

INFORMATION SESSIONS AND PUBLIC INPUT ON LAND USE



**Town of Weaverville
Planning Department**

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WHAT ARE LAND USE AND LAND USE PLANNING?

WHAT IS A COMPREHENSIVE LAND USE PLAN?

WHAT ARE OUR CURRENT DEMOGRAPHICS AND GROWTH TRENDS?

WHAT ARE THE FACTORS IMPACTING GROWTH?

HOW DOES THE TOWN REGULATE LAND USE?

WHAT IS “LAND USE”?

Land use is when an area is used for a specific purpose. Land use types typically include: residential, commercial (including industrial uses), agricultural, recreational, and transportation-related.

Land use planning is the process of regulating the use of land in an effort to promote more desirable social and environmental outcomes as well as a more efficient use of resources.

NCGS 160A-383(a) specifically states that “[z]oning regulations shall be made in accordance of a **comprehensive plan.**” Much of the legislative responsibilities that town council has concerning land use regulations are based upon the town’s **“comprehensive plan.”**

WHAT IS A COMPREHENSIVE LAND USE PLAN?

A comprehensive land use plan is a **guidance document** that assists the Planning and Zoning Board and Town Council in evaluating land use decisions within the Town.

- A comprehensive land use plan examines the social, economic and physical aspect of a community's growth, and is based on technically sound background studies of social, economic and physical conditions. A land use plan should be comprehensive in time, scope, and geography. A comprehensive land use plan should include written findings and policies governing community growth and development. Findings and policies should be based on a reasonable technical foundation and the technical studies themselves should be reasonably scientific and accurate.
- NCGS § 160A-383(e) indicates that a "comprehensive plan" includes development ordinances (such as **zoning regulations**, **zoning map**, and **subdivision regulations**) and any other officially adopted plan that is applicable. Other plans that have been adopted by Town Council that would be included in a comprehensive plan are the Town's **Strategic Plan**, the **Reems Creek Greenways Feasibility Study**, and the **Parks and Recreation Master Plan**.
- ***The Town's current comprehensive land use plan was adopted in 2012 and is in the process of being updated.***

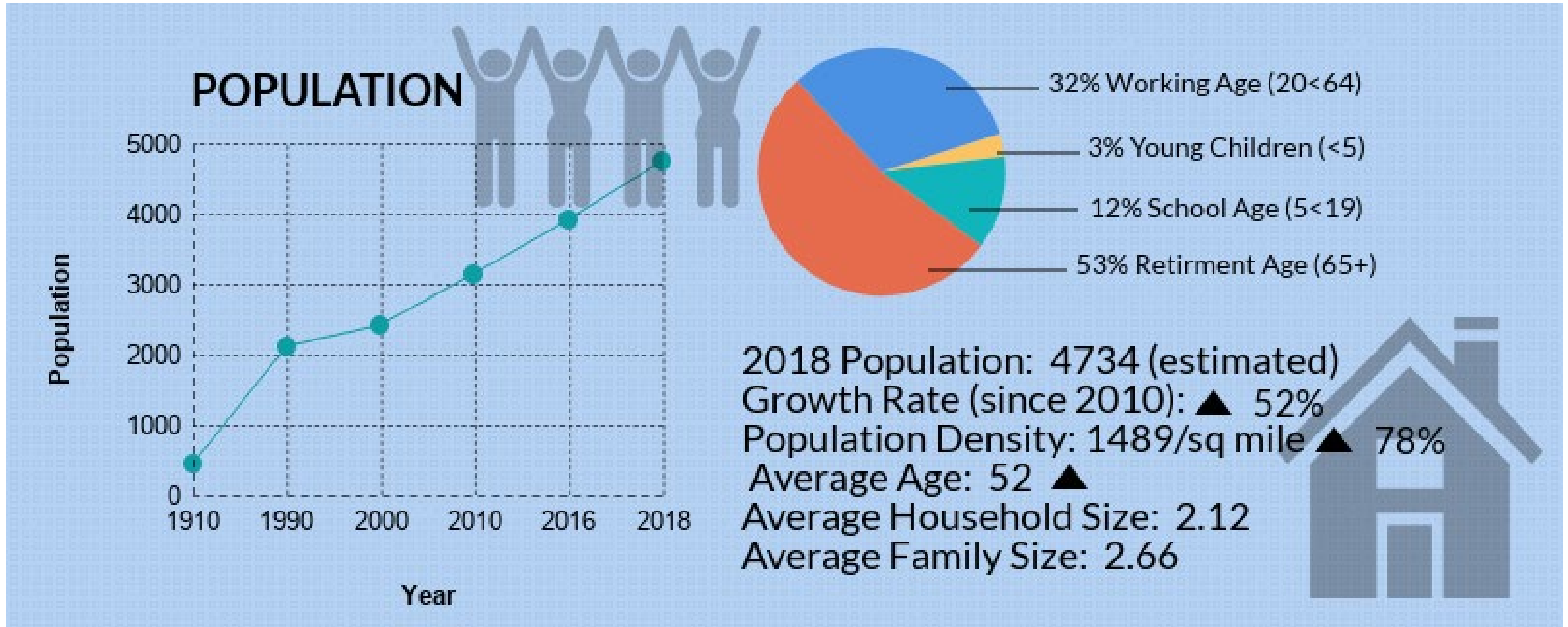
PHASE	DESCRIPTION	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
	Launch – Authorization to Proceed	✓											
Phase I	Info/Data Gathering and Analysis		✓	✓									
	Governing Body Policy Discussions			✓		✓	✓						
Phase II	Staff Preliminary Draft of Plan					✓	✓						
Ph III	Community Review and Input							*					
Ph IV	Planning Board Review and Input												
	Governing Board Review and Input												
	Joint Meetings with Planning Board												
Phase V	Final Draft of Plan												
	Governing Body Review												
	Adoption												*

PROJECT STAFF: James Eller, Planning Director
Jennifer Jackson, Town Attorney

PLAN DOCUMENTS CONSULTED: Weaverville Strategic Plan (2014-2017), Weaverville Strategic Plan (2018-2021), Weaverville Comprehensive Land Use Plan (2008, 2012), Weaverville Parks and Recreation Master Plan (2018), Reems Creek Greenway Feasibility Study (2014), Weaverville Water System Plans, Metropolitan Sewerage District Plans, NC Statewide Transportation Improvement Plan (2018-2027)

COMPREHENSIVE LAND USE PLAN PROJECT OVERVIEW AND TIMELINE:

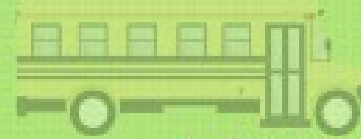
WHAT ARE OUR CURRENT DEMOGRAPHICS?



ECONOMY



Number of Companies	1052
Number of Establishments	224
Employed Population (16+)	40.5%
Median Household Income	\$53,072
Poverty Level	5.3%



EDUCATION

98% High School Diploma or higher
49% Bachelor's Degree or higher
25% Graduate/Professional Degree



HOUSING

Housing Stock: 2233
Median Housing Value: \$335,000



Single Family: 80%
Multi-Family: 19%
Manufactured Homes: 1%
19% Rental
81% Owner Occupied

PHYSICAL FEATURES

Land Area: 2035 acres = 3.18 sq miles
Real Property Value: \$750 million

INFRASTRUCTURE

4 Public Buildings with Town Services
19.36 miles of Town streets
5.9 miles of Town sidewalks
20.14 acres of Town parks
1.39 miles of Town trails
66 miles of Town waterlines
2769 Town water meters
370 Town fire hydrants

OCCUPATIONAL BREAKDOWN BY PERCENTAGE

Management, Business, Science, and Arts	47%
Sales and Office Occupations	29%
Production, Transportation, Material Moving	13%
Service Occupations	8%
Construction, Installation, Maintenance, Repair	3%



INDUSTRY BREAKDOWN BY PERCENTAGE

Retail Trade	20.9%
Manufacturing	13.0%
Healthcare and Social Assistance	13.0%
Educational Services	10.3%
Professional, Scientific, Technical Services	10.2%
Finance, Insurance, Real Estate, Renting/Leasing	6.4%
Public Administration	4.7%
Other Services	4.5%
Accommodation and Food Services	4.1%
Arts, Entertainment, Recreation	4.0%
Wholesale Trade	3.8%
Construction	2.9%
Administrative, Support, Waste Management	1.7%
Information Services	0.5%



WHAT ARE OUR GROWTH TRENDS?

ZONING PERMITS ISSUED BY THE TOWN:

TYPES OF ZONING PERMITS	2014	2015	2016	2017	2018
Residential – Combined	49	27			
Residential – New Construction			50	61	227
Residential – Renovation			29	41	48
Commercial – Combined	4	4			
Commercial – New Construction			2	5	1
Commercial – Renovation			6	13	22
Total Zoning Permits Issued	53	31	87	120	299



WHAT ARE OUR GROWTH TRENDS?

RESIDENTIAL:

- The majority of new economic development within the Town over the last decade has been residential in nature. This has resulted in an estimated current housing stock of approximately 2233 houses, an increase of 68% since 2010. The current median housing value is \$335,000.
- It is expected that economic development will continue to skew towards residential development and the commercial development needed to support those residences.
- Both the current Comprehensive Land Use Plan the Town's adopted Strategic Plan recognize this trend and encourage the diversification of housing options within the Town.

COMMERCIAL AND INDUSTRIAL:



- The Town has a thriving **Historic Main Street** which contains a nice variety of retail establishments, art galleries, restaurants, and offices.
- Other commercial areas are found on **Weaver Boulevard**, **Merrimon Avenue** and the five points area of **North Main Street**. Some of the commercial developments continue to have property available for sale or lease and have not been able to secure such development.
- The Town has struggled to maintain the industrial enterprises operating within the Town.

WHAT ARE FACTORS IMPACTING GROWTH?

ANNEXATION

PUBLIC INFRASTRUCTURE

PUBLIC UTILITIES

DEMAND

WHAT ARE THE FACTORS IMPACTING GROWTH?

PHYSICAL FEATURES

Land Area: 2035 acres = 3.18 sq miles

ANNEXATION:

- There are 3 ways in which the Town can expand its borders: Voluntary Annexation, Involuntary Annexation, and by NC Legislative Action.
- In 2012 the NC Legislature amended its laws making involuntary annexation much harder to accomplish in that it requires a majority vote of the properties affected. ***The vast majority of growth of the Town's borders now occurs with voluntary annexation of properties wishing for access to the Town's public water system.***
- The Town is currently comprised of 2035 acres which is approximately 3.18 square miles. Approximately 38 acres within the Town is "satellite" annexation, or not contiguous to the Town's primary municipal limits. This is less than the 10% cap that North Carolina has set for satellites.

INFRASTRUCTURE

4 Public Buildings with Town Services

19.36 miles of Town streets

5.9 miles of Town sidewalks

20.14 acres of Town parks

1.39 miles of Town trails

66 miles of Town waterlines

2769 Town water meters

370 Town fire hydrants

PUBLIC INFRASTRUCTURE:

- There are 3 types of **roads** in North Carolina and in the Town: private roads, Town/City roads, and State roads. The Town's main thoroughfares (Merrimon, Main Street, Weaver Boulevard, Reems Creek Road, Monticello Road) are all State roads that are maintained by NCDOT. The Town maintains approximately 19 miles of streets within its borders. Many subdivisions located within the Town maintain private roads.
- The Town upgrades its streets based upon a Street Improvement Program which evaluates the conditions of streets based on stated criteria in order to objectively determine which streets are improved and when. The average life of a paved street is 15 – 20 years and is affected by weather and traffic. To adequately maintain the Town's street system the Town must repave approximately 1 mile per year. The Town's current budget includes \$400,000 for street improvements in 2019.

WHAT ARE THE FACTORS IMPACTING GROWTH?

WHAT ARE THE FACTORS IMPACTING GROWTH?

PUBLIC UTILITIES:

- *Water and sewer availability directly influences where development is likely to occur.*
- The Town provides **public water** through its operations of a Water Treatment Plant located along the Ivy River. The Water Treatment Plant has a current operating capacity of 1.5 million gallons of water per day. The plant began operations in 1998 and was designed and permitted for expansion up to a total of 4 million gallons per day. Through approximately 66 miles of water lines and 2769 water meters the Town, on average, produces approximately 565,000 gallons of water per day. The Town provides public water to properties inside the Town's municipal limits and to properties adjacent to the Town's limits in the Reems Creek Valley and in areas along US Highway 19/23 North towards Madison County. Outside water customers pay double water rates.
- In all of Buncombe County **public sewer** is provided by the Metropolitan Sewerage District (MSD) of Buncombe County. The Town of Weaverville has a representative on the MSD Board in order to ensure good communication between MSD and the Town. Certain development can be supported by private septic systems but large scale residential development and commercial/industrial development requires access to public sewer.

WHAT ARE THE FACTORS IMPACTING GROWTH?

DEMAND:

Over the previous decade the Town has experienced very limited interest in further industrial development.

New commercial development has also been limited with the vast majority of commercial development utilizing existing buildings rather than new construction.

On the other hand, a large amount of residential development has occurred in the form of single family residential and multifamily residential development. Some of the single family residential development has been permitted at a higher density than standard zoning districts would allow (by issuance of special use permits), pointing to an area that should be studied from a policy standpoint.

HOW DOES THE TOWN REGULATE LAND USE?

ZONING MAP AND DISTRICTS

ZONING REGULATIONS

SUBDIVISION REGULATIONS

LAND USE REVIEW PROCESS

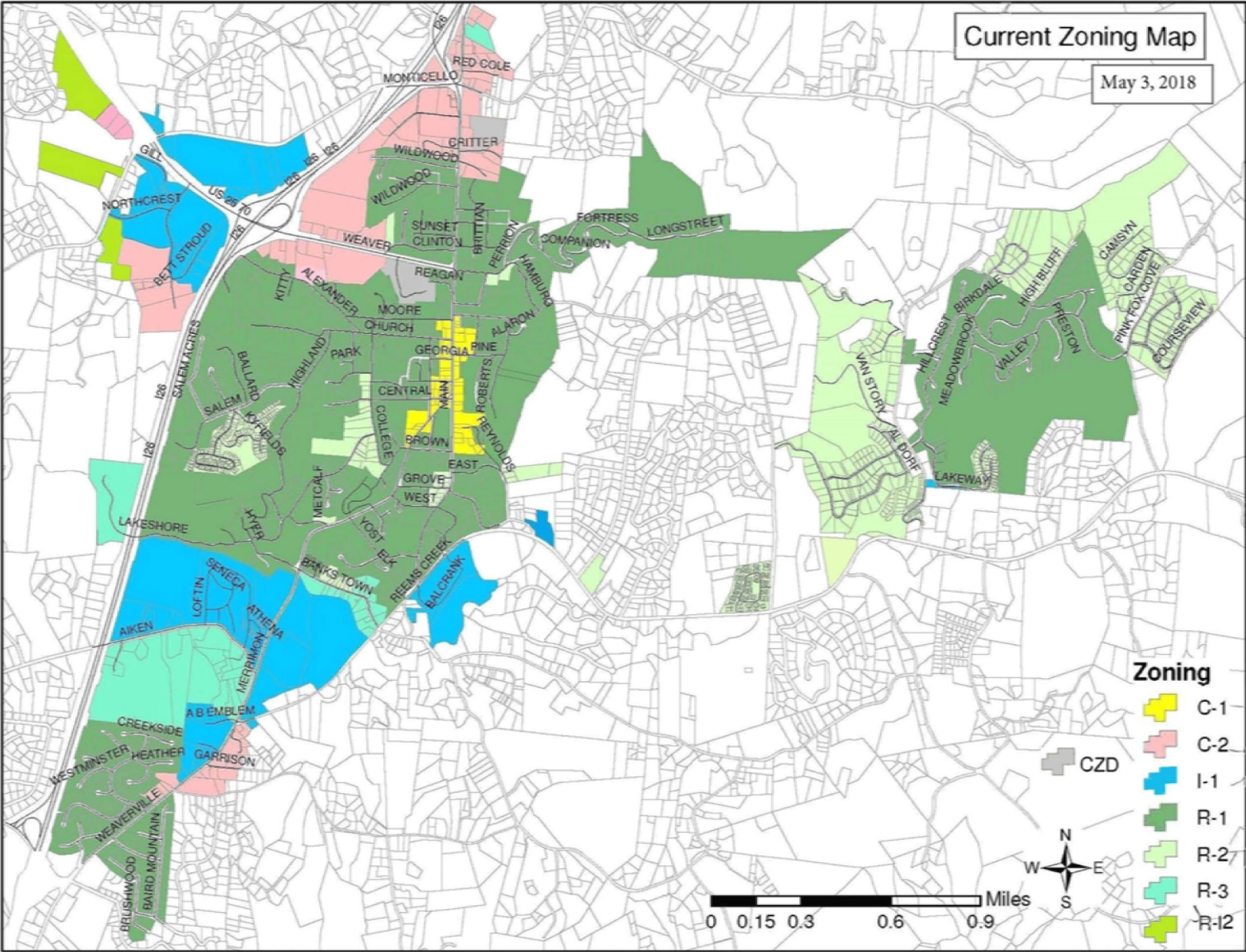
HOW DOES THE TOWN REGULATE LAND USE?

ZONING MAP AND DISTRICTS:

DISTRICT	DESCRIPTION
R-1	Primary Residential District (single family)
R-2	Transitional Residential District (single family and low density multifamily)
R-3	General Residential District (single family, low density multifamily, and manufactured housing)
R-12	Multi-Unit Residential District (low density and high density multifamily)
C-1	Central Business District (highly regulated and restricted commercial use)
C-2	General Business District (general commercial use)
I-1	Industrial District (general industrial use, outdoor storage/sales)

- Conditional zoning districts are also available if a particular use is either not allowed in a district or does not easily fit within the underlying standard zoning district.

ZONING MAP



HOW DOES THE TOWN REGULATE LAND USE?

ZONING REGULATIONS:

- The *Table of Uses* within the zoning ordinance (Chapter 36 of the Town's Code of Ordinances) establishes uses that are **permitted**, **permitted with standards**, or permitted with issuance of a **conditional zoning district**.
- General regulations also include the following:
 - **LANDSCAPING REQUIREMENTS**
 - **EXTERIOR LIGHTING REQUIREMENTS**
 - **PARKING REQUIREMENTS**
 - **SIDEWALK REQUIREMENTS**
 - **SIGN REGULATIONS**

HOW DOES THE TOWN REGULATE LAND USE?

SUBDIVISION REGULATIONS:

- Subdivision approvals are administrative in nature, meaning that a subdivision that complies with the stated requirements must be approved whether there is objection to the project or not. Subdivision regulations (Chapter 25 of the Town's Code of Ordinances) provide for review and approval of preliminary plats and final plats for **minor subdivisions** and **major subdivisions** and set out specific requirements.
- Standards require compliance with zoning regulations including:
 - MINIMUM LOT AREA**
 - MINIMUM LOT WIDTH**
 - PROPERTY LINE SETBACKS**
 - UTILITY AVAILABILITY**
 - ROAD ACCESS**

LAND USE REVIEW PROCESS:

	STAFF	PLANNING & ZONING BOARD (P&Z)	BOARD OF ADJUSTMENT (BOA)	TOWN COUNCIL (TC)
ZONING ORDINANCE TEXT AMENDMENTS	Assists with Drafting	Review and Recommendation		Review; Public Hearing; Legislative Decision
SUBDIVISION ORDINANCE TEXT AMENDMENTS	Assists with Drafting	Review and Recommendation		Review; Public Hearing; Legislative Decision
SUBDIVISION APPROVAL – MINOR	Review and Decision	Review and Recommendation		
SUBDIVISION APPROVAL – MAJOR	Review	Review and Recommendation		Review; Public Hearing; Decision
ZONING PERMITS – NON-DISCRETIONARY	Review and Decision			
APPEALS FROM ZONING ADMINISTRATOR DECISIONS	Forward to BOA		Quasi-Judicial Hearing; Decision	
SPECIAL USE PERMITS – APPLICATION OR AMENDMENT	Review and Forward to BOA		Quasi-Judicial Hearing; Decision	
VARIANCE APPLICATIONS	Review and Forward to BOA		Quasi-Judicial Hearing; Decision	
REZONING REQUESTS	Review and Forward to P&Z	Review and Recommendation		Review; Public Hearing; Decision
CONDITIONAL ZONING DISTRICT APPLICATIONS	Review and Forward to P&Z and TC	Review and Recommendation		Review; Public Hearing; Legislative Decision

QUESTIONS AND PUBLIC INPUT?

WHAT SHOULD WE PROTECT, PRESERVE OR ENHANCE?

WHAT SHOULD WE AVOID OR PROHIBIT?

WHAT ARE DEVELOPMENT ISSUES WE WILL FACE WITHIN THE NEXT FEW YEARS?

WHAT HAS AND HAS NOT WORKED WITHIN THE LAST FEW YEARS?

GOVERNMENT

www.weavervillenc.org

30 South Main Street, PO Box 338
Weaverville, NC 28787
828-645-7116

Mayor - Al Root

Vice Mayor - Doug Jackson

Council Members - Dottie Sherrill

Andrew Nagle

Jeff McKenna

Patrick Fitzsimmons

Town Council regular meetings
3rd Mondays at 7pm

FY 2018/2019 Combined Budget: \$9.685 million

Municipal Tax Rate: \$0.38/\$100 valuation

Number of Employees: 70+/-

Town Manager - Selena Coffey

Town Departments -

Administration (6 employees)

Planning/Zoning (1 employee)

Police (16 employees)

Fire (24 employees)

Public Works - Water (10 employees)

Public Works - Parks, Streets, Sanitation (12 employees)

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