrial Manufacturing to Residential Neighborhood on the Future Land Use Map. Some members voiced a need for a more holistic analysis of remaining industrial land in the city to ensure the housing push doesn't eliminate all local manufacturing capacity. Staff argued that the surrounding area is already becoming a "patchwork" of residential uses, making the amendment compatible with current trends.
2. **Pedestrian Circulation & Amenities:** Commissioners noted that the playground was located across six bays of parking from the main building.The developer noted the placement was intended to keep amenities away from the busy street and utilize the flatter "safe dispersal area" created by the grading.
3. **Environmental**: The Commission asked if any Environmental Site assessments were conducted. The developer confirmed that both Phase 1 and Phase 2 Environmental Site Assessments have been conducted.

Consideration of Amendments to the Commissioner's Rules of Procedure.	**Motion:** Approve the updated Rules of Procedure **Motion made by:** Chair Barton **Motion 2nd by:** Vice-chair Seickel **Vote:** : Motion passes 7-0 (motion made at 2:20:13)

Meeting adjourned at 7:21 p.m.