Planning & Zoning Commission
July 1, 2026 Agenda

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Meeting Details

- July 1, 2026 at 5:00 p.m. at 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
- June 3, 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.

Presentations

1. An informal presentation on the Draft Transit Network. Staff presenting - Jessica Morriss, Assistant Transportation Director

Legislative Public Hearings

Zoning Map Amendments

2. A request to consider a **zoning text amendment** 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 applicant has requested a continuance to the August 5, 2026 PZC meeting.)
3. A request to ***rezone*** the property located at 819 Patton Ave from Residential Multi-Family Medium Density (RM-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 to a future PZC meeting.)
4. A request to ***amend the conditional zoning*** for the property located at 301 E. Chestnut St for purposes of amending project conditions. The property is identified as PIN 9649-63-6041 in the Buncombe County tax record. The property owner is RCG Furman LLC. The applicant contact is Mr. Daniel Leslie. Planner coordinating review - Will Palmquist
   A. **Resource:** Will Palmquist, Principal Planner
   B. **Materials:** PZC Staff Report and Materials Folder
5. A request to ***amend the conditional zoning*** for the property located at 1 Waymon Blvd for purposes of amending project conditions. The property is identified as PIN 9655-33-2833 in the Buncombe County tax record. The property owner is Fairhaven Summit LLC. The applicant contact is Mr. Jonathan Nesburg. Planner coordinating review - Will Palmquist
   (The applicant has requested a continuance to a future PZC meeting.)

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. *(No public comments have been received).*

Next Meeting:

- August 5th 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).