



Town of Weaverville  
Zoning Board of Adjustment  
Minutes – Monday, June 6, 2016

The Zoning Board of Adjustment of the Town of Weaverville met for its regularly scheduled monthly meeting at 7pm on Monday, June 6, 2016, 2016 in council chambers at Town Hall at 30 South Main Street, Weaverville.

Those present were: Chairman Al Root, Board Members Warren Alcorn, Paul Clauhs, and Cynthia Wright, Town Attorney Rebecca Reinhardt, Town Manager/Deputy Town Clerk Selena Coffey, and Planning & Code Enforcement Officer James Eller.

Absent: Board Member McKenna

Parties sworn: J.Q. Freeman, Steve Harris

**1. Call to Order**

Chairman Al Root called the meeting to order at 7pm.

**2. Approval of the Minutes from the May 23, 2016 Meeting of the Board**

Due to the length of the previous meeting the minutes were not completed prior to tonight's meeting. They will be provided at the July 11, 2016 meeting of the Board.

**3. Public Hearing Regarding a Request to Amend the Development Standards for the Development Commonly Known as Northridge Commons.**

Town Planner James Eller presented the issue to the Board and noted the section of the Development Standards adopted in 2006 which was applicable to the amendment requested. Specifically, that there is in place a prohibition on drive-thrus other than those associated with a bank, drug store or dry cleaning service. Mr. Eller noted that an existing drive thru restaurant had been constructed despite this language found within the development standards and the use had not been injurious to the development.

After being duly sworn, J.Q. Freeman, a representative of the applicant, spoke to the Board regarding their application to amend the development standards. Again, specific to the language related to drive-thrus. Mr. Freeman noted to the Board that the restaurants originally envisioned for the property had not been forthcoming and that drive-thru restaurants could drive additional traffic to the development as a whole.

After being duly sworn, Steve Harris had no comment for the Board.

**4. Consideration of a Motion Establishing a Ruling on the Aforementioned Amendment to the Development Standards of Northridge Commons.**

Board Member Alcorn Made a motion to amend the developments standards of Northridge Commons to remove the language which created a prohibition on drive-thrus. Board Member Clauhs seconded and all voted unanimously.

**5. Any Other Business to Come Before the Board.**

No further Business was presented to the Board.

**6. Adjournment.**

Board Member Clauhs made a motion to adjourn. Board Member Alcorn seconded and all voted unanimously. Meeting adjourned at 7:13pm.

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**Al Root, Chairman  
Zoning Board of Adjustment**

**ATTEST:**

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**James W. Eller  
Town Planner / Deputy Town Clerk**