

MINUTES

**TOWN OF WEAVERVILLE
STATE OF NORTH CAROLINA**

**TOWN COUNCIL WORKSHOP
MONDAY, NOVEMBER 8, 2016**

The Town of Weaverville Town Council met on Monday, November 8, 2016 beginning at 5:30pm in the training room within the Weaverville Fire Department at 3 Monticello Road.

Council Present: Mayor Dottie Sherrill, Vice-Mayor John Penley, Council Members Doug Dearth, Patrick Fitzsimmons, Doug Jackson and Andrew Nagle.

Staff Present: Town Manager Selena Coffey, Town Attorney Jennifer Jackson and Town Planner James Eller.

1. Call to Order

Mayor Sherrill called the meeting to order at 5:30pm.

2. Open Discussion Related to Land Use Regulations

Table of Uses

Mr. Eller presented Council with a draft version of a Table of Uses and described the possibility of multiple ways that particular uses could be approved. Uses allowable by right, allowable with additional standards, allowable by conditional zoning and uses not permitted were discussed as possible entries into the Table of Uses matrix. Consensus was granted by Council to use these four methods when crafting

Ms. Jackson noted that the implementation of a Table of Uses would cause change to other sections of the Code such as the definitions and descriptions of the zoning districts. A timeframe for creation and implementation was also suggested.

Unified Business Development

Councilman Nagle suggested that the square footage threshold for a unified business development was too low at 10,000 square feet. Councilman Dearth noted that the object of the changes should be to drive more applicants to Conditional Zoning Districts.

Staff was directed to research municipalities of similar size and prepare language related to changing the square footage threshold to trigger Board involvement and present to the Planning and Zoning Board.

Ghost Roads

Councilman Nagle expressed a concern over ghost roads due to comments made at a recent meeting of the Zoning Board of Adjustment. Ms. Jackson noted that these roads are a dedicated road right-of-way on a subdivision plat and that they cannot be erased without all abutters agreeing to the abandonment.

3. Adjournment

Councilman Fitzsimmons motioned to adjourn. Councilman Jackson seconded and all voted unanimously.

James W. Eller, Deputy Town Clerk