THE CITY OF ASHEVILLE
NORTH CAROLINA

Planning & Zoning Commission
5/6/2026
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 Will Palmquist with any questions.

Present: Chair Geoffrey Barton, Vice-Chair Jason Seickel (arrived at 5:07 p.m.), Jonathan Anzollitto, Lindsay Broughel, Brenton Faircloth, Anna Zuevskaya

Absent: Jane Margaret Bell

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."	
Approval of minutes from the 4/1/2026 meeting	**Motion:** Approve minutes from April 1, 2026 **Motion made by:** Commissioner Faircloth, **Motion 2nd by:** Commissioner Broughel **Vote:** Motion passes 5-0 (Motion made at 6:33)
Anti-Displacement & Affordable Housing Project Update: ● Vice Chair Seickel reported on a new working group tasked with pairing middle housing development with anti-displacement tools. The city is currently studying lessons learned from similar programs in Louisville, Kentucky. Legislative Update: ● Staff reported on recent legislative action by City Council regarding two conditional zonings that were previously reviewed by the Planning & Zoning Commission, which included the approval of a conditional zoning at 50 Coxe Avenue and a conditional zoning at 30 Buchanan Pl. Administrative Update: ● Staff stated that they plan to bring zoning text amendments related to the Missing Middle Housing Study to the Planning & Zoning Commission at their next meeting on June 3rd. The amendments will	

include an increase to the maximum size of accessory dwelling units, elimination of minimum parking requirements citywide, and the permitting of duplexes in all residential districts.

Comprehensive Plan/UDO Update:

- The City is currently interviewing selected firms that responded to the RFP, with a goal to have a team under contract by July 1, 2026.

A request to rezone the property located at 35 Pond St from Residential Single-Family High Density (RS-8) to Highway Business (HB).	**Motion:** Continue to an uncertain date at the applicant's request. **Motion made by:** Vice-chair Seickel **Motion 2nd by:** Commissioner Faircloth, **Vote:** Motion passes 6-0 (Motion made at 19:33)
A request to conditionally rezone the properties located at 99999 Caribou Rd from Residential Single-Family Medium Density (RS-4) to Residential Expansion - ConditionalZone (RES EXP-CZ).	**First Motion:** Recommend approval with the following conditions: 1) That the project provide a pedestrian connection to Ardmore St, 2) that the City work with the applicant and the community to identify opportunities to improve the pedestrian network in the vicinity, 3) That the project explore the reduction of provided parking, in line with NCHFA requirements and their parking waiver request process, and 4) That the linear feet of encroachment into the landscape buffer, as delineated in the project conditions, be verified and reduced as appropriate to accurately reflect what's depicted on the site plans. **Motion made by:** Commissioner Faircloth **Motion 2nd by:** Chair Barton **Vote:** 3-3 (Failed) (Motion made at 3:12:01) ● **Yay:** Chair Barton, Commissioner Faircloth, Commissioner Broughel ● **Nay:** Vice-Chair Seickel, Commissioner Anzollitto, Commissioner Zuevskaya **Second motion:** Recommend denial of the conditional zoning request. **Motion made by:** Vice-Chair Seickel **Motion 2nd by:** Commissioner Zuevskaya **Vote:** 3-3 (Failed) (Motion made at 3:22:43) ● **Yay:** Vice-Chair Seickel, Commissioner Anzollitto, Commissioner Zuevskaya ● **Nay:** Barton, Commissioner Faircloth, Commissioner Broughel

Will Palmquist, Principal Planner with Planning and Urban Design, presented the application for a conditional zoning at 99999 Caribou Rd to allow for a 100-unit affordable housing development. Staff recommends approval of the conditional zoning, citing consistency with the Comprehensive Plan's goals, while also noting conflicts with the Shiloh 2025 Plan.

The project is seeking several technical modifications to the standard Unified Development Ordinance (UDO) to make the project feasible, including reducing the internal sidewalk widths from 10 feet to 5 feet, allowing for minor encroachments into the landscape buffer for sidewalks and the main driveway, and having street trees on Caribou Rd located further than the maximum 20' distance.

The Planning & Zoning Commission and the applicant discussed a number of items, including:

- The amount of parking proposed for the project was believed by the commission to be excessive.
- The lack of other connections to the project from City streets, such as Ardmore St on the south side of the project site.

- The potential for flooding and whether the proposed culvert under the project's driveway would be sufficiently sized for major rain events.
- The location and relatively isolated nature of the project site.
- The amount of linear feet of disturbance into the property buffer and whether the proposed 1,200 linear feet was an accurate number.
- The topography of the site and how visible the multi-family buildings would be from Caribou Rd.

Public comment opened at 6:46 pm and closed at 7:37 pm. Significant public comment was given during the public comment portion of the public hearing, which centered on the following issues:

- Infrastructure & Traffic Safety
- Public Safety & Pedestrian Risks
- Environmental Impacts
- Neighborhood Character
- Cumulative Development Impact

The commission deliberated on a number of points, including balancing the need for affordable housing with the suitability of the proposed site, the project's alignment with the Comprehensive Plan and the Shiloh Community Plan 2025, and the existing infrastructure in the neighborhood, and whether it is sufficient to support this project.

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).

Motion: Recommend approval
Motion made by: Commissioner Faircloth
Motion 2nd by: Commissioner Anzollitto
Vote: Motion passes 6-0 (Motion made at 4:18:00)

Clay Michell, Planner II with Planning and Urban Design, presented the application for a conditional zoning 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 project proposes to build a 126-unit affordable housing development. Mr. Michell explained that staff recommends approval, citing consistency with the Comprehensive Plan's goal of increasing affordable housing.

The applicants explained that the site would be accessed via a five-lane section of Sweeten Creek Road with a dedicated left-turn lane, which staff noted is well-equipped to handle the traffic. The applicant is moving the existing sidewalk (currently flush against the curb) back 8 feet to create a grass buffer strip, significantly improving pedestrian safety along the busy road.

The site lies between two existing bus stops. The commission expressed a desire to work with the city to upgrade these stops with shelters. Additionally, there was significant discussion regarding the Sweeten Creek Road widening project. Staff clarified that the project has been separated into two sections. A Northern Section starting from Rock Hill Rd to Mills Gap Rd, which is currently in the design and engineering phase, but construction has not yet been funded. The southern section is also yet to be funded and has been postponed indefinitely.

Public comment opened at 9:09 pm and closed at 9:12 pm.

- A member of the public requested that the city evaluate the long-term economic impact of such developments.

The commission deliberated and found the request consistent with the city's goal of prioritizing density along urban corridors and increasing the supply of affordable housing near transit.

Meeting adjourned at 9:25 p.m.