

MINUTES

TOWN OF WEAVERVILLE
STATE OF NORTH CAROLINA

TOWN COUNCIL MEETING
MONDAY, FEBRUARY 27, 2017

The Town of Weaverville Town Council met on Monday, February 27, 2017 beginning at 6:00pm in Council Chambers within Weaverville Town Hall at 30 South Main Street.

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, Police Chief Greg Stephens, Public Works Director Tony Laughter, Fire Chief Ted Williams, Planning Director James Eller and Finance Director Tonya Dozier.

1. Call to Order

Mayor Sherrill called the meeting to order at 6:00pm

2. Approval/Adjustments to the Agenda

Councilman Dearth motioned to approve the agenda as presented. Vice-Mayor Penley seconded and all voted unanimously.

3. Approval of the Minutes

Councilman Jackson motioned to approve the minutes as presented for the January 23, 2017 and February 6, 2017 meetings of Council. Councilman Fitzsimmons seconded and all voted unanimously.

4. Employee Recognition

Town Manager Selena Coffey recognized Public Works Director Tony Laughter for being with the Town of Weaverville for 20 years.

5. General Public Comment

Tom Plaut, speaking in capacity as President of the LLPA, spoke to Town Council about his endorsement for the Weaverville Tailgate Market.

6. Consent Agenda

A. Distribution of Audit Report for Fiscal Year 2015-2016

Auditors presented their findings in January. The approved Audit Report will be distributed.

- B. Monthly Tax Report
Provided for information purposed only.
- C. Set Public Hearing on Revision to Town Code regarding R-12 & Temporary Signage
Staff recommends this Public Hearing be scheduled for March 20, 2017 at 6:00pm.
- D. Board Appointments: Planning & Zoning Board
Town Manager recommends approval of appointment and adjustments as stated.
- E. Approval of Major Subdivision: Town Walk
Request Council approval of this major subdivision as it meets requirements of Town Code.

Councilman Dearth motioned to approve the consent agenda. Vice Mayor Penley seconded and all voted unanimously.

7. Discussion and Action Items

- A. Reems Creek Greenways Presentation.
Chris Tomsic of Connect Buncombe provided the presentation related to the Reems Creek Greenway project. Presentation was intended to provide information to Town Council.

No action was taken by Town Council.
- B. Appointment of Town Clerk by Town Manager.
Town Manager Selena Coffey resigned her duties as Town Clerk and exercised her authority granted by Council to appoint Derek Huninghake as Town Clerk effective February 27, 2017. James Eller will continue to serve as Deputy Town Clerk with specific responsibilities to Weaverville's Planning and Zoning Board and Zoning Board of Adjustments.

Vice Mayor Penley motioned to approve Town Managers resignation of Town Clerk and appointment of new Town Clerk request. Councilman Jackson seconded and all voted unanimously.
- C. Update on Water Capacity and Temporary Moratorium.
Public Works Director Tony Laughter requests authorization from Town Council to approve up to 50 individual outside municipal limit, single family residential water allocations from the previously established temporary moratorium. It is expected that these 50 requested water allocations will be made up with the vacation of previous water allocations associated with an apartment complex.

Vice mayor Penley motioned to approved Public Works Directors request. Councilman Fitzsimmons seconded and Councilman Dearth also voted in favor. Councilman Jackson and Nagle voted against the motion. Motion carries 3-2.
- D. Code Amendments regarding Alcohol in the Public Places & Special Events Permitting.
Town Attorney Jennifer Jackson described to the board an ordinance, which has been drafted, to allow staff to issue special event permits, which could also allow sale and consumption of alcoholic beverages in public places. The revision of additional codes related to the affirmation ordinance were also noted. Town Attorney Jennifer Jackson also noted that the special event

permit listed in the ordinance would be valid thru the expiration of the 2016-17 FY at which point the values would transition to the schedule of fees in conjunction with the municipal budget. *Vice mayor Penley motioned to approve Town Attorney Jennifer Jacksons request. Councilman Nagle seconded and all voted unanimously.*

E. Initial Review by Council of CZD Application for Monticello Commons.

Planning Director James Eller spoke to Council regarding an application for a CZD on the property commonly known as Monticello Commons. The application calls for 264 dwelling units within nine buildings, placed on a parcel of land which is 17.21 acres, for a requested density of 15.3 units per acre.

Chris Day of Civil Design Concepts, also spoke to Council on behalf of the applicant. Consensus was granted that the proposed density height of the structures, traffic generated and loss of commercially zoned property were the concerns of Council.

No action was taken.

F. Consideration of Resolution Opposing HB 64 / SB 667

Town Attorney Jennifer Jackson described to Council a resolution that had been prepared for their consideration to oppose HB 64 & SB 667.

Councilman Dearth motioned to approved Town Attorney Jennifer Jackson's request. Councilman Jackson seconded and all voted unanimously.

8. Public Hearing and action on the proposed rezoning of +/- 2.49 acres of 30 Garrison Branch Road to C-2.

Councilman Nagle motioned to enter Public Hearing. Councilman Dearth seconded and all voted unanimously.

Planning Director James Eller described to Council the nature of the proposed rezoning which calls for the conversion of approximately 2.5 acres of land in the vicinity of 30 Garrison Branch Road from R-12 to C-2. Mr. Eller also reported that the proposed rezoning had been reviewed and is recommended to Town Council via a unanimous vote.

Councilman Nagle motioned to close Public Hearing. Councilman Jackson seconded and all voted unanimously.

Councilman Dearth motioned to adopt the ordinance approving the rezoning. Councilman Jackson seconded and all voted unanimously.

9. Town Manager's Report

Town Manager Selena Coffey shared that the next Budget Workshop is March 14, 2017. Ms. Coffey described to Council the process of selling surplus municipal property on the GovDeals website and that the Town had requested for an OSHA Consultation visit. The Town of Weaverville won the Tree City Award for the 27th year, Citizens Academy has continued to grow to 18 people and the Lake Louise fountain is being fixed in house by Public Works, which is saving the Town

monetarily. Ms. Coffey also expressed that the Town website is still being developed but should be finished soon.

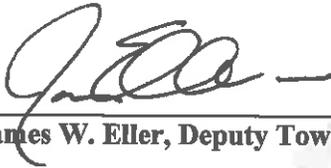
10. Closed Session

Councilman Dearth motioned to enter closed session as per N.C.G.S. Chapters 143-318.11(a)(3) to consult with the Town Attorney and to consider and give instructions to an attorney concerning the handling or settlement of the following judicial action: Mayfair Partners, LLC, Petitioner, versus Town of Weaverville, et al.; Buncombe County File 17-CV-246. Councilman Fitzsimmons seconded and all voted unanimously.

Councilman Nagle motioned to exit closed session. Councilman Jackson seconded and all voted unanimously.

11. Adjournment

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



James W. Eller, Deputy Town Clerk